Subject: Airport Conflict Evaluation
Hamstra Crossing
Northwest Corner of McQueen and Germann Roads

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Hamstra Crossing development at the northwest corner of McQueen Road and Germann Road.

Background

The project is a two-phase development consisting of a gas station/convenience store, a car wash, and four recreational vehicle storage buildings at the northwest corner of Germann Road and McQueen Road (*Exhibit A - Vicinity Map, Exhibit B - Property Location*). The property is zoned Planned Area Development.

The site is approximately one half mile (0.5) of a mile to the northwest of the Airport property line *(Exhibit A- Vicinity Map, Exhibit B- Property Location)*.

The six buildings will consist of approximately 102,821 square feet (SF) of building space plus fuel and car wash canopies *(Exhibit C - Site Plan)*. The proposed heights will not exceed thirty-two (32) feet.

The 2021 Chandler Airpark Area Plan (CAAP) designates the property as Innovation (*Exhibit D – Chandler Airpark Area Plan Land Use Plan)*.

Analysis and Stipulations

Retail, commercial and industrial land uses are generally compatible with airport operations. The property will experience daily overflights from aircraft on takeoff and landing (*Exhibit E – Flight Tracks)*.

Based on the proposed building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction. The proposed building height does not appear to impact the approach and departure surfaces for either runway. *Final building structures, including all rooftop objects, must not impact the approach and departure surfaces for the Airport's runways.*

The owner/applicant must file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration (FAA) for the final structure heights, including, without limitation, all rooftop antennas, parapets, light poles, and other equipment. The form may be submitted online at the FAA's Obstruction Evaluation/Airport Airspace Analysis (OE3A) website. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration.

The owner/applicant must ensure that its contractors file a Notice of Proposed Construction (FAA Form 7460-1) with the FAA for temporary construction equipment including, without limitation, cranes, drilling rigs, concrete boom pumps and other vertical equipment. The form may be submitted online at the FAA's

Obstruction Evaluation/Airport Airspace Analysis (OE3A) website. The FAA-assigned numbers for all evaluation cases must be provided to Airport Administration.

- *It is strongly recommended that the owner/applicant ensures its contractor(s), submits the 7460-1 form for the construction equipment as soon as possible before construction, allowing for a minimum of sixty (60) calendar days before start of vertical work.*
- *The owner/applicant and its contractors must coordinate directly with Airport Administration at least thirty (30) calendar days before starting vertical construction.*

The proposed project does not indicate the use of rooftop solar panels. If solar panels are anticipated to be installed, the owner/applicant must complete a solar study and coordinate with Airport Administration to ensure that glare will not interfere with aircraft on approach or takeoff.

The proposed project's building design must not create reflectivity issues with aircraft in the traffic pattern and on approach or takeoff *(Exhibit F – Building Elevations).* The use of non-reflective glazing and non-reflective paint is encouraged.

Findings

☒ No Conflict

☐ High Conflict

☐ Moderate Conflict

☐ Low Conflict

Specific Area(s) of Conflict: Not applicable.

Recommended Corrective Actions: Not applicable.

Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Hamstra Crossing development at the northwest corner of McQueen Road and Germann Road.

Attachments

A. Vicinity Map
B. Property Location
C. Site Plan
D. Chandler Airpark Area Plan Land Use Plan
E. Flight Tracks
F. Building Elevations

Exhibit A: Vicinity Map

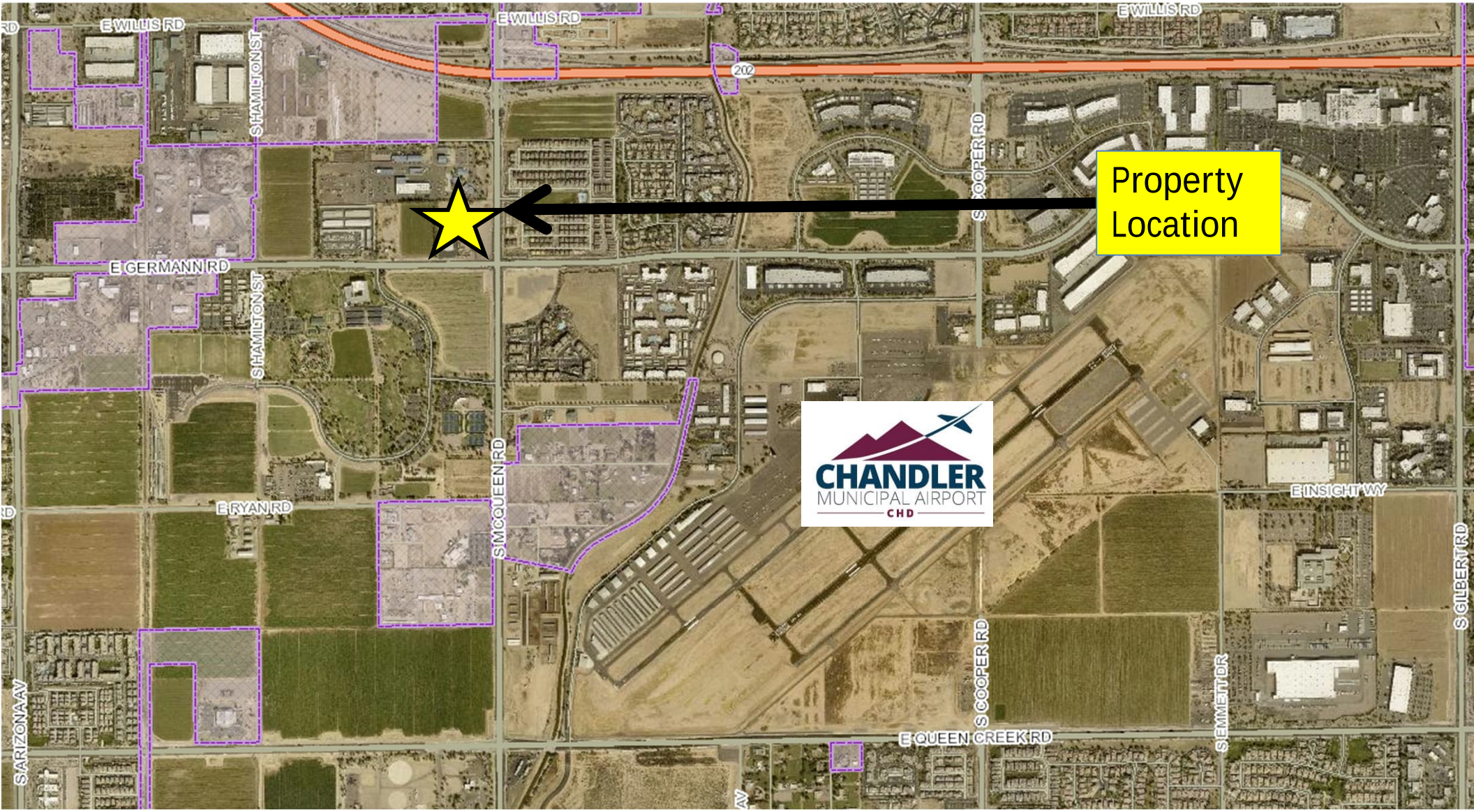
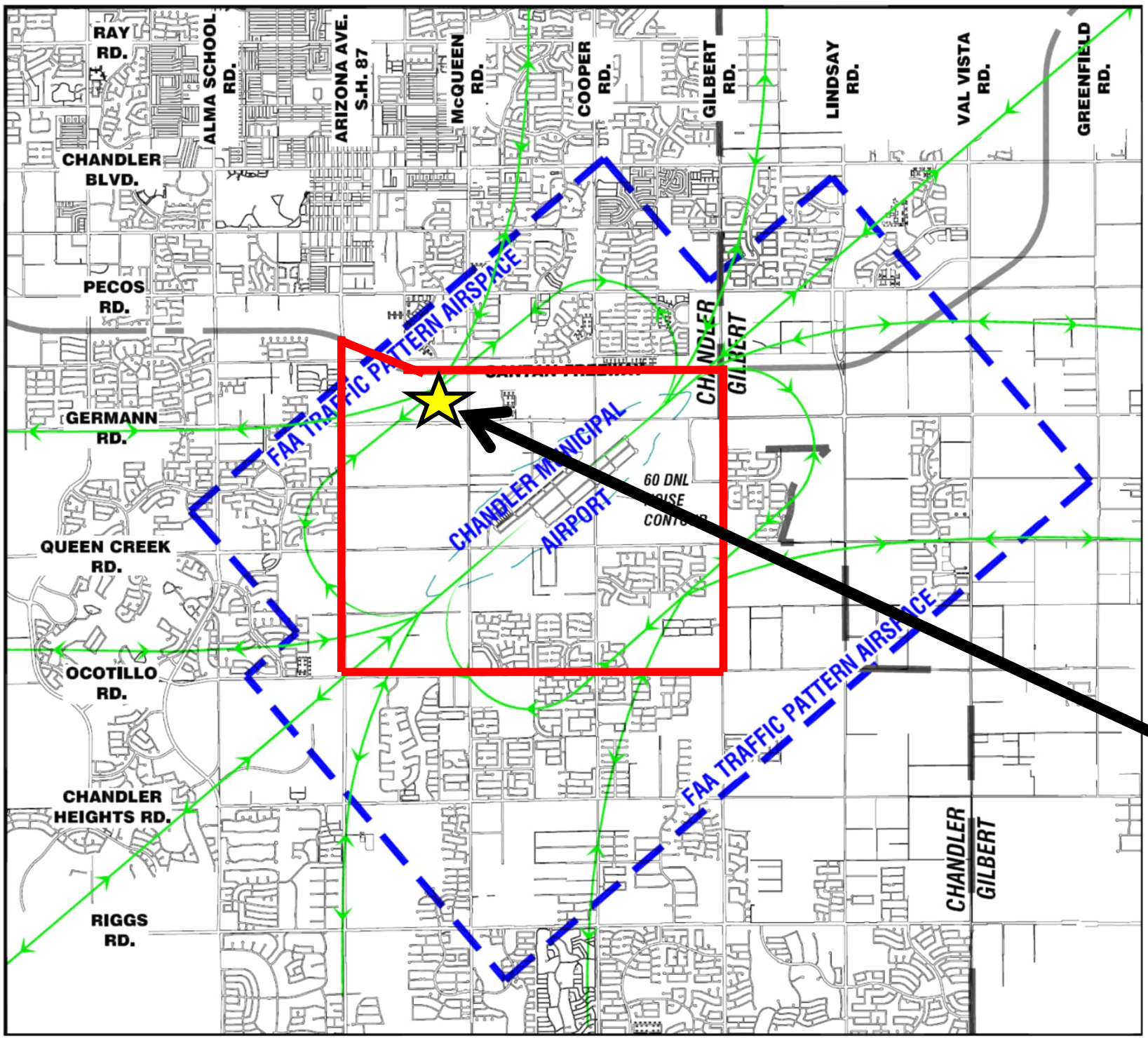


Exhibit B: Property Location



N

GENERAL FLIGHT TRACK

TRACKS CAN VARY BY 1/2 MILE OR MORE ON EITHER SIDE

FAA TRAFFIC PATTERN AIRSPACE

CITY OF CHANDLER PLANNING AREA BOUNDARY

Property Location

Airpark Area

Property Location

Exhibit C: Site Plan



VICINITY MAP



PROJECT ANALYSIS

1. PROJECT NAME: HAMSTRA CROSSING COMMERCIAL DEVELOPMENT
2. PROJECT ADDRESS: N.W.C. McQUEEN RD. AND GERMANN RD. 1180 S. McQUEEN RD. CHANDLER, ARIZONA 85286
3. PARCEL NO.: 303-28-001T, 303-28-001B, 303-28-001U
4. PROJECT DATA:
   - a. ZONING CASE NUMBER: PLH26-0022
   - b. ZONING: PAD WITH PDP
   - c. OCCUPANCY: M&B
   - d. CONSTRUCTION TYPE: V-N (C-STORE), II-B (FUEL CANOPY), II-B (CARWASH), U (VAC CANOPIES)
   - e. FIRE SPRINKLERS: YES - A.F.E.S. (C-STORE), YES - A.F.E.S. (FUEL CANOPY), YES - A.F.E.S. (EQUIPMENT RM.), NO - A.F.E.S. (CAR WASH TUNNEL)
   - f. FIRE SPRINKLERS DESIGN: PER N.F.P.A. CHAPTER 13
5. SITE AREA:
   - CONVENIENCE STORE:
     - a. SITE AREA GROSS: 102,828 S.F. (2.35 ACRES)
     - b. SITE AREA NET: 71,540 S.F. (1.64 ACRES)
   - CAR WASH (PROPOSED)
     - c. SITE AREA GROSS: 126,134 S.F. (2.89 ACRES)
     - d. SITE AREA NET: 101,455 S.F. (2.34 ACRES)
   - TOY STORAGE (PROPOSED)
     - e. SITE AREA GROSS: 205,744 S.F. (4.72 ACRES)
     - f. SITE AREA NET: 193,544 S.F. (4.44 ACRES)
6. BUILDING AREA:

			OCCUP.
a.	C-STORE	4,054 S.F.	M
b.	RESTAURANT - QSR	418 S.F.	B
c.	TOTAL BLDG. AREA:	4,472 S.F.	
d.	FUEL CANOPY:	4,860 S.F.	M
e.	COVERED AREA	415 S.F.	
f.	TOTAL AREA UNDER ROOF:	10,321 S.F. (CONV. STORE)	
g.	CAR WASH TUNNEL	3,441 S.F.	M
h.	OFFICE	320 S.F.	B
i.	EQUIPMENT ROOM	1,312 S.F.	B
i.	TOTAL BLDG. AREA:	5,165 S.F.	
j.	VAC CANOPIES	8,282 S.F.	U
k.	PAY STATION	83 S.F.	U
l.	TOTAL AREA UNDER ROOF:	10,068 S.F. (CAR WASH)	
m.	TOY STORAGE BLDG A:	40,360 S.F.	S
n.	BLDG A. - CLUBHOUSE:	2,215 S.F.	B
o.	BLDG A. - COVERED AREA:	1,076 S.F.	S
p.	TOY STORAGE BLDG B:	11,035 S.F.	S
q.	BLDG B. - COVERED AREA:	260 S.F.	S
r.	TOY STORAGE BLDG C:	5,381 S.F.	S
s.	TOY STORAGE BLDG D:	25,481 S.F.	S
t.	BLDG D. - COVERED AREA:	86 S.F.	S
u.	TOTAL AREA UNDER ROOF:	41,844 S.F. (TOY STORAGE)	

7. LANDSCAPE AREA:
   - a. C-STORE: 25,244 S.F. / 71,540 S.F. = 35%
   - b. CARWASH: 34,132 S.F. / 101,455 S.F. = 36%
   - c. TOY STORAGE: 30,846 S.F. / 193,544 S.F. = 16%
8. LOT COVERAGE:
   - a. C-STORE: 10,321 S.F. / 71,540 S.F. = 14%
   - b. CARWASH: 10,068 S.F. / 101,455 S.F. = 10%
   - c. TOY STORAGE: 41,844 S.F. / 193,544 S.F. = 47%
9. BUILDING HEIGHT:
   - a. C-STORE: 24'-2" HEIGHT
   - b. CARWASH: 30'-8" HEIGHT
   - c. TOY STORAGE: 32'-0" HEIGHT
10. PARKING CALCULATIONS:

a.	CONVENIENCE STORE	1/250	@ 4,054	16 SPACES
b.	RESTAURANT	1/50	@ 250	5 SPACES
		1/200	@ 668	4 SPACES
c.	TOTAL REQUIRED:		4,472 SF	25 SPACES
d.	TOTAL PROVIDED:			25 SPACES (1 ADA STANDARD / 1 ADA VAN)
e.	CARWASH	2 MIN.		
f.	TOTAL REQUIRED:			2 SPACES
g.	TOTAL PROVIDED:			24 SPACES (1 ADA STANDARD / 1 ADA VAN)
h.	TOY STORAGE	1/200	@ 2,215 S.F.	11 SPACES
i.	TOY - CLUBHOUSE	67 UNITS	@ 1/50 UNITS	2 SPACES
j.	TOTAL PROVIDED:			13 SPACES (1 ADA VAN)

11. BICYCLE PARKING: MIN. (3) BIKE PARKS
    - a. C-STORE: 4 BIKE PARKS (2 BIKE LOOPS)
    - b. CARWASH: 4 BIKE PARKS (2 BIKE LOOPS)
    - c. TOY STORAGE: 4 BIKE PARKS (2 BIKE LOOPS)

APPROVAL BLOCK

SCALE: 1" = 40'-0"
0' 20' 40' 80' NORTH

esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager: JW
Drawn By: JW
Checked By: ES
Project Number: 22029

EXISTING PAD/PDP
ZONING CASE NUMBER: DVR08-0005

HAMSTRA CROSSING

N.W.C. MCQUEEN ROAD AND GERMANN ROAD

Date	Issued for
8-11-2026	TECH REVIEW

OVERALL SITE PLAN COLOR

A-10

Exhibit D: Chandler Airpark Area Plan – Land Use Plan

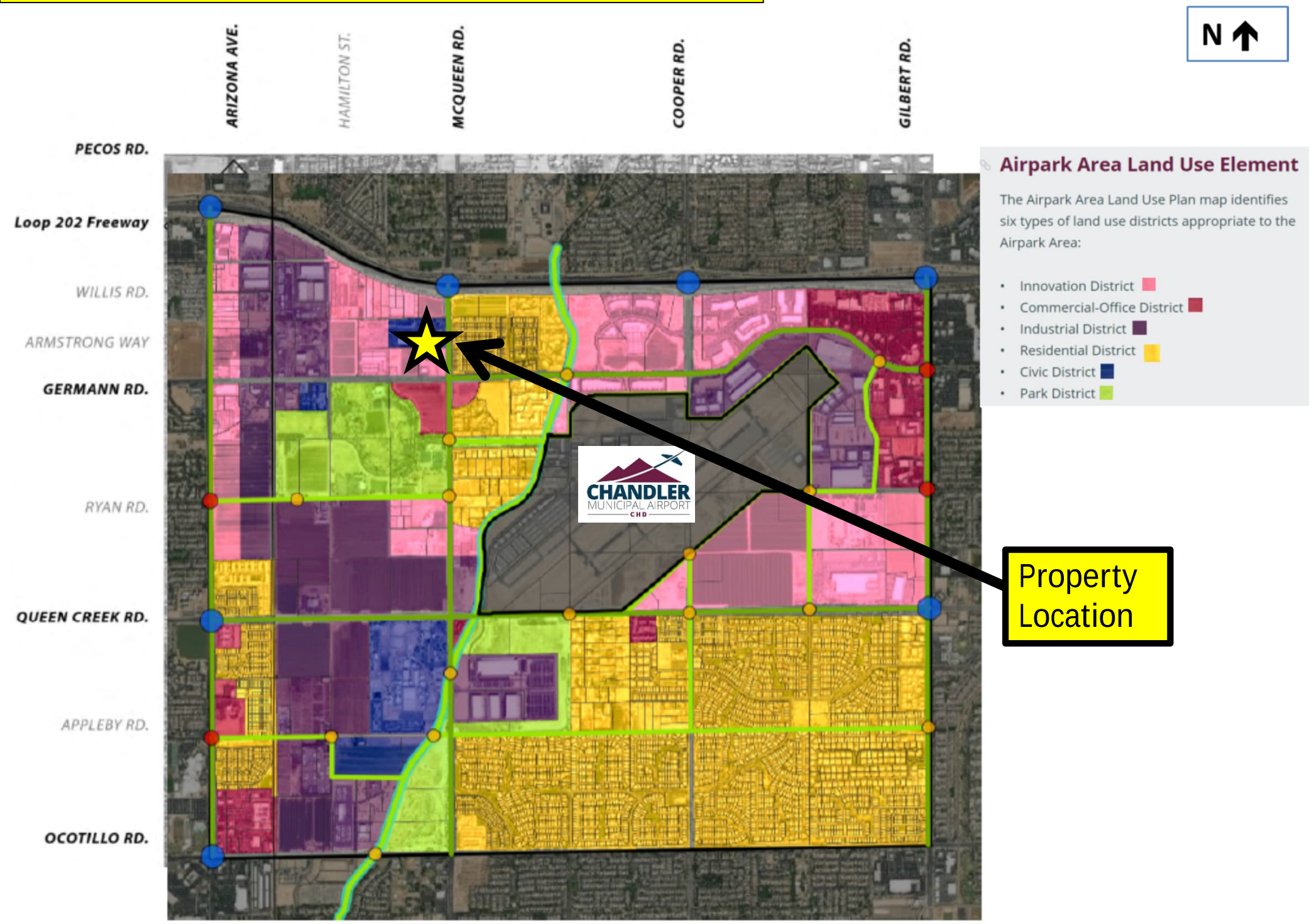
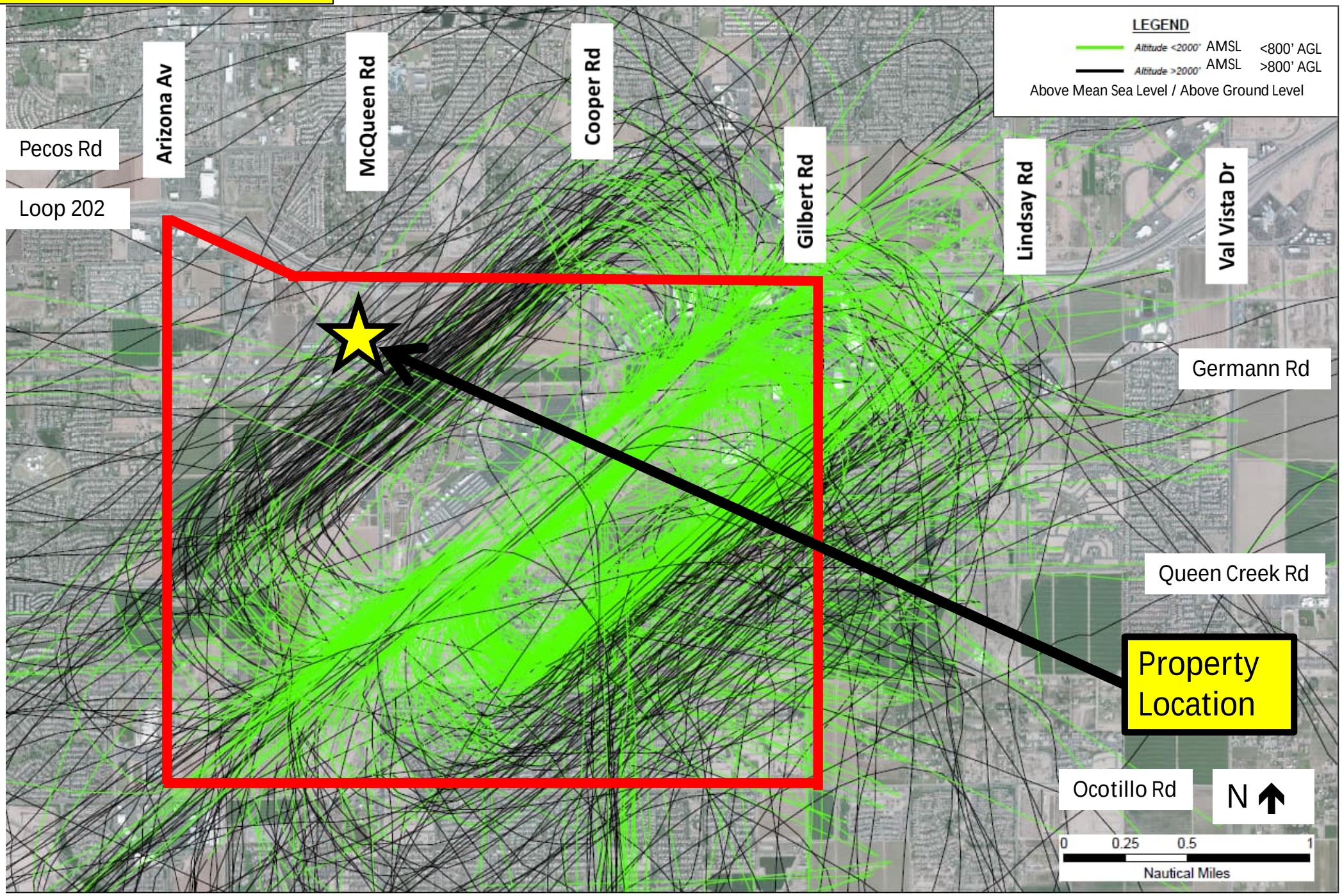


Exhibit E: Flight Tracks



Airpark Area

Exhibit F: Building Elevations

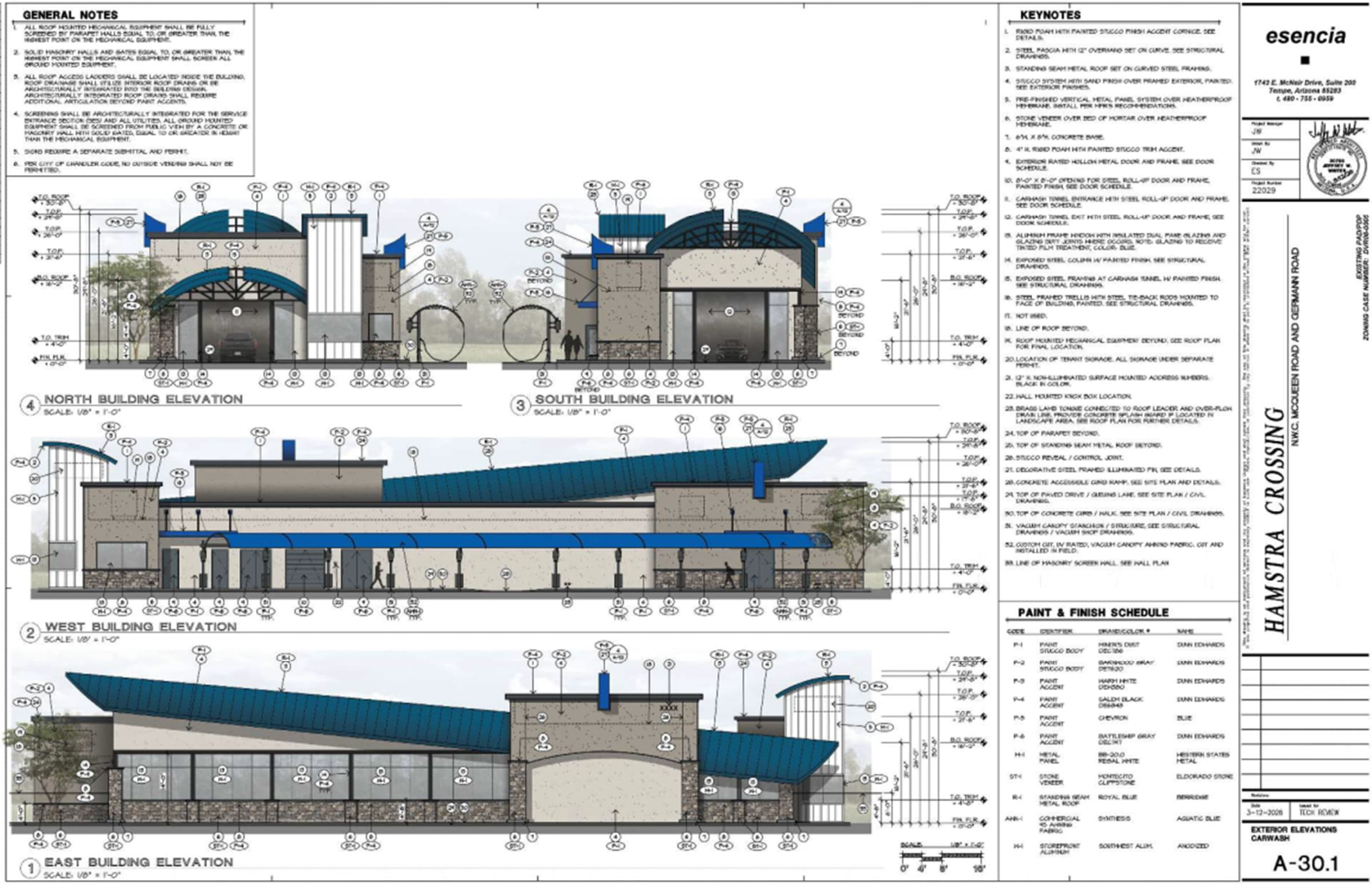


Exhibit F: Building Elevations

GENERAL NOTES

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. PARAPETS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.
3. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS.
4. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT.
5. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PAINT & FINISH SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
P-1	PAINT STUCCO BODY	HENRY'S DUST DEC786	DUNN EDWARDS
P-2	PAINT STUCCO BODY	BARNWOOD GRAY DET620	DUNN EDWARDS
P-3	PAINT ACCENT	WARM WHITE DEW360	DUNN EDWARDS
P-4	PAINT ACCENT	SALEM BLACK DE6343	DUNN EDWARDS
M-1	METAL PANEL	BB-20.0 REGAL WHITE	WESTERN STATES METAL
ST-1	STONE VENEER	MONTECITO CLIPPSTONE	ELDORADO STONE
R-2	STANDING SEAM METAL ROOF	MATTE BLACK	BERRIDGE
M-1	STOREFRONT ALUMINUM	SOUTHWEST ALUM.	ANODIZED

KEYNOTES

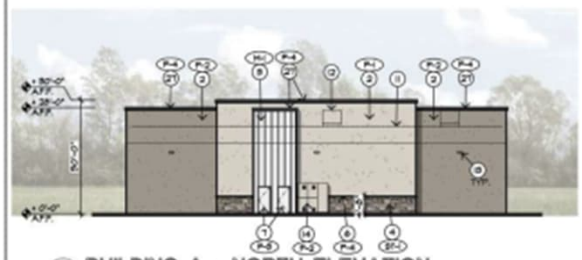
1. RIGID FOAM ACCENT CORNICE WITH PAINTED STUCCO FINISH, SEE DETAILS.
2. STUCCO SYSTEM WITH SAND FINISH OVER FRAMED EXTERIOR, PAINTED. SEE EXTERIOR FINISHES.
3. PRE-FINISHED VERTICAL METAL PANEL SYSTEM OVER WEATHERPROOF MEMBRANE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
4. STONE VENEER OVER BED OF MORTAR OVER WEATHERPROOF MEMBRANE.
5. 6"H. X 8"H. CONCRETE BASE.
6. 4" H. RIGID FOAM WITH PAINTED STUCCO TRIM ACCENT.
7. EXTERIOR RATED HOLLOW METAL DOOR AND FRAME.
8. STEEL ROLL-UP DOOR AND FRAME.
9. ALUMINUM FRAME WINDOW WITH INSULATED DUAL PANE GLAZING.
10. STEEL FRAMED TRELLIS WITH STEEL TIE-BACK RODS MOUNTED TO FACE OF BUILDING, PAINTED. SEE STRUCTURAL DRAWINGS.
11. LINE OF ROOF BEYOND.
12. ROOF MOUNTED MECHANICAL EQUIPMENT BEYOND.
13. EXTERIOR MOUNTED LIGHT FIXTURE, SEE ELECTRICAL.
14. LOCATION OF SES CABINET TO BE PAINTED TO MATCH WALL.
15. 12" H. NON-ILLUMINATED SURFACE MOUNTED ADDRESS NUMBERS, BLACK IN COLOR.
16. TOP OF PARAPET BEYOND.
17. STUCCO REVEAL / JOINT.
18. DECORATIVE STEEL PRAMED ILLUMINATED FIN, SEE DETAILS.
19. 1'-0"H. X 2'-4"H. STEEL PLATE W/ PAINTED FINISH RECESSED INTO STUCCO, SEE DETAILS.
20. 6'-0" HIGH MASONRY SITE WALL WITH PAINTED STUCCO AND STONE VENEER FINISH.
21. 4" CONC. CAP WITH STAINED FINISH.
22. STEEL PICKET FENCE WITH SWING GATE, SEE DETAIL 8 / A-14.1 FOR GATE ELEVATION.
23. STEEL PICKET ENTRANCE / EXIT ROLLING GATE, SEE DETAIL 8 / A-14.1 FOR GATE ELEVATION.
24. STANDING SEAM METAL ROOF.
25. STORAGE BUILDING B AND D SHOWN FOR REFERENCE, SEE SITE PLAN.
26. PRE-FABRICATED METAL MECHANICAL SCREEN SECURED TO ROOFTOP, PAINTED.
27. CONT. METAL PARAPET CAP.



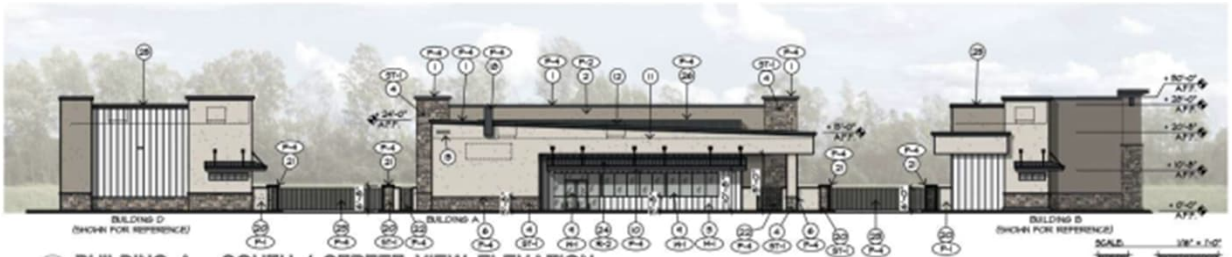
4 BUILDING A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING A - EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 BUILDING A - SOUTH / STREET VIEW ELEVATION
SCALE: 1/16" = 1'-0"

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Tempe, Arizona 85283
t. 480 - 755 - 0569

Project Manager	JW
Drawn By	JW
Checked By	ES
Project Number	22029

HAMSTRA CROSSING
N.W.C. MCQUEEN ROAD AND GERMANN ROAD

EXISTING PAD/PDP
ZONING CASE NUMBER: DR1908-0001

Date	8-11-2026
Issued for	TECH REVIEW

EXTERIOR ELEVATIONS
STORAGE - BLDG A

A-30.2