



**Chandler · Arizona**  
Where Values Make The Difference

# 24  
MAY 22 2014



**MEMORANDUM**

**Planning Division – CC Memo No. 14-052**

**DATE:** MAY 22, 2014

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER <sup>RD</sup>  
MARSHA REED, ASSISTANT CITY MANAGER <sup>MR</sup>  
JEFF KURTZ, PLANNING ADMINISTRATOR <sup>JK</sup>  
KEVIN MAYO, PLANNING MANAGER

**FROM:** SUSAN FIALA, CITY PLANNER

**SUBJECT:** ZUP14-0004 QUANTUM HELICOPTERS

- Request: Use Permit approval to install a temporary modular building adjacent to Quantum’s existing heliport tarmac for pilot training
- Location: 2401 South Heliport Way, Chandler Municipal Airport
- Applicant: Neil Jones, Quantum Helicopters

**RECOMMENDATION**

Planning Commission and Planning Staff, upon finding consistency with the Chandler Airpark Area Plan and Airport District (AP-1) zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located at 2401 South Heliport Way, at the Chandler Municipal Airport. Quantum Helicopters is an existing business providing helicopter flight training, maintenance, sales and charter flights. The present building was completed in August, 2006, to serve their expanding customer base. The building contains office space and a hangar for maintenance and aircraft storage, but does not have sufficient space to dedicate to pilot training. The Airpark Area Plan designates the land use for this site as Aerospace Industry for Fixed Based Operations (FBO). Aviation training is identified as an appropriate use within the land use designation.

The request is for Use Permit approval to install a temporary modular building adjacent to Quantum Helicopters’ existing heliport tarmac for pilot training. Quantum Helicopters requires a permanent facility to provide pilot training, but the need is immediate. Quantum Helicopters proposes a two phase development. Phase 1 is the temporary modular building. Phase 2 addresses a permanent facility to accommodate training, additional offices, hangar, and service areas.

The temporary modular building will be installed on approximately 2,400 square feet of the airport property and be under a "License Agreement for Use of Airport Real Property". This is not a ground lease since the request is temporary. The Use Permit for the temporary modular building will be effective for a three year time limit which provides adequate time for design and construction of the permanent facility. Federal Aviation Administration (FAA) and City of Chandler reviews and approval processes would occur during the three years.

Modular floor area is approximately 1,440 square feet consisting of an office, training space, break room, and restroom. An exterior ramp will be installed to comply with the Americans with Disabilities Act (ADA). Existing parking will be used for the temporary facility. The existing parking lots contain 58 parking spaces, including two ADA parking spaces. Access to the temporary building will be through the existing building for security reasons. Some taxi-lane striping on the heliport tarmac, adjacent to the temporary modular building, will be removed in accordance with airport requirements.

The hours of operation coincide with Quantum Helicopter's present schedule of 7 a.m. to 6:30 p.m., Monday through Saturday, with occasional flight training operations at other times, on a limited basis. The temporary training facility will accommodate 20 to 25 students and training staff.

#### **DISCUSSION**

Planning Staff supports the request, finding the proposed temporary modular building for pilot training is a viable interim solution for a period not to exceed three years until the permanent facility is built. The Airpark Area Plan promotes this type of FBO that maximizes a property's viability and maintains compatibility with existing adjacent uses.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was sent on April 3, 2014.
- As of the date of this memo, Planning Staff is not aware of any opposition or concern with this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTION**

Planning Commission and Planning Staff, upon finding consistency with the Chandler Airpark Area Plan and zoning, recommend approval of Use Permit, ZUP14-0004 QUANTUM HELICOPTERS, subject to the following conditions:

1. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. The Use Permit is non-transferable to any other location.

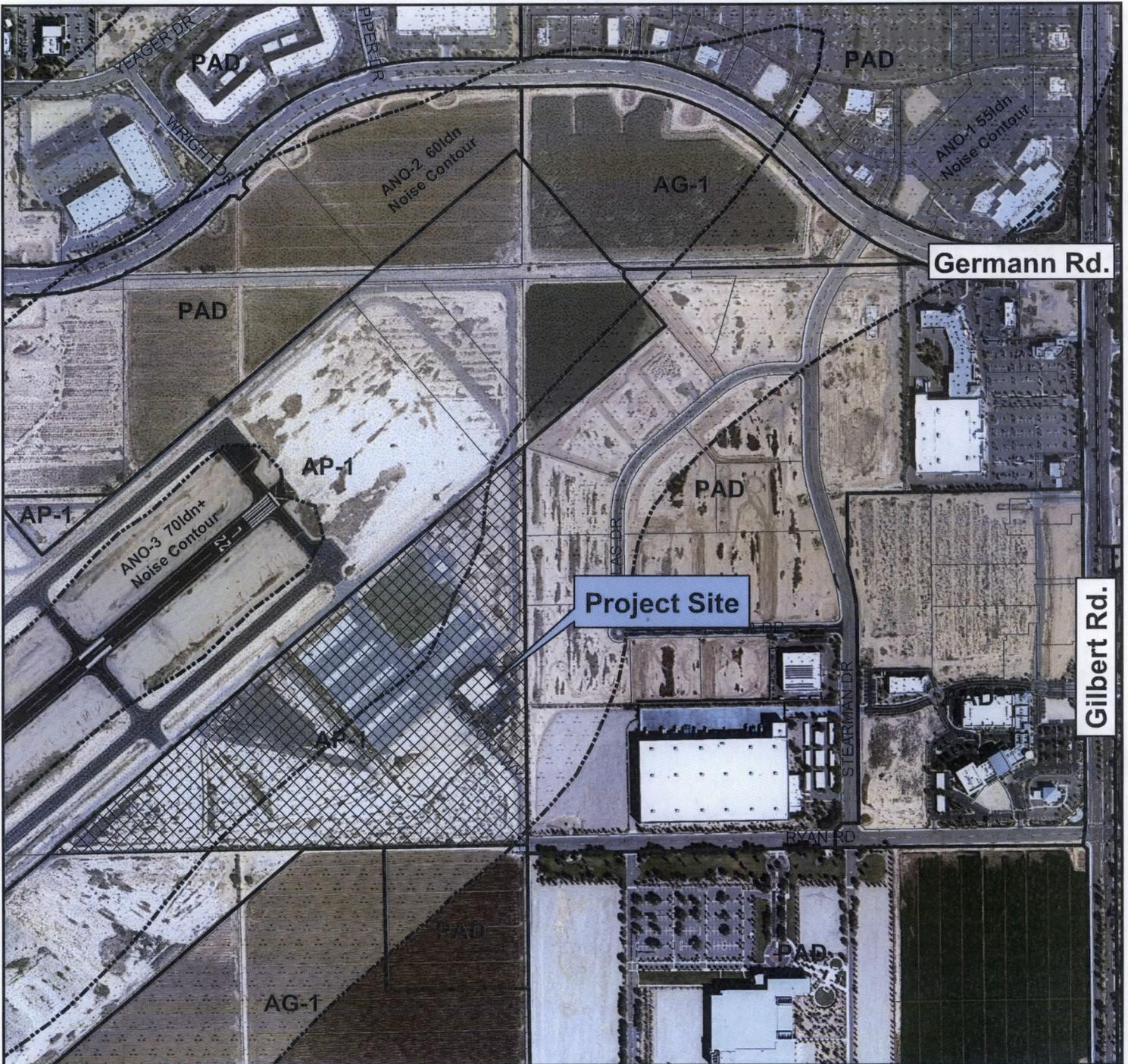
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.

**PROPOSED MOTION**

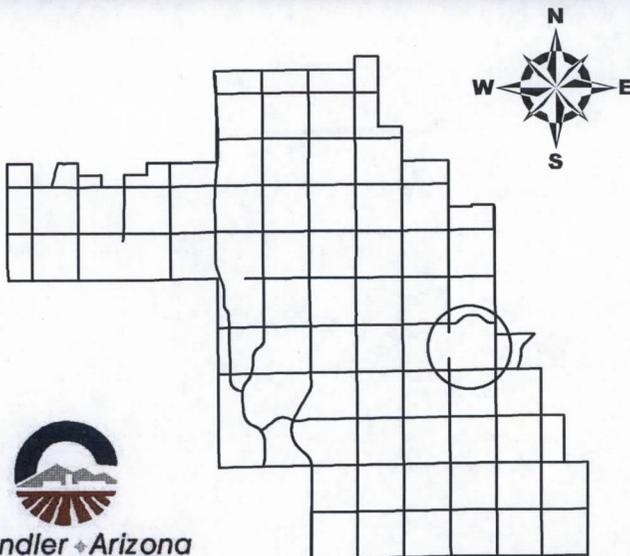
Move to approve Use Permit, ZUP14-0004 QUANTUM HELICOPTERS, subject to the conditions recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative
5. Representative Photo of Temporary Structure

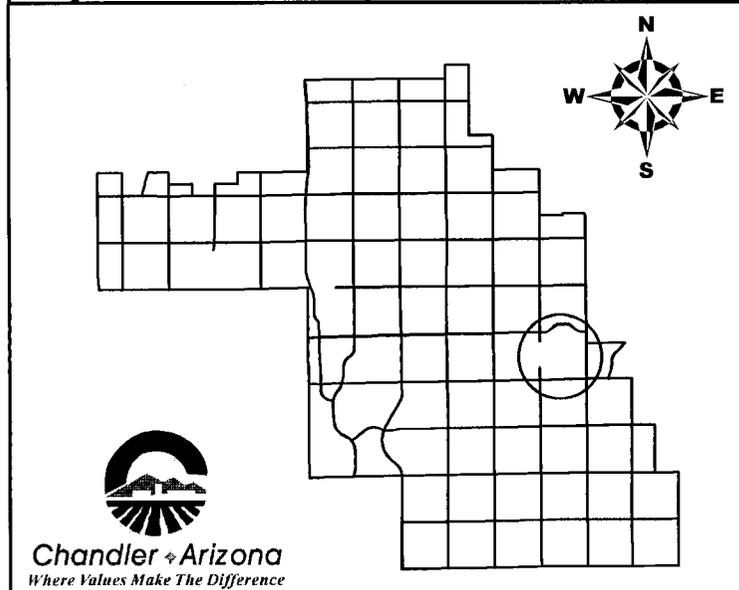
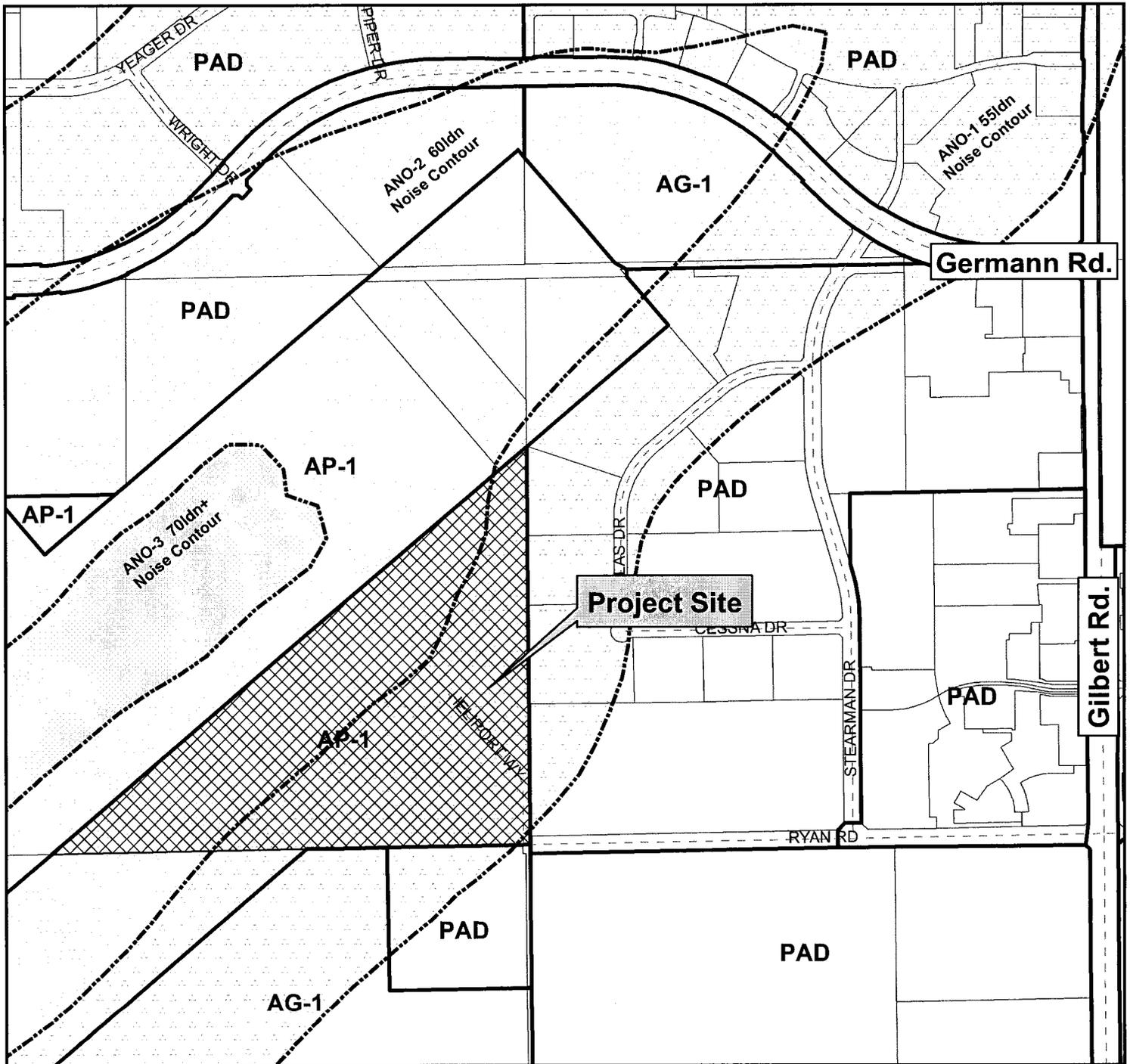


## Vicinity Map

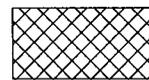


ZUP14-0004

Quantum Helicopters



## Vicinity Map

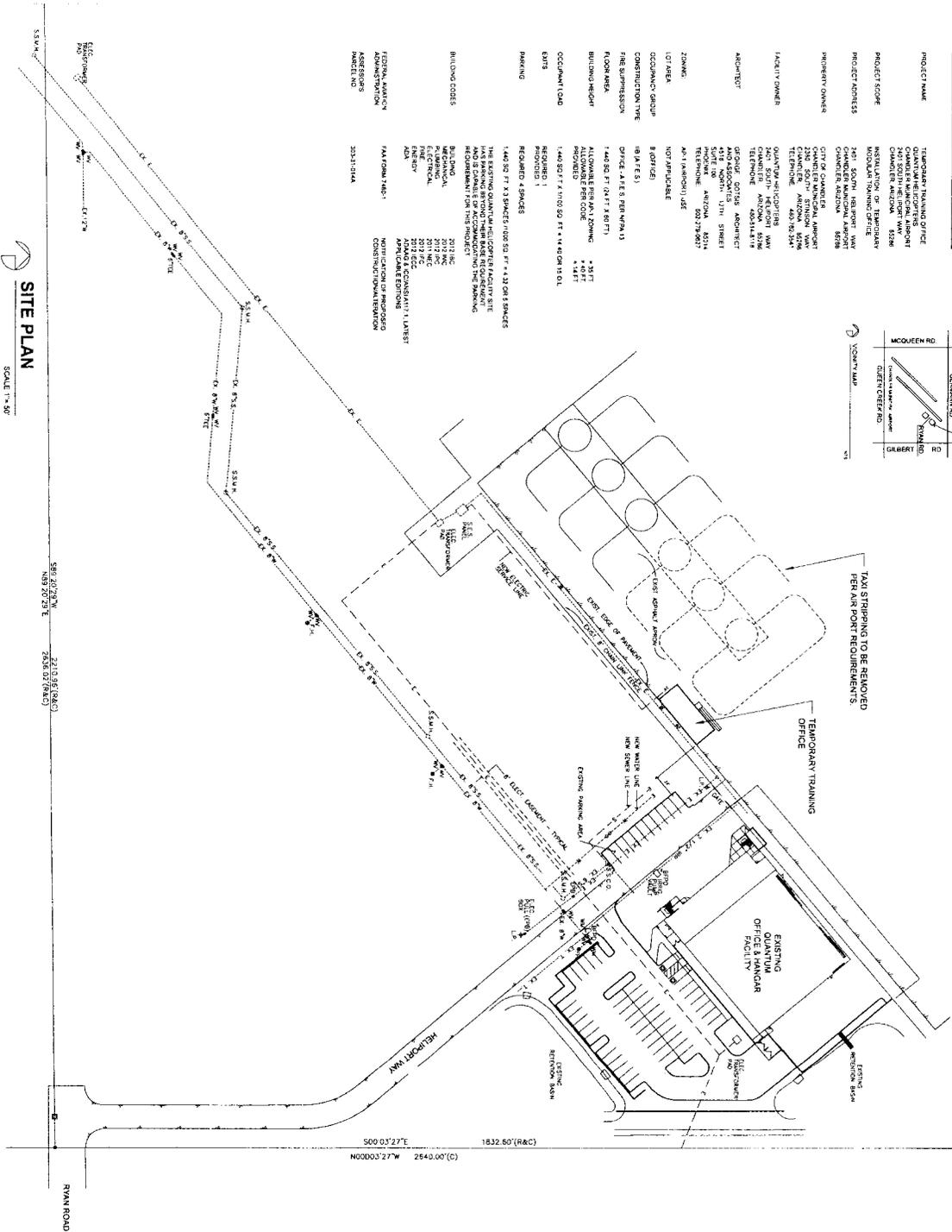
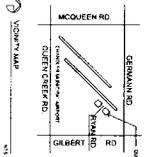


ZUP14-0004

**Quantum Helicopters**

**PROJECT DATA**

**PROJECT NAME:** TEMPORARY TRAINING OFFICE  
**OWNER:** CHANDLER MUNICIPAL AIRPORT  
**PROJECT SCOPE:** INSTALLATION OF TEMPORARY  
**PROJECT ADDRESS:** 240 SOUTH AIRPORT WAY  
**PROPERTY OWNER:** CHANDLER MUNICIPAL AIRPORT  
**CITY OF CHANDLER:**  
**PLANNING DEPARTMENT:** CHANDLER MUNICIPAL AIRPORT  
**PLANNER:** ANDREW J. WILSON  
**TELEPHONE:** 480.550.3244  
**DATE:** 03/10/2014  
**PROJECT NO.:** 2013-004  
**APPLICANT:** GEORGE GOTSIS ARCHITECT AND ASSOCIATES  
**ADDRESS:** 4518 NORTH 12TH STREET  
**CITY:** PHOENIX, ARIZONA 85014  
**STATE:** ARIZONA  
**ZIP:** 85014  
**NOT PERMITTED:**  
**8 OFFICE:**  
**1814 F.E.S.:**  
**OFFICE, A.E.E. PER NEM 11:**  
**1.446 SQ. FT. (21 FT X 69 FT):**  
**FLOOR AREA:**  
**BUILDING HEIGHT:**  
**OCCUPANT LOAD:**  
**ENTRANCES:**  
**PARKING:**  
**REQUIRED 4 SMOKERS:**  
**1.446 SQ. FT. X 110 SQ. FT. = 159,060 SQ. FT.**  
**THE EXISTING QUANTUM HELICOPTER FACILITY HAS  
 BEEN REDESIGNED TO ACCOMMODATE THE  
 TEMPORARY TRAINING OFFICE. THE EXISTING  
 QUANTUM HELICOPTER FACILITY IS TO BE  
 DEMOLISHED AND THE TEMPORARY TRAINING  
 OFFICE IS TO BE CONSTRUCTED ON THE  
 REMAINING PORTION OF THE FACILITY.**



**PHASE 1**

PRELIMINARY - NOT FOR CONSTRUCTION  
 03-10-2014

**USE PERMIT APPLICATION**

DESIGNER	DATE
SCALE	2014
SHEET	1 OF 1
<b>A1.0</b>	

**TEMPORARY TRAINING OFFICE FOR QUANTUM HELICOPTERS**  
 CHANDLER MUNICIPAL AIRPORT - CHANDLER, AZ  
**GEORGE GOTSIS ARCHITECT AND ASSOCIATES**  
 4518 NORTH 12TH STREET - SUITE 100 - PHOENIX, ARIZONA 85014

REVISION	BY





APRIL 2014

QUANTUM HELICOPTERS  
CHANDLER MUNICIPAL AIRPORT  
2401 SOUTH HELIPOINT WAY  
CHANDLER, ARIZONA

**RE: USE PERMIT NARRATIVE – TEMPORARY TRAINING OFFICE  
QUANTUM HELICOPTERS**

**GENERAL:**

Quantum Helicopters has begun the planning and design of a new facility which it plans to construct on the adjacent City of Chandler owned airport lease parcel immediately to the southwest of Quantum's existing Heliport facilities.

However, because their space concerns are immediate, Quantum Helicopters is interested in installing a temporary modular structure which will serve as a training office to augment their present needs. Their intent is to site the structure on the heliport tarmac to the southwest of the access gate at the end of Heliport way.

The introduction of a temporary structure will allow Quantum Helicopters to accommodate 20 to 25 students and training staff while proceeding forth with the design of permanent facilities.

The proposed use is within the uses allowed by the AP-1 (Airport) zoning criteria of the City of Chandler Zoning Ordinance.

**SITE:**

The temporary facility will be sited on the existing heliport tarmac in proximity to the perimeter fence and to the southwest of the tarmac access gate as formerly mentioned. The site area for the structure is approximately 2,600 square feet of the 2,029,460 square foot Heliport parcel.

**TEMPORARY STRUCTURE:**

The temporary training facility shall consist of a transportable modular structure of approximately 1,440 square feet. It shall accommodate office, training, and lounge spaces, as well as restrooms. Physically, the structure will be single story and approximately 24 ft. wide x 60 ft. long x 14 ft. high. The structure will be a completely furnished package to include mechanical, electrical, plumbing, and also be fully ADA accessible. Additionally, an automatic fire extinguishing system will be designed for the structure in conformance with the governing fire code requirements.

The exterior color for the structure shall be one of two available color schemes, light grey or light tan.

Utilities, i.e. water, sewer, and power are on airport property and in close proximity to the proposed location of the temporary structure. The design of the temporary utility connections will take into account the future utility requirements for the proposed permanent facilities.

Parking for the structure will be accommodated in the parking area of the existing Quantum Helicopters facility. The existing facility's parking spaces exceed the base parking requirements for the building, thus, allowing the parking requirements of the temporary structure to be met. Additionally, the existing accessible parking spaces shall be available for use by the temporary structure. For security reasons, the accessible route to the temporary structure shall be through the existing facility.

QUANTUM HELICOPTERS  
CHANDLER MUNICIPAL AIRPORT  
2401 SOUTH HELIPOINT WAY  
CHANDLER, ARIZONA

**RE: USE PERMIT NARRATIVE – TEMPORARY TRAINING OFFICE  
QUANTUM HELICOPTERS**

**PHASING:**

Phase 1 will consist of the installation of the temporary modular structure with the intent of accommodating immediate pilot training needs. The hours of operation for the temporary training office will coincide with Quantum Helicopters' present schedule; 7:00 a.m. to 6:30 p.m. Monday through Saturday with occasional flight training operations at other times on a limited basis.

It is anticipated that the temporary building will be in use for no more than three years predicated on the time required to complete the design and construction documentation phase, FAA review(s), and the City of Chandler development approval processes.

Phase 2 will address permanent facilities in keeping with the design vernacular of the existing Quantum Helicopters facility and operations. The new building will permit Quantum Helicopters to expand their overhaul and maintenance activities, dealership and sales activities, hangar rental capacity, and also to expand their flight training spaces allowing staff to teach larger groups of collegiate and foreign students more effectively.

**LEGAL DESCRIPTION:**

APN 303-31-014A

**SUMMATION:**

By granting of this Use Permit request, the city of Chandler will receive the economic benefits brought forth by the cyclical training of students who are and will be living and spending in Chandler.



NOTE:

1. THE TEMPORARY TRANSPORTABLE BUILDING IS FURNISHED WITH A SKIRT OF THE SAME SIDING MATERIAL AND COLOR AS THE BUILDING TO CONCEAL ITS STRUCTURAL SUPPORT ELEMENTS.