



MEMORANDUM

Planning Division – PZ Memo No. 14-030

DATE: MAY 7, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER *KM* *[Signature]*

FROM: SUSAN FIALA, CITY PLANNER *SAF*

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 Staff, upon finding consistency with the Chandler Airpark Area Plan and Airport District (AP-1) zoning, recommends 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. 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. Taxi stripping 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.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the Chandler Airpark Area Plan and zoning, recommends 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.

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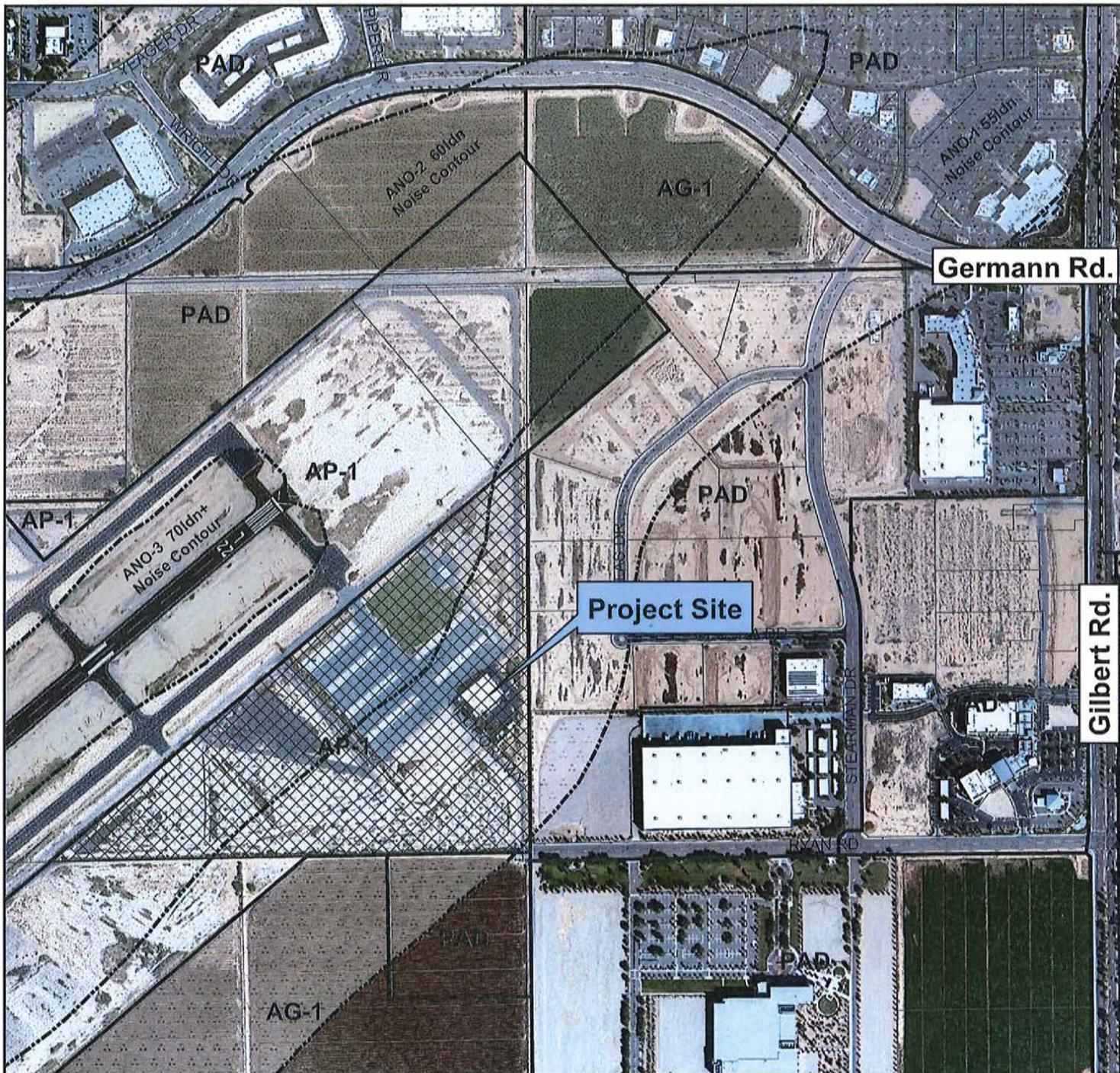
3. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.

PROPOSED MOTION

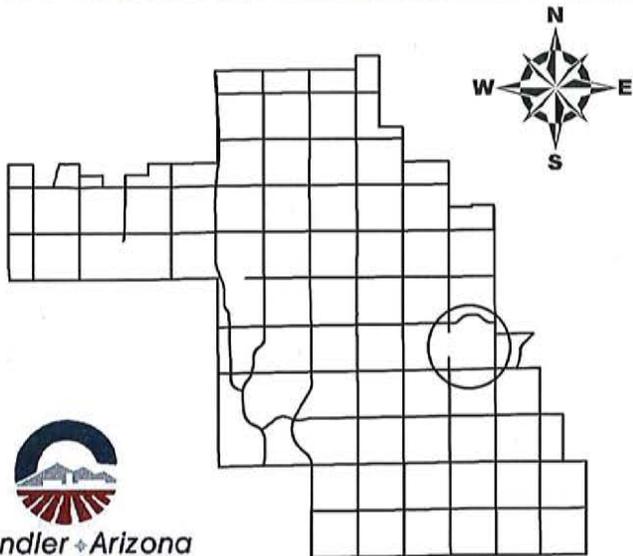
Motion to recommend approval of Use Permit, ZUP14-0004 QUANTUM HELICOPTERS, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Phase 1 Site Plan
3. Phase 1 Floor Plan
4. Phase 2 Site Plan
5. Narrative
6. Representative Photo
of Modular



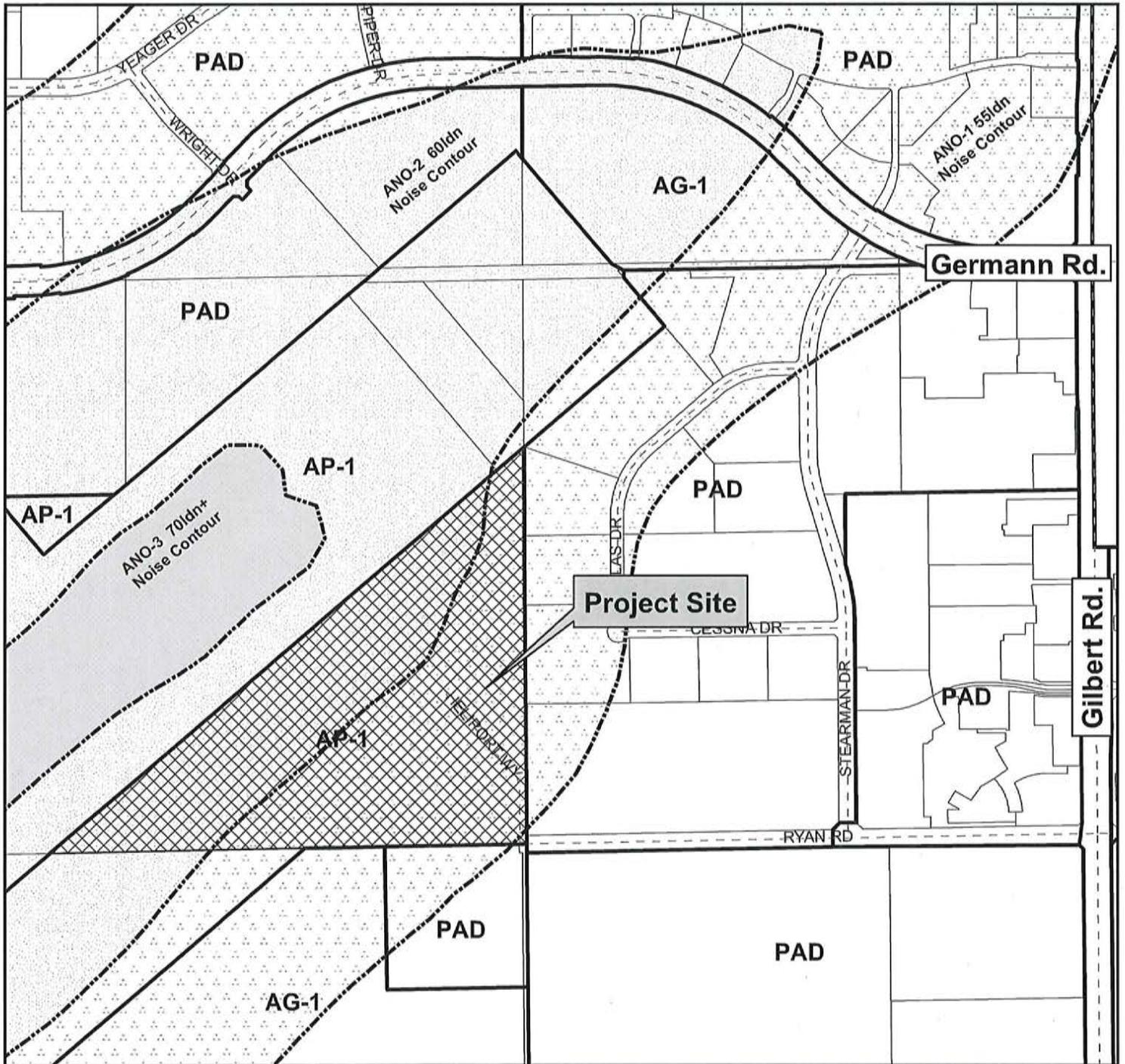
Vicinity Map



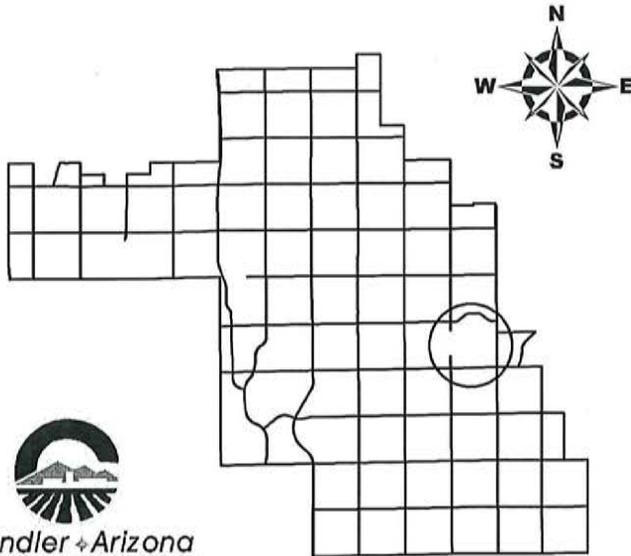
 ZUP14-0004

Quantum Helicopters





Vicinity Map



ZUP14-0004

Quantum Helicopters

PROJECT DATA

PROJECT NAME: TEMPORARY TRAINING OFFICE
 QUANTUM HELICOPTERS
 CHANDLER MUNICIPAL AIRPORT
 2401 SOUTH HELIPORT WAY
 CHANDLER, ARIZONA 85286

PROJECT SCOPE: INSTALLATION OF TEMPORARY
 MODULAR TRAINING OFFICE

PROJECT ADDRESS: 2401 SOUTH HELIPORT WAY
 CHANDLER MUNICIPAL AIRPORT
 CHANDLER, ARIZONA 85286
 TELEPHONE: 480-792-3541

PROPERTY OWNER: CITY OF CHANDLER
 CHANDLER MUNICIPAL AIRPORT
 2380 SOUTH STINSON WAY
 CHANDLER, ARIZONA 85286
 TELEPHONE: 480-814-8119

FACILITY OWNER: QUANTUM HELICOPTERS
 2401 SOUTH HELIPORT WAY
 CHANDLER, ARIZONA 85286
 TELEPHONE: 480-814-8119

ARCHITECT: GEORGE GOTSIS ARCHITECT
 AND ASSOCIATES
 4518 NORTH 12TH STREET
 SUITE 100
 PHOENIX, ARIZONA 85014
 TELEPHONE: 602-279-9627

ZONING: AD-1 (AIRPORT) USE

LOT AREA: NOT APPLICABLE

OCCUPANCY GROUP: B (OFFICE)

CONSTRUCTION TYPE: IIB (A.F.E.S.)

FIRE SUPPRESSION: OFFICE - A.F.E.S. PER NFPA 13

FLOOR AREA: 1,440 SQ. FT. (24 FT X 60 FT)

BUILDING HEIGHT: ALLOWABLE PER AP-1 ZONING + 35 FT
 ALLOWABLE PER CODE + 40 FT
 PROPOSED + 14 FT.

OCCUPANT LOAD: 1,440 SQ FT X 11/20 SQ FT = 1440 OR 16 D.L.

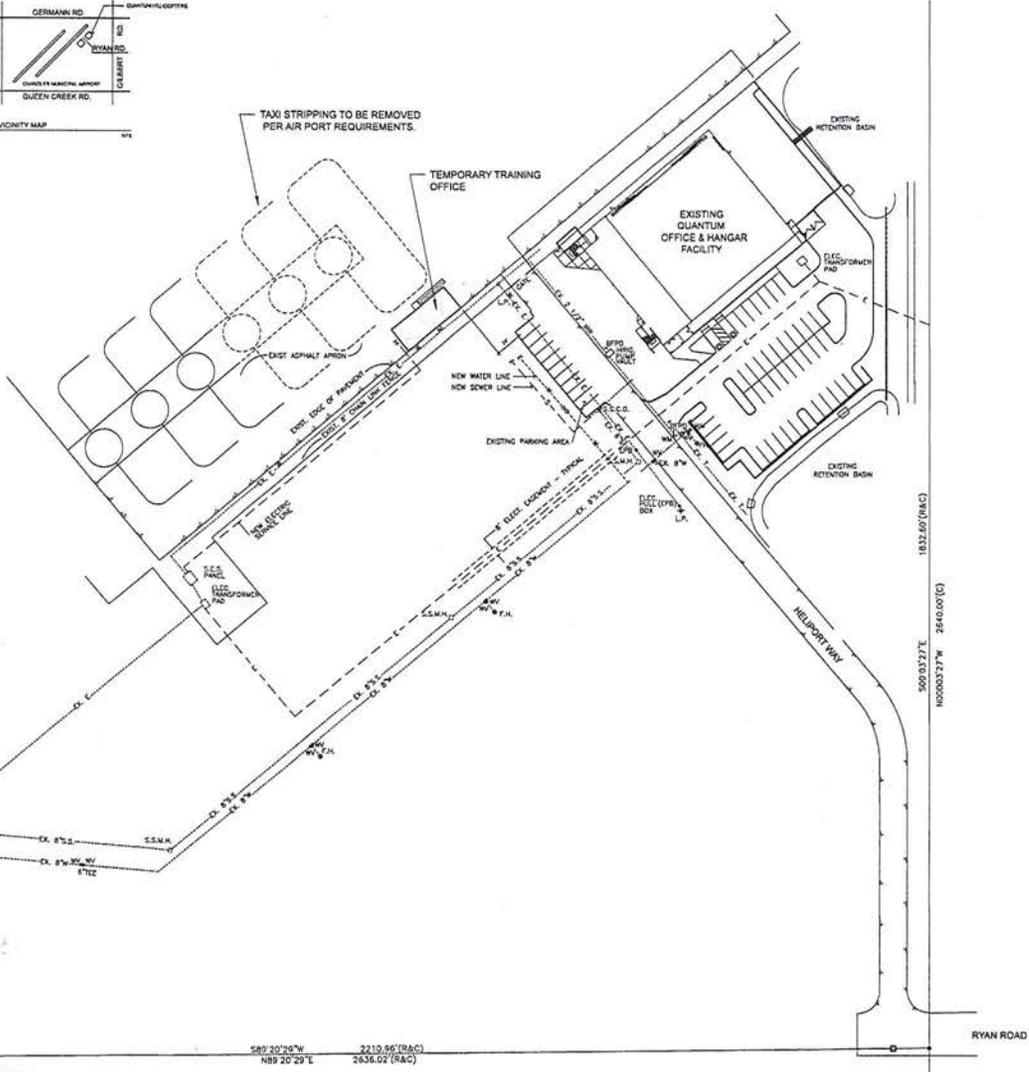
EXITS: REQUIRED: 1
 PROVIDED: 1

PARKING: REQUIRED: 4 SPACES
 1,440 SQ. FT. X 3 SPACES/1000 SQ. FT. = 4.32 OR 5 SPACES
 THE EXISTING QUANTUM HELICOPTER FACILITY SITE HAS PARKING BEYOND THEIR BASE REQUIREMENT AND IS CAPABLE OF ACCOMMODATING THE PARKING REQUIREMENT FOR THIS PROJECT.

BUILDING CODES: BUILDING: 2012 IRC
 MECHANICAL: 2012 IMC
 PLUMBING: 2012 IPC
 ELECTRICAL: 2011 NEC
 FIRE: 2013 IRC
 ENERGY: 2012 ECCC
 ADA: ADAS & CCJASG A117.1, LATEST APPLICABLE EDITIONS

FEDERAL AGENCY ADMINISTRATION: FAA FORM 7460-1
 NOTIFICATION OF PROPOSED CONSTRUCTION/WATERLATERATION

ASSESSOR'S PARCEL NO.: 303-31-014A



SITE PLAN
 SCALE 1" = 50'

PHASE 1
 PRELIMINARY - NOT FOR CONSTRUCTION
 03-10-2014

REVISIONS	BY

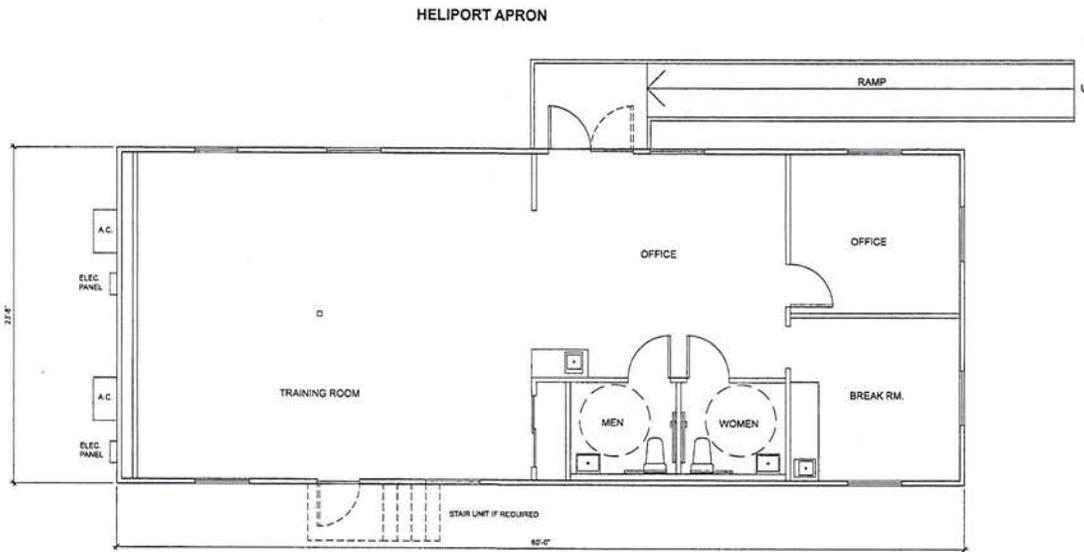


TEMPORARY TRAINING OFFICE FOR QUANTUM HELICOPTERS
 CHANDLER MUNICIPAL AIRPORT • CHANDLER, AZ
 GEORGE GOTSIS ARCHITECT AND ASSOCIATES
 4518 NORTH 12TH STREET • SUITE 100 • PHOENIX, ARIZONA 85014

DRAWN
CHECKED
DATE
SCALE
JOB NO. 1401
SHEET

A1.0

USE PERMIT APPLICATION

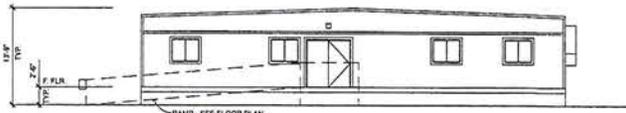


FLOOR PLAN - TEMPORARY TRAINING OFFICE

SCALE 1/4" = 1'-0"

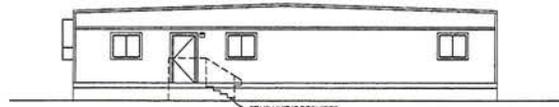
BUILDING COLORS:

BUILDING COLORS SHALL BE FROM MANUFACTURER'S STANDARD COLOR PALETTE; LIGHT GREY WITH DARK GREY TRIM OR BEIGE WITH DARK TAN TRIM.



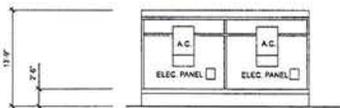
NORTH ELEVATION - HELIPORT VIEW

SCALE 1/8" = 1'-0"



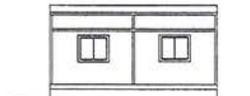
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"

PHASE 1

PRELIMINARY - NOT FOR CONSTRUCTION
03-10-2014

REVISIONS	BY



TEMPORARY TRAINING OFFICE FOR QUANTUM HELICOPTERS
CHANDLER MUNICIPAL AIRPORT - CHANDLER, AZ

GEORGE GOTSIS ARCHITECT AND ASSOCIATES
4316 NORTH 24TH STREET - SUITE 100 - PHOENIX, ARIZONA 85014

USE PERMIT APPLICATION

DRAWN
CHECKED
DATE
SCALE AS INDICATED
DATE 03-10-2014
SHEET 1401

A1.1

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 HELIPORT 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.