

#16

MAY 22 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-096

DATE: MAY 9, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
DAVID DE LA TORRE, PRINCIPAL PLANNER

FROM: JASON CRAMPTON, CITY PLANNER

SUBJECT: AP07-0003 NEC MCQUEEN AND QUEEN CREEK RD
Resolution No. 4189

Request: Chandler Airpark Area Plan Amendment from Parks and Open Space to Light Industrial.

Location: Northeast corner of McQueen Road and Queen Creek Road.

Project Info: Approximately 24.8 acres of agricultural land.

Applicant: Sean Lake, Pew & Lake, PLC

RECOMMENDATION

Upon finding the request to be consistent with General Plan goals and objectives, Planning Commission and Staff recommend approval of the Area Plan Amendment request.

BACKGROUND

The subject site is bordered to the north by a residential county island. To the east, the site is bordered by the Paseo Canal with the Chandler Municipal Airport located just east of the canal. Across McQueen Road, to the west of the subject site, exists Agricultural land that is planned for light industrial with neighborhood commercial on the immediate Northwest corner of McQueen and Queen Creek. There is a Solid Waste Transfer Station on the Southwest corner of McQueen and Queen Creek. On the Southeast Corner of McQueen and Queen Creek is a vacant piece of land that is planned as a public/ semi-public facility.

The request is for an amendment to the Chandler Airpark Area Plan. The application requests that an approximate 24.8-acre site be redesignated from Parks and Open Space to Light Industrial. The request is for an Area Plan amendment only and does not include a development proposal at this time. The site is currently zoned AG-1.

The General Plan designates the area as Recreation/Open Space, while at the same time refers to the Airpark Area Plan for more specific land use designations. According to State Statutes, private property should not be designated as Recreation/ Open Space unless obtaining a written consent from the owner. At the time when the Airpark Area Plan was adopted, it was the City's intent to purchase the properties located near the ends of the runways. However, the City has since changed its strategy and is now pursuing the acquisition of a runway protection zone easement. The easement being pursued would constitute an area of less than two acres, lying in the southeast corner of the subject site. As part of the General Plan update, Staff will propose that the land use designation in the Future Land Use Map of the General Plan also be changed from Recreation/Open Space to Employment. Light industrial is consistent with the goals in the current General Plan, which call for the continued development of industrial and commercial/ office/ business parks.

A Light Industrial land use designation in the Airpark Area Plan would be most appropriate for this location due to its proximity to the airport. Light industrial is also consistent with the City's economic development strategy for the Airpark Area. Furthermore, light industrial would be most compatible with the non-residential land uses planned in the immediate vicinity.

AIRPORT RECOMMENDATION

The Airport Commission reviewed AP07-0003 at a regular Airport Commission meeting held on April 9, 2008. The commission found that the proposal does not constitute a conflict with airport operations as long as any future development complies with Federal Aviation Administration guidelines and regulations.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on March 25, 2008 at 6:00 P.M. at the Chandler Municipal Airport. Including Staff, the applicant, the landowners and representatives, there were 13 people present. Several neighbors attended and were interested to find out the details of the proposal. There were questions regarding the timing of development. The owner stated that he has no intention of selling or developing the property within the next few years. There were also questions as to why light industrial was selected as the future land use instead of commercial. City Staff responded, stating that commercial was not preferred due to proximity to the end of the airport runway. Light industrial is preferred because it will enhance the Airpark Area's role as a major employment hub. After learning that any future development proposal would have to go through another public hearing, including neighborhood notification and a neighborhood meeting, there was no opposition to this request.
- Staff has received one letter expressing opposition to this Area Plan Amendment. The letter was sent from a company that owns land within the Chandler Airpark Area. This letter stated

that the company purchased land within the airport under the assumption that there were only 510 acres of planned light industrial land in the Airport Area. This letter opposed additional land being planned for light industrial (see attachment).

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

Planning Commission's recommendation for approval was issued with the understanding that any future light industrial development will need to receive development approval through the Planned Area Development rezoning and Preliminary Development Plan process before any construction occurs.

RECOMMENDED ACTION

Upon finding consistency with General Plan goals and objectives, Planning Commission and Staff recommend approval of the Chandler Airport Area Plan Amendment from Parks and Open Space to Light Industrial on approximately 24.8 acres located at the Northeast corner of McQueen and Queen Creek Roads.

PROPOSED MOTION

Move to approve Resolution No. 4189 of Area Plan Amendment Request AP07-0003 NEC MCQUEEN AND QUEEN CREEK RD, as recommended by Planning Commission and Staff.

Attachments

1. Project Narrative
2. Existing Area Plan Map
3. Proposed Area Plan Map
4. Public Works – Airport, Staff Memo No. AP08-071
5. Letter from Harsch Investment Properties dated March 17, 2008
6. Resolution No. 4189

PROJECT NARRATIVE

NEC of McQueen Road and Queen Creek Road
February 11, 2008

A. REQUEST

This is a request for an Area Plan Amendment to the City of Chandler Airpark Area Plan for the 24.78 acres located at the northeast corner of McQueen Road and Queen Creek Road. More specifically, the request is to change the Chandler Airpark Area Plan land use category from parks / open space to light industrial.

B. EXISTING CONDITIONS

The subject site is comprised of parcel 303-32-033. The site is currently zoned for agriculture. The majority of the subject site is currently an active dairy operation, consisting of small structures facing McQueen Road, a concrete irrigation ditch and minimal onsite vegetation. McQueen Road and Queen Creek Road, planned as major arterials, border the site on the west and south (respectively).

C. SITE CONTEXT

The subject site is surrounded by the Chandler Municipal Airport, Agriculture land, and county land. A more specific description of the adjacent land uses is as follows:

Table B-1: Site Context with Surrounding Uses

Direction	General Plan	Zoning	Existing Land Use
North	Rural Residential (Very low density)	County R-43	Low density residential.
East	Employment	AP-1	Chandler Municipal Airport
South, Southwest	Recreation / Open Space, PAD	AG-1	Vacant, Chandler Landfill and Transfer Station
West	Employment	AG-1	Vacant Farm Land

One mile to the north of the site is the Loop 202 Regional Freeway. The majority of the surrounding area is either undeveloped vacant land or is of an employment or industrial use to fit in with the close proximity of the airport, or an agricultural use.

D. IMPACT ON SCHOOLS

Only one public school is within a mile of the site, Hamilton High School. All other schools are over two miles from the site. The site falls within the boundaries

of the Chandler Unified School District. It is anticipated there will be no impact on either the site or any surrounding schools.

E. LAND USE ANALYSIS

The proposed development is an excellent addition to the surrounding community given the land use patterns and its proximity to the Chandler Municipal Airport.

F. GENERAL PLAN GOALS, OBJECTIVES, POLICIES

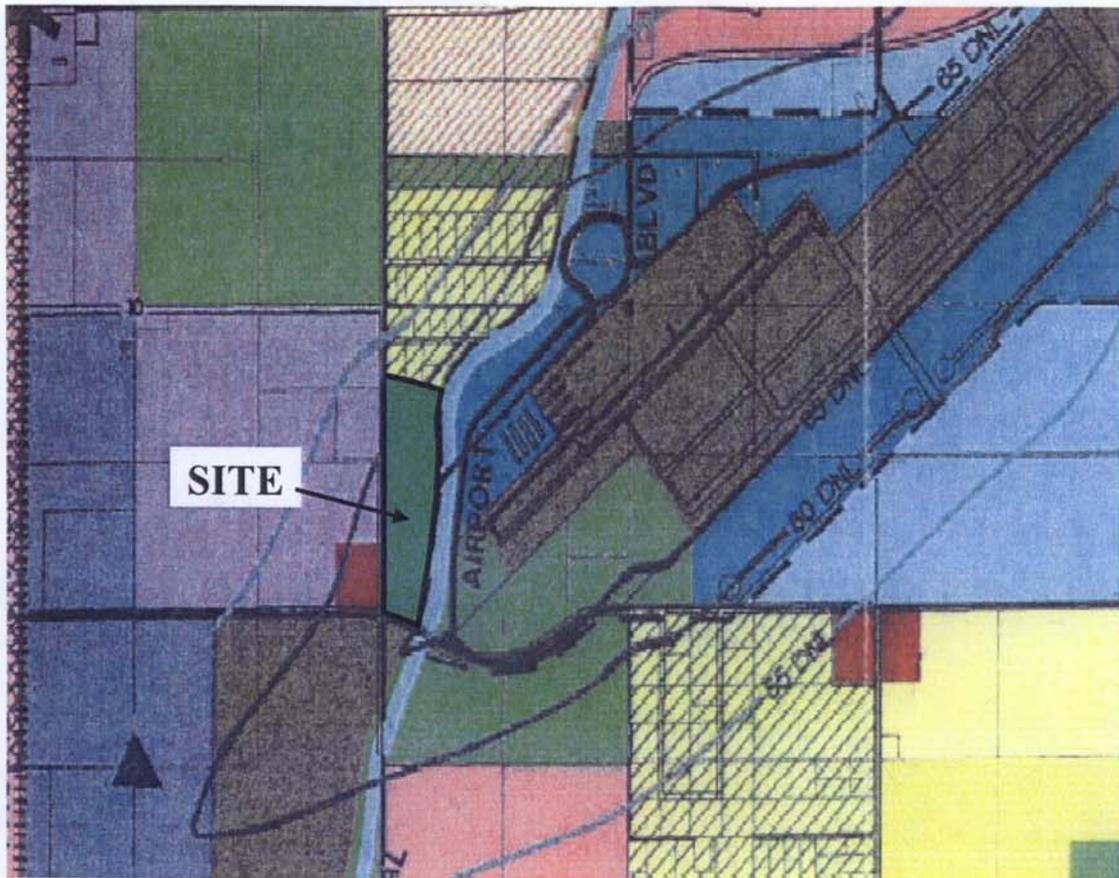
The current Airpark Area Plan designation of recreation/open space was placed on the land when it was annexed into the City of Chandler. Because the City of Chandler does not own the property they were not authorized to place such a land use classification the subject property. Therefore, a change in Airpark Area Plan designation is not only warranted, but is also necessary.

According to the City of Chandler Airpark Area Plan, the land use category for light industrial says it is intended to accommodate small manufacturing, warehousing and distribution, back office space and high tech uses. The subject site is an ideal location for this land use category with its proximity to the Chandler Municipal Airport and its surrounding uses. Furthermore, it is consistent with the current and planned land uses for the properties to the east, west, and south of the subject property.

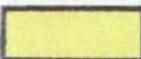
G. Citizen Involvement Plan

Surrounding property owners and other interested parties will be informed throughout the process as to what is happening with this application. Neighbors will be informed by mail regarding hearing dates, neighborhood meetings, and other important dates pertaining to this case. The site will also be posted with signs containing information regarding hearing dates.

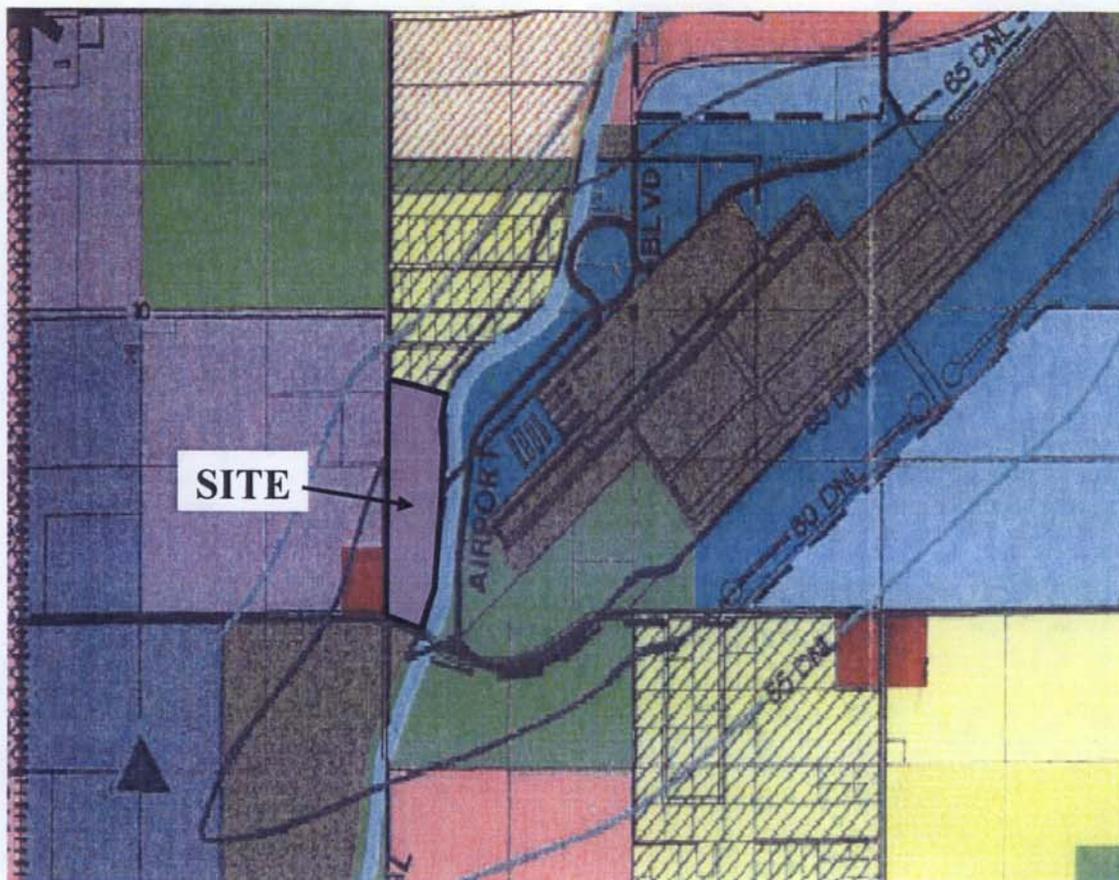
Existing Land Use Map Chandler Airpark Area Plan NEC McQueen and Queen Creek



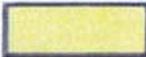
LEGEND

	RR (0-15 D.U. PER ACRE) 300 ACRES		COMMERCIAL/OFFICE/BUSINESS PARK 848 ACRES
	LDR (1.6-3.5 D.U. PER ACRE) 1020 ACRES		LIGHT INDUSTRIAL 510 ACRES
	LMDR (3.6-8 D.U. PER ACRE) 240 ACRES		INDUSTRIAL 280 ACRES
	MDR (8.1-12 D.U. PER ACRE) 200 ACRES		COMMERCIAL/OFFICE/BUSINESS PARK (TAXIWAY ACCESS) 440 ACRES
	HDR (12.1-18 D.U. PER ACRE) 130 ACRES		AEROSPACE INDUSTRY (FBO) 297 ACRES
	NEIGHBORHOOD COMMERCIAL 110 ACRES		PUBLIC / SEMI-PUBLIC FACILITIES 470 ACRES
	COMMUNITY COMMERCIAL 75 ACRES		PARKS AND OPEN SPACE 500 ACRES
	REGIONAL COMMERCIAL 240 ACRES		
	SPECIAL USE COMMERCIAL 100 ACRES		

Proposed Land Use Map Chandler Airpark Area Plan NEC McQueen and Queen Creek



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Chandler - Arizona
Where Values Make The Difference

MEMORANDUM Public Works – Airport, Staff Memo No. AP08-071

DATE: MARCH 14, 2008

TO: JEFF KURTZ, ASST PLANNING AND ZONING DIRECTOR

FROM: GREG CHENOWETH, AIRPORT MANAGER *gc*

SUBJECT: AIRPORT CONFLICTS EVALUATION – AIRPORT COMMISSION FINDINGS
FOR THE PROPOSED AIRPARK LAND USE PLAN CHANGE AT THE NEC OF
QUEEN CREEK AND MCQUEEN ROADS

The Airport Commission discussed the proposed Airpark Land Use Plan change at the northeast corner of Queen Creek and McQueen Roads at their regular meeting of April 9, 2008.

Finding: The Commission determined that the Airpark Land Use Plan change at the northeast corner of Queen Creek and McQueen Roads does not constitute a conflict with the existing or planned airport uses upon the condition that any future and eventual uses of property include:

- a) Requirements for the portion of the property lying within the Federal Aviation Administration (FAA) defined Runway Protection Zone (RPZ), to observe the FAA defined restrictions for uses within a Runway Protection Zone. This may include appropriate easements protecting aviation activity from encroachment caused by improper uses of this property; and
- b) Implementation of full aviation safety measures regarding the approach and departure surfaces to/from Runway 04L. The potential developer must plan for protection of these surfaces, and any planned development on the parcel filed for aviation obstruction analysis by the FAA through the filing of a completed FAA Form 7460-1, Notice of Proposed Construction or Alteration. The developer must abide by any and all findings of the subsequent FAA determination related to the filing.

Conflict(s) Cited: A portion of the property is within the FAA defined RPZ for Runway 04L and lies beneath the protected approach/departure surfaces to the same runway. No conflicts are identified if measures noted above are implemented.

Conflict Resolution(s): Conflicts will be resolved if measures noted above are implemented.

Commission Members in Attendance: Stan Olivier, David Church, Jim Cullumber, Gary DeHoff, Mike Wigfield, Chelle Daly and Schuyler McCorkle. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 7-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Erik Swanson, City Planner



March 17, 2008

City of Chandler
Planning Division
215 East Buffalo Street - Suite 104
Chandler, Arizona 85225

RE: WEC OF MCQUEEN AND QUEEN CREEK ROAD

I am in receipt of "Notice of Neighborhood Meeting" dated March 7, 2008 with regard to changing the Airpark Area Plan from parks / open space to light industrial, for a 24.78 acre parcel owned by Hamstra Holdings, LLP.

Harsch Investment Properties has purchased approximately 130 acres within the boundary of the Chandler Air Park Area Plan over the last two years. Part of our decision to buy this property was based on the land uses outlined in the plan, which includes 510 acres of property designated for light industrial development.

We would be opposed to the proposed changes in the plan.

Best Regards,

A handwritten signature in black ink, appearing to read 'Douglas A. Hardesty', written over a horizontal line.

Douglas A. Hardesty
Senior Vice President

cc: Christine Mackay

RECEIVED

MAR 24 2008

Planning & Dev.

RESOLUTION NO. 4189

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "CHANDLER AIRPARK AREA PLAN" FROM PARKS AND OPEN SPACE TO LIGHT INDUSTRIAL, ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF MCQUEEN AND QUEEN CREEK ROADS.

WHEREAS, the Chandler General Plan adopted by the City Council on November 1, 2001 recognizes the "Chandler Airpark Area Plan" as the Area Plan guiding rezoning and development for the area bounded by Pecos Road, Arizona Avenue, Ocotillo Road, and Gilbert Road; and

WHEREAS, such an amendment, covering a portion of the "Chandler Airpark Area Plan", including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the Chandler Airpark Area Plan's land use designation for the property located at the northeast corner of McQueen and Queen Creek Roads is amended from Parks and Open Space to Light Industrial as shown on the attached "Exhibit A", and as presented to the Planning and Zoning Commission and recommended for approval at their public hearing held on May 7, 2008.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4189 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

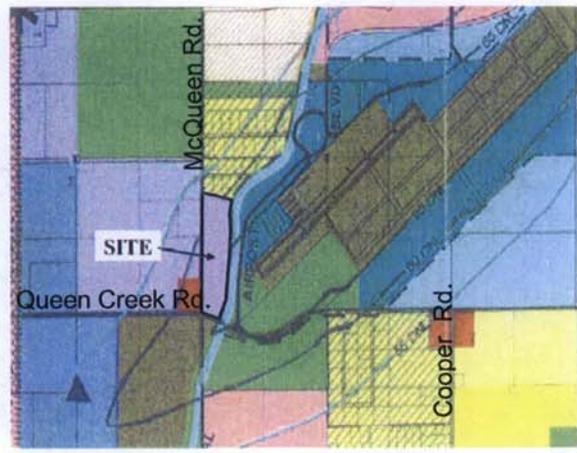
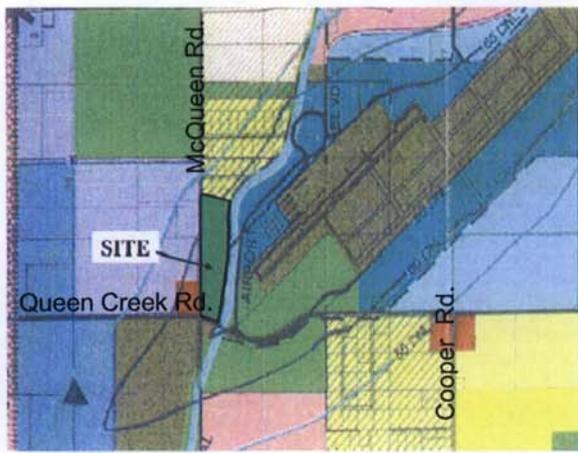
CITY ATTORNEY

GAB

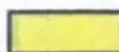
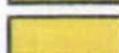
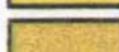
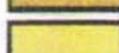
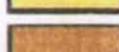
Exhibit A
Resolution No. 4189

Existing Land Use Map
Chandler Airpark Area Plan
NEC McQueen and Queen Creek

Proposed Land Use Map
Chandler Airpark Area Plan
NEC McQueen and Queen Creek



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