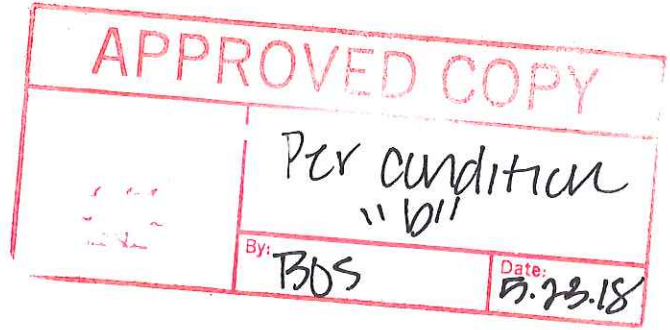




Hangar Haciendas  
Homeowner's Association



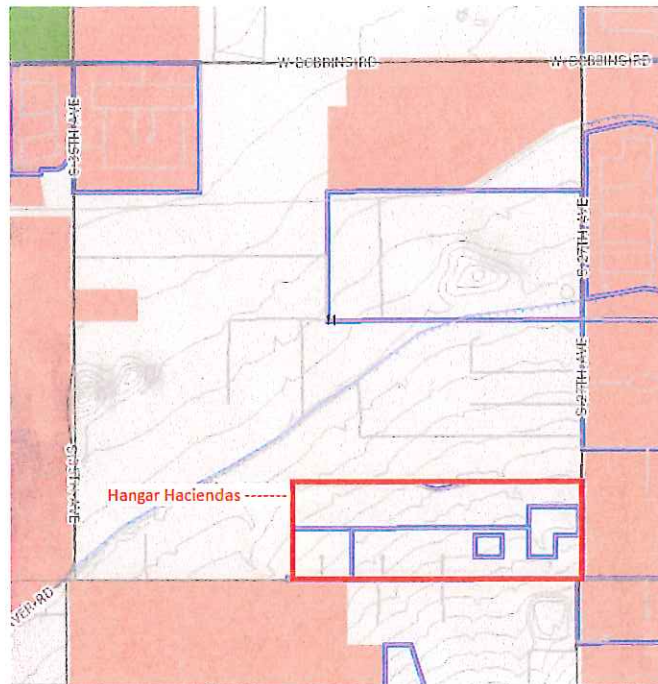
**Project Narrative**

**Hangar Haciendas SUP**

**Laveen, AZ**

**Maricopa County Case Number Z2018017**

**March 12, 2018**



**Vicinity Map**

RECEIVED 13 MAR 2018

1 **Z2018017**

**Purpose of Request:**

The request is a modification of conditions to SUP (Z98-72) for Hangar Haciendas. Specifically, the request is to permanently extend the current Special Use Permit (Z98-72) for Hangar Haciendas and revise the area covered by the SUP to cover only the three runway parcels (Tracts B, C and D) and the one aviation related parcel (Tract E) which is used for aircraft taxiing purposes. These four parcels total 5.01 acres in area.

The assessor's parcel numbers for the four Tracts are as follows:

- Tract B: 300-15-067
- Tract C: 300-15-057
- Tract D: 300-15-056
- Tract E: 300-15-833

No other changes to the current conditions (stipulations) are requested, however some of the current conditions, related to the original project development, may not be applicable.

The current SUP (Z98-72) was approved by the Board of Supervisors on October 21, 1998 for a period of twenty years. The current SUP was a renewal and consolidation of two previous SUPs for a private landing strip (Z78-22) and for the ground operation and storage of aircraft (Z87-76).

At the March 2017 Hangar Haciendas HOA annual membership meeting the quorum of owners/members in attendance voted unanimously to direct the HOA board to pursue an extension of the current Special Use Permit.

**Description of Proposal:**

Hangar Haciendas is a residential airpark development consisting of three units on approximately 64 acres. There are 38 residential lots varying in size from approximately 1.2 to 1.5 acres. All lots have either direct or plat dedicated easement access to the surrounding public streets and to the private runway parcels.

In addition to the three runway parcels and one taxiway parcel the HOA also owns Tract F (APN 300-15-834). This parcel is for vehicular (not aircraft) access to two lots. The five tracts are owned and maintained by the HOA. There is an undeveloped exception parcel (APN 300-15-007Y) within the unit one boundary which is owned by a Hangar Haciendas lot owner.

The development was platted in three units. All subdivision plat processing and improvement plan processing was completed prior to 1998, with a replat of a portion of unit one completed in 2014.

All development of public street and utility construction required by the plats, as well as private street, runway and taxiway pavement and other improvements were completed prior to 2002.

Home and hangar construction on the individual lots is performed by the individual lot owners following the Maricopa County permit process. The HOA undertakes a review of individual lot architectural, civil engineering and other plans to ensure conformance with CC&R requirements, etc.

All owners are provided with the CC&R's, the SUP and other relevant documents, which are also available on our website at [hangarhaciendas.com](http://hangarhaciendas.com). The CC&R's have considerable overlap with the SUP stipulations, as appropriate for architectural control, etc.

To date 26 of the 38 lots in the development have homes constructed on them, some with appurtenant hangars. Two more are in process. In 1998 approximately 6 lots had been developed.

There are approximately 20 licensed pilots (including 8 professional pilots) and 24 aircraft currently residing at Hangar Haciendas. The HOA board includes four pilots, one student pilot and one non-pilot and these members have a range of careers from professional pilot, radiology supervisor to civil engineer. The HOA conducts regular quarterly board meetings, unscheduled architectural committee meetings as needed and an annual membership meeting. All members are welcome to attend all meetings.

The runway consists of three parcels end to end oriented east-west. Takeoffs are typically conducted to the west and landings to the east due to the slope of the runway and to limit the noise impact to neighboring homes.

Runway use is limited to daytime VFR (visual flight rules) conditions. The runway is not lighted and night operations are not allowed. A typical week might see 8 to 10 aircraft takeoffs and landings.

Stipulations for the current SUP (abbreviated) and an explanation of how they have been followed/implemented are as follows (a complete copy is attached for reference):

- a. Development and use of the site shall comply with the site plan entitled...except as modified by the following stipulations.*

The site has been fully developed (platted and improved) in conformance with the referenced document making this stipulation not applicable to this request.

- b. *Development and use of the site shall comply with the narrative report entitled...except as modified by the following stipulations.*

It is expected that the narrative report for this request will replace the original SUP narrative report, which was primarily focused on the initial project development. Development in conformance with the plats and current SUP is complete except for construction of individual homes and hangars on the remaining undeveloped lots.

- c. *All aircraft hangars shall be constructed in conjunction with a primary dwelling unit...No more than one hangar will be allowed on any individual lot.*

All hangars constructed to date have been constructed along with a home and only one hangar has been constructed per lot (for those lots with hangars). The board will continue to review individual lot plans for conformance with this requirement for future hangar construction.

- d. *Hangars shall be considered accessory structures...shall be architecturally compatible with the primary dwelling unit.*

All hangars constructed to date have been reviewed by the board for architectural compatibility and have been constructed accordingly. The board will continue to review individual lot plans for conformance with this requirement for future hangar construction.

- e. *There shall be no on-site storage of fuel for aircraft in individual hangars or on individual lots.*

All property owners are aware of this requirement and the board will continue to communicate this requirement to individual lot owners.

- f. *There shall be no commercial aircraft repair business on any of the individual lots.*

There are no commercial aircraft repair businesses on any lots and the board will continue to review individual lot owner's usage for conformance with this requirement.

- g. The HOA shall submit a written report outlining the status of the development five years from the date of final approval...Additional reports may be required.*

Written status reports were submitted to the County at five, ten and fifteen years after the 1998 approval of the current SUP in compliance with this requirement.

- h. The Special Use Permit shall expire 20 years from the date of final approval.*

This request is made due to the expiration date in October 2018 and, as discussed above, we are requesting a permanent extension of the SUP.

- i. Major changes to this SUP shall be processed as a revised application...The Planning and Development Department...may administratively approve minor changes.*

There have been no major changes to the current SUP.

- j. Any change resulting in aircraft-related development, other than construction of an individual hangar...will be considered a major change.*

There have been no changes resulting in aircraft related development except for individual hangar construction which is allowed under the SUP.

- k. Residential construction on individual lots will not be considered a change to the Special Use Permit.*

Understood.

- l. Non-compliance with the plan of development...will be treated as a violation...*

Understood.

No additional subdivision level development is proposed. No use or structural changes are proposed.

Zoning is Rural-43 and no change in zoning or land use is requested.

## **Relationship to Surrounding Properties:**

Hangar Haciendas is surrounded by similar sized and zoned properties as well as two large undeveloped parcels and a City of Phoenix water reservoir/pumping facility to the south. Of the approximately 55 residential parcels within 300 feet of the development approximately 31 are currently built on. In 1998 approximately 18 of these parcels were developed. As the surrounding neighborhood has developed so has Hangar Haciendas.

We believe that the lot sizes (exceeding the zoning minimum), the existence and enforcement of CC&R's and SUP conditions and the existence of the runway at Hangar Haciendas has enhanced the property values both within the development and in the surrounding neighborhood.

The Maricopa County/City of Phoenix boundary is located along 27<sup>th</sup> Avenue east of Hangar Haciendas.

The HOA board has implemented suggested aircraft approach and departure procedures to limit noise and overflight impacts to neighboring properties. These are published on our website. To the knowledge of the HOA Board there have been no neighbor noise complaints to date.

Annually since at least 1999 the Hangar Haciendas HOA has hosted an annual "Neighbor Appreciation Party" for the surrounding neighbors in conjunction with the annual membership meeting in the spring. This includes a barbecue and displays of airplanes. This event is attended by the HOA members as well as neighbors with attendance in the 120 to 150-person range typically.

The HOA sponsors 27<sup>th</sup> Avenue from Dobbins Road to Ceton Drive in the Maricopa County Adopt-A-Street program. In addition to conducting regular trash pickups along this one mile stretch of road we also clean up along the public streets (Ceton Drive and Avion Way) adjacent to the community.

The HOA purchased a parcel of land 80 feet in width and 379 feet in length abutting the west end of the westerly runway parcel (outside of the development) to protect the approach to the runway. This parcel provides a buffer to neighboring properties to the west.

## **Location and Accessibility**

Hangar Haciendas is bounded by public streets on the east (27<sup>th</sup> Avenue), south (Ceton Drive) and north (Avion Way) providing good accessibility.

## **Circulation System**

As noted above Hangar Haciendas is bounded by public streets on three sides. Private cul-de-sac streets and Tract F provide access to the interior lots that do not front on the public streets. These private cul-de-sacs are paved and maintained by the HOA.

## **Development Schedule**

All subdivision development was completed years ago. Individual lot owners have and continue to build homes and hangars.

## **Community Facilities**

There are no public community facilities within Hangar Haciendas. Local facilities include Cesar Chavez Park and municipal golf course and South Mountain Park. The Laveen area is served by numerous public and private elementary, middle and high schools.

## **Public Utilities and Services**

All typical public utilities and services are available at Hangar Haciendas.

Water: City of Phoenix

Wastewater: Individual On-Lot Septic Systems

Fire: City of Phoenix (Laveen Fire District)

Police: Maricopa County Sheriff

Electric: Salt River Project (SRP)

Natural Gas: None

Telephone: Century Link

Refuse Disposal: Republic Services and others (private)

All utilities are currently in place to individual lot lines as part of the original subdivision development.

## **Attachments**

- A. Stipulations of the current S.U.P. (Z98-72) for Hangar Haciendas
- B. Special Use Permit Exhibit (site plan) revision date March 2018



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Hangar Haciendas Homeowners Association  
Scott A. Johnson, President

6. Z 98-72 District 5  
Applicant: James R. and Barbara Nerison, for the Hangar Haciendas Homeowners' Association  
Location: Northeast corner of Ceton Drive (Elliot Road) and 27<sup>th</sup> Avenue (in the Laveen area)  
Request: Renewal and consolidation of two existing Special Use Permits for a private landing strip (Z 78-22) and for the ground operation and storage of aircraft (Z 87-76) in the Rural-43 zoning district. (64.13 acres)

**COMMISSION ACTION:** Unanimous vote to recommend approval of request subject to the following stipulations:

- a. Development and use of the site shall comply with the site plan entitled "Preliminary Plat and Special Use Permit Plan of Development for Hangar Haciendas", consisting of one sheet, dated September 18, 1986, and stamped received July 16, 1998, except as modified by the following stipulations.
- b. Development and use of the site shall comply with the narrative report entitled "Hangar Haciendas Residential Airpark", consisting of three pages, undated, and stamped received July 16, 1998, except as modified by the following stipulations.
- c. All aircraft hangars must be constructed in conjunction with a primary dwelling unit. No hangar shall be allowed on a lot which does not contain either an existing primary dwelling unit or a proposed primary dwelling unit with a valid County building permit. No more than one hangar will be allowed on any individual lot.
- d. Hangars shall be considered accessory structures subject to Rural-43 development standards. All aircraft hangars shall be architecturally compatible with the primary dwelling unit.
- e. There shall be no on-site storage of fuel for aircraft in individual aircraft hangars or on individual lots.
- f. There shall be no commercial aircraft repair business on any of the individual lots.
- g. The Hangar Haciendas Homeowners' Association shall submit a written report outlining the status of the development five years from the date of final approval. Staff may accept the report, request additional information prior to acceptance of the report, or schedule the report for review and consideration of the Commission. Additional reports may be required.
- h. The Special Use Permit shall expire 20 years from the date of final approval.
- i. Major changes to this Special Use Permit shall be processed as a revised application in the same manner as the original application, with final determination made by the Board of Supervisors following recommendation by staff and the Planning and Zoning Commission. The Planning and Development Department, Project Management Division may administratively approve minor changes.
- j. Any change resulting in aircraft-related development, other than construction of an individual aircraft hangar in conjunction with a primary dwelling unit, will be considered a major change.



Z 98-72 Continued

- k. Residential construction on individual lots will not be considered a change to the Special Use Permit.
- l. Non-compliance with the plan of development (the site plan and narrative report) or the conditions of approval will be treated as a violation in accordance with provisions of the Maricopa County Zoning Ordinance.

Motion was made by Supervisor Wilcox, seconded by Supervisor Kunasek, and unanimously carried to concur with the Commission recommendation for approval subject to stipulations.

