



Rezoning Petition 2019-113
Pre-Hearing Staff Analysis
March 16, 2020

REQUEST	Text amendment to Sections 9.101, 9.8504, and 12.415 of the Zoning Ordinance.
SUMMARY OF PETITION	The petition proposes to add "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).
PETITIONER AGENT/REPRESENTATIVE	The Charlotte-Mecklenburg Hospital Authority John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is not required.
STAFF RECOMMENDATION	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u></p> <p>The petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> recommendation to support a growing and adaptable economy.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none">• This petition supports Limited Heliports as an accessory use with one prescribed condition in the MUDD zoning district for the following reasons:<ul style="list-style-type: none">• Limited Heliports can help attract and keep businesses and that use helicopters by offering a safe, secure, reliable and dependable transportation alternative for top executives and clients.• Helicopters/Limited Heliports used by medical personnel are an essential part of trauma centers, and can save lives by transporting injured persons from the scene of an accident or fire to a hospital, or transferring patients in need of critical services from one hospital to another.• Heliports are valuable in emergency/disaster relief in the event of weather events, floods, and industrial accidents.• Helicopters/Limited Heliports are valuable for law enforcement, firemen, utility providers, radio and television stations.• The Federal Aviation Administration (FAA) has strict regulations related to pilots and helistop facilities. This is the one prescribed condition that Limited Heliports must meet.• The proposed treatment of Heliports in MUDD zoning is generally consistent with its treatment in other office, business, and industrial zoning districts within the city.

PLANNING STAFF REVIEW

- **Background**
 - The Zoning Ordinance defines Limited Heliports, as a structure or facility intended or used for the landing and take-off of rotary-wing aircraft. "Limited" means the facility does not include regular repair, fueling or maintenance of the aircraft, or the sale of goods or materials to users of the aircraft.
 - Limited Heliports are currently allowed by-right in the I-1 and I-2 zoning districts, and with prescribed conditions, as an accessory use in the institutional (INST), research (RE-1, RE-2, and RE-3), office (O-1, O-2, and O-3), business (B-1, B-2, B-D, and BP), and urban industrial (U-I) zoning districts.
 - Limited Heliports can be located on the ground, as well as on rooftops.

- **Proposed Request Details**

The text amendment contains the following provisions:

- Adds Limited Helistops as an accessory use in the Mixed-Use Development District (MUDD) with one prescribed condition that the facility complies with all applicable Federal Aviation Administration regulations.

- **Public Plans and Policies**

- The *Centers, Corridors and Wedges Growth Framework* provides policy guidance supportive of a growing and adaptable economy.

- **TRANSPORTATION SUMMARY**

- No comments submitted.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

- None

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Sandra Montgomery (704) 336-5722