

<b>REQUEST</b>	Text amendment to Sections 9.101, 9.8504, and 12.415 of the Zoning Ordinance.
<b>SUMMARY OF PETITION</b>	The petition proposes to add "helistops, limited" as an accessory use allowed with one prescribed condition in the mixed-use development district (MUDD).
<b>PETITIONER AGENT/REPRESENTATIVE</b>	The Charlotte-Mecklenburg Hospital Authority John Carmichael, Robinson Bradshaw
<b>COMMUNITY MEETING</b>	Meeting is not required.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition.</p> <p><u>Plan Consistency</u> The petition is <b>consistent</b> 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"> <li>• This petition supports Limited Helistops as an accessory use with one prescribed condition in the MUDD zoning district for the following reasons: <ul style="list-style-type: none"> <li>• Limited Helistops can help attract and keep businesses that use helicopters by offering a safe, secure, reliable and dependable transportation alternative for top executives and clients.</li> <li>• Helicopters/Limited Helistops 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.</li> <li>• Helistops are valuable in emergency/disaster relief in the event of weather events, floods, and industrial accidents.</li> <li>• Helicopters/Limited Helistops are valuable for law enforcement, firemen, utility providers, radio and television stations.</li> </ul> </li> <li>• The Federal Aviation Administration (FAA) has strict regulations related to pilots and helistop facilities. This is the one prescribed condition that Limited Helistops must meet.</li> <li>• The proposed treatment of Helistops in MUDD zoning is generally consistent with its treatment in other office, business, and industrial zoning districts within the city.</li> <li>• Helistops, limited will be permitted as an accessory use only to a health institution, including hospitals, clinics and similar uses, in the MUDD zoning district, providing it complies with FAA regulations.</li> </ul>
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**PLANNING STAFF REVIEW**

- **Background**
  - The Zoning Ordinance defines Limited Helistops, 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 Helistops 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 Helistops 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. A helistop, limited shall be permitted only to a health institution, including hospitals, clinics and similar uses, in the MUDD zoning district, provided it 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

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

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