



Zoning Committee

REQUEST

Text Amendment to Sections Text amendment to Sections 9.101, 9.8504, and 12.415 of the Zoning Ordinance. 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

Charlotte Planning, Design & Development

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Centers, Corridors and Wedges Growth Framework* based on the information from the staff analysis and the public hearing and because:

- The growth framework supports a growing and adaptable economy.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because the text amendment:

- This petition supports Limited Helistops as an accessory use in the MUDD zoning district with one prescribed condition for the following reasons:
 - 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;
 - 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;
 - Helistops are valuable in emergency/disaster relief in the event of weather events, floods, and industrial accidents;
 - Helicopters/Limited Helistops 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;
- 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.

Motion/Second: Wiggins/Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, and Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *Centers, Corridors and Wedges Growth Framework*.

A Zoning Committee member asked why the MUDD zoning district was requested, since that can include a residential component. Could a prescribed condition be added setting a distance for helistops from a residential use, perhaps several hundred feet? Staff responded that a helistop in MUDD could be limited to health care facilities, hospitals, and medical facilities if the petitioner was willing to do so, and/or add a distance requirement. The Committee member hoped that the petitioner and staff would work on this.

Another Committee member raised a concern about abating noise of helicopters. Could noise at a helistop be limited to certain hours. Staff stated that there are helistops/heliports on the ground near homes now (Hendrick). Plus, it is difficult to place hours of operation on a medical facility when patients need trauma care around the clock. Staff added that the hospital is looking at adding parapets to help with noise.

A concern about busy commercial airspace was raised. Adding additional helistops could restrict available airspace.

One Commissioner said that the petitioner indicated that the only reason two helistops are needed is to get adult patients to operating rooms as quickly as possible.

There was no further discussion of this petition.

PLANNER

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