



Doing Things!

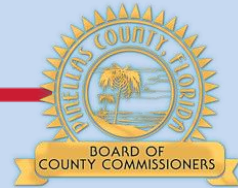
Case # CU-10-06-18

Board of County Commissioners

August 21, 2018



Request

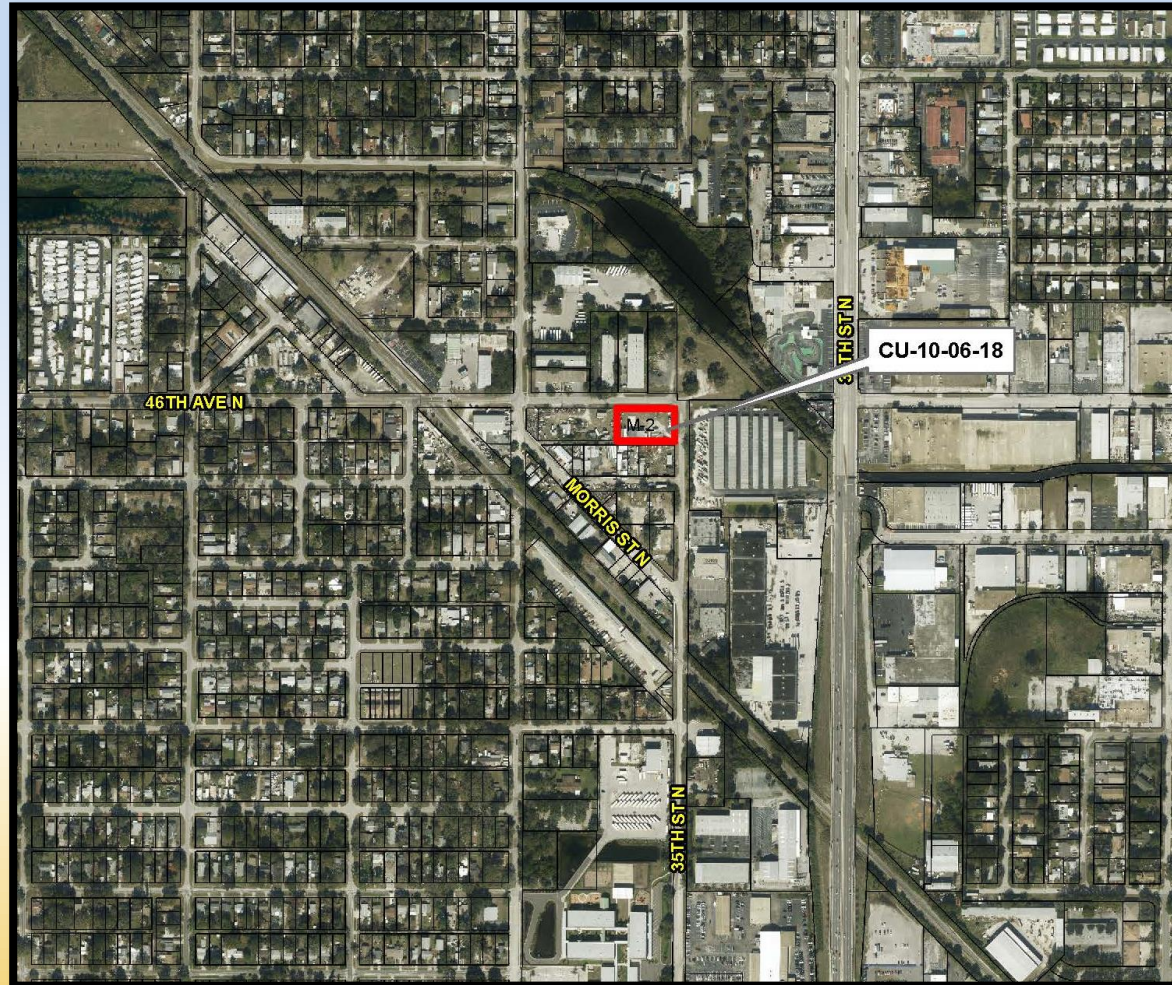


- Subject Area
 - Approximately 0.71 acre
 - Southeast corner of 46th Ave N & 35th St N in Lealman (4550 35th St N)
- Conditional Use request
 - Allow a private helipad
 - Associated variance request for reduction in helipad size requirements
- M-2 (Heavy Manufacturing & Industry) Zoning District requires conditional use approval for helipads
- Existing Use: Storage for vintage military vehicles

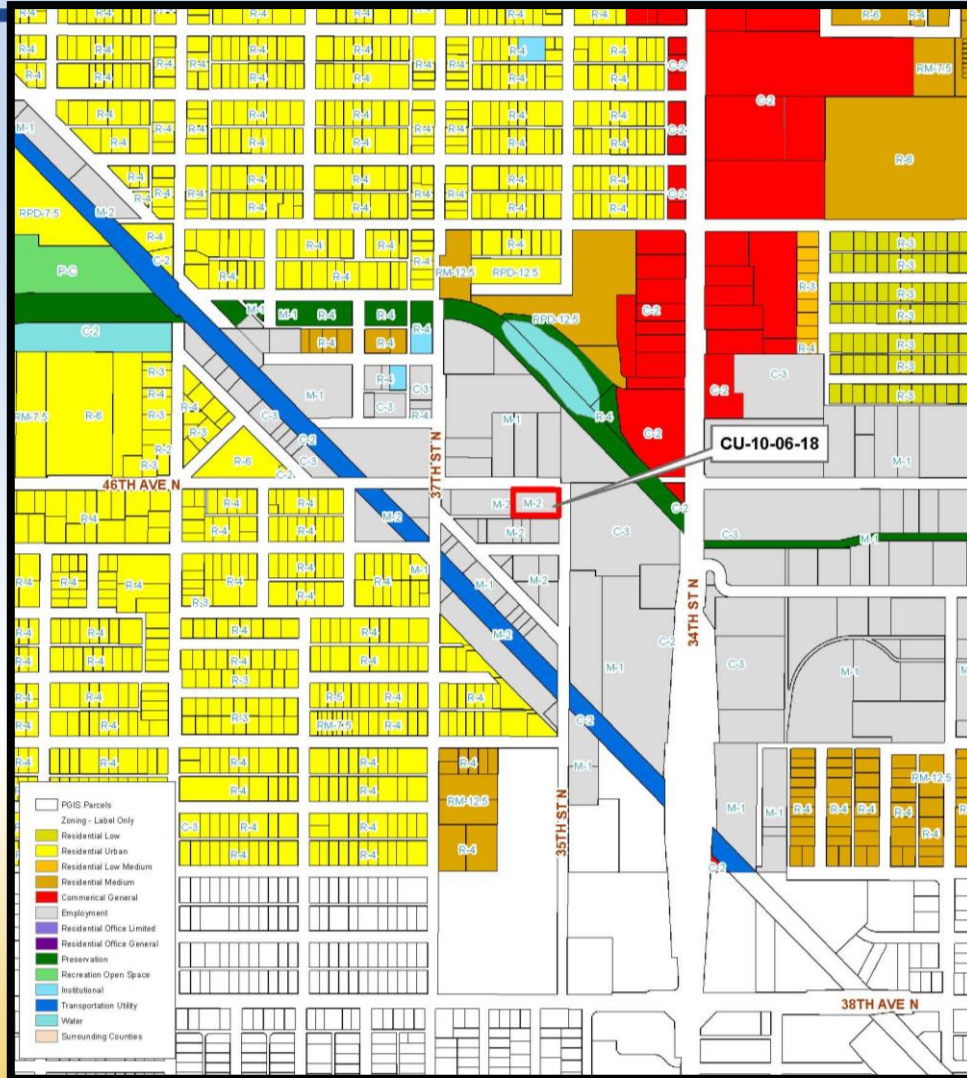
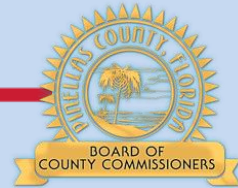
Location



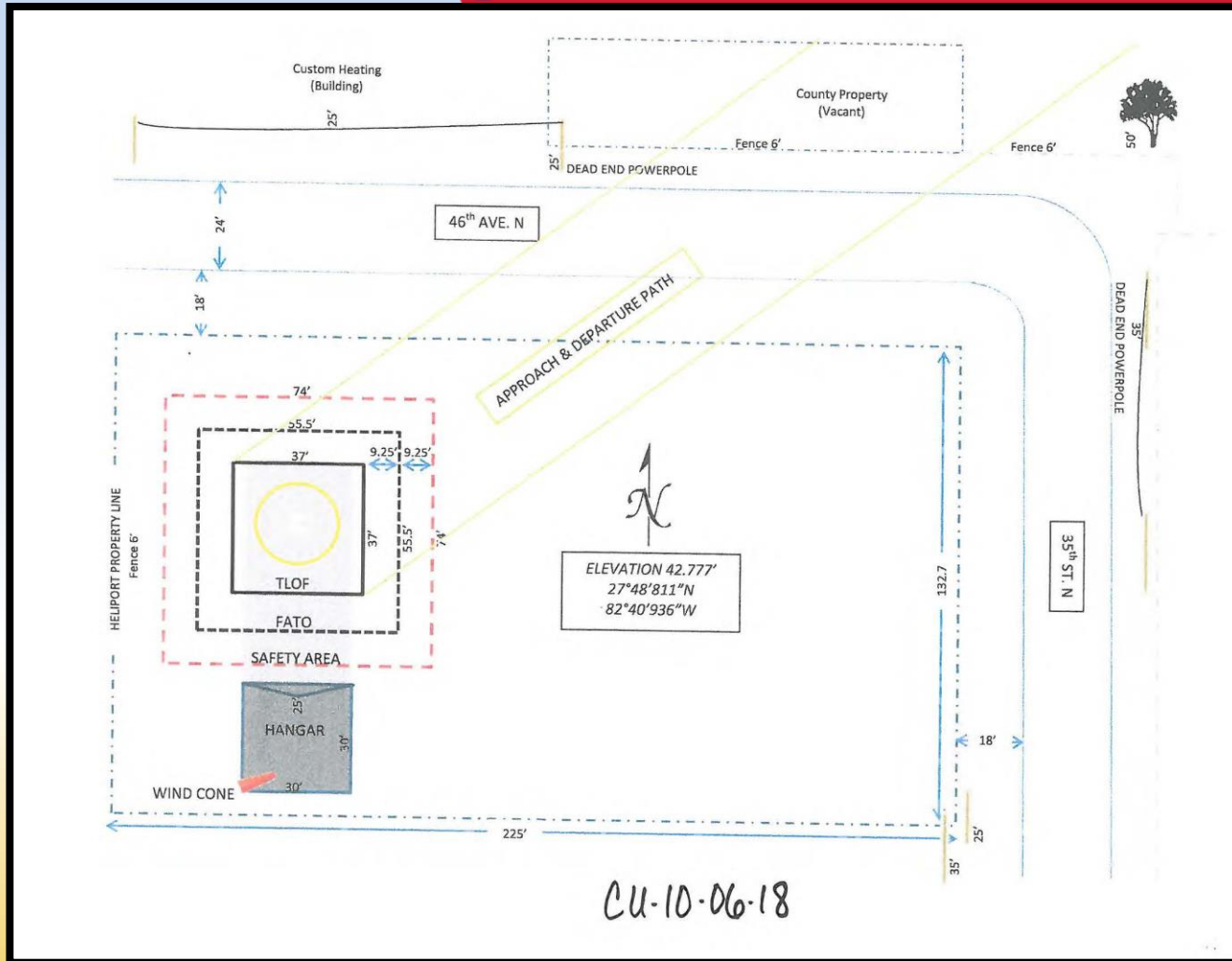
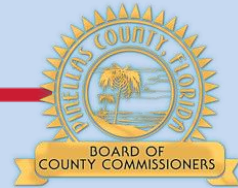
Surrounding property owners within 500 feet were notified by mail.



Zoning/FLU



Area of Conditional Use

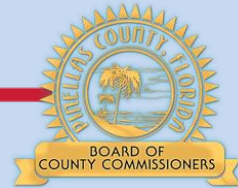


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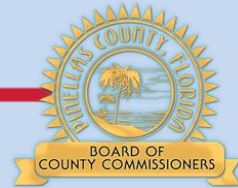
Site Photos



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Site Photos

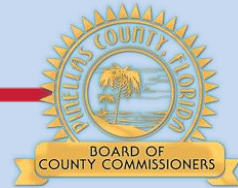


Looking east along 46th Ave N



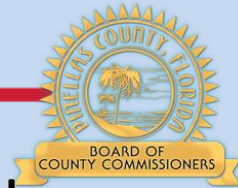
Looking north along 35th St N

Additional Information



- Federal Aviation Administration (FAA) Approval
 - Received FAA approval in 2013
 - Constructed in 2014 per FAA approved site plan
 - Private helipad
- Request meets General Standards for conditional uses
 - No anticipated traffic issues
 - Parking and drainage can be accommodated
 - Nearest home is over 600 feet away
- Variances are consistent with the approved FAA site plan
 - Size of Touchdown Area and Primary Surface Area are based on the size of the aircraft using the site

Staff Recommendation



- Staff recommends Approval of Conditional Use and associated variances
 1. Full site plan review
 2. Site development shall maintain substantial conformance with the associated FAA approved helipad plan
 3. Appropriate FAA licensure shall be maintained for the helipad
 4. No structures are to be placed in the FAA approved landing path
 5. Any changes to the conditions listed shall require approval of the appropriate Board at a public hearing
 6. In the event any of the above conditions are not met or the conditional use becomes a nuisance, its approval may be rescinded
- On July 12th the LPA recommended approval (6-0 vote)