

# PLANNING COMMISSION REPORT



Meeting Date: August 11, 2021  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### 4Group Building Heliport 7-UP-2021

#### Request to consider the following:

1. A recommendation to City Council regarding a request by applicant for approval of a Conditional Use Permit for a new heliport on a +/- 0.8-acre site with Industrial Park (I-1) zoning located at 16115 N. 81st Street.

#### Goal/Purpose of Request

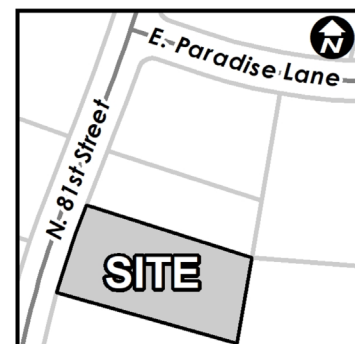
The applicant's request is to obtain a Conditional Use Permit for a heliport use to allow a helicopter to take-off and land from the aircraft staging area associated with a new private hangar development.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- The heliport will be located at a hangar development within the Scottsdale Airpark
- The heliport proposal demonstrates compliance with Scottsdale's Airpark Rules and Regulations
- The proposed heliport does not encroach in the taxilane easement and has Airport Department and FAA approval
- Development Review Board approved the private hangar and office building design on July 1<sup>st</sup>, 2021 (10-DR-2021)

## OWNER

4Group Building, LLC (Dan D. Diethelm)  
(602) 692-5650



## APPLICANT CONTACT

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DPA Architects, Inc. (John S. Szafran)  
(480) 941-4222

## LOCATION

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[16115 North 81<sup>st</sup> Street](#)

## BACKGROUND

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### General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment, Regional Use. This land use designation permits a range of employment uses from light manufacturing to light industrial and office uses.

### Character Area Plan

The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Aviation (AV). The GACAP states this land use designation encourages aviation and aviation supporting uses, such as corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance facilities.

### Zoning

The site was annexed into the City in 1978 under Ordinance No. 1150 with R1-35, Single-family Residential, zoning. Later in 1982, the site and surrounding area was rezoned to I-1, Industrial Park, to allow for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities.

### Context

The subject site is generally located southeast of the North Greenway Hayden Loop and East Frank Lloyd Wright Boulevard intersection and is within the Scottsdale Airpark area. The site has frontage off North 81<sup>st</sup> Street, south of East Paradise Lane. The subject parcel has been vacant since annexation.

### Adjacent Uses and Zoning

- North: Office/Warehouse building, zoned I-1
- South: Vacant Parcel, zoned I-1
- East: Vacant Parcel, zoned I-1
- West: Office/Hangar building, zoned I-1

### Other Related Policies, References:

[Scottsdale General Plan 2001](#)

[Airpark Character Area Plan](#)

[Zoning Ordinance](#)

[10-DR-2021](#)

## APPLICANT’S PROPOSAL

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### Development Information

The development proposal includes a heliport location associated with a new private hangar development. The Development Review Board approved the design of a new private hangar and aircraft staging area on the subject parcel in July of 2021. The proposed heliport will be located within the aircraft staging area on the east side of the hangar building, adjacent to, but completely outside of, the taxilane easement.

• Existing Use:	Vacant parcel
• Proposed Use:	Hangar and office building with heliport
• Parcel Size:	35,120 square feet / 0.8 acre (net)
• Total Building Area:	10,562 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Provided:	0.3
• Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	34 feet (inclusive of rooftop appurtenances)
• Parking Required:	9 spaces (office use only)
• Parking Provided:	9 spaces (office use only)
• Open Space Required:	1,968 square feet
• Open Space Provided:	4,198 square feet

## IMPACT ANALYSIS

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### FAA Determination

Pursuant to federal statutes Title 14 Part 157, private individuals and organizations proposing construction or alterations must submit a Form 7480-1 to provide operating procedures and safety analysis for an FAA determination. The applicant submitted the required Form 7480-1 and the FAA has approved the application.

### Traffic

There is one proposed driveway off North 81<sup>st</sup> Street that provides access to the site. The proposed heliport is within a staging area for aircraft. The Conditional Use Permit request is not anticipated to affect the existing vehicular traffic volume to the site.

### Water/Sewer

There is existing water/sewer infrastructure serving the development; the addition of a heliport is not anticipated to generate any impacts on the existing infrastructure.

### Public Safety

The subject site is located less than one mile from Fire Station No. 609 at 14970 North 78<sup>th</sup> Way. The subject property is located within Police Patrol District 4 and Police Beat 15. The heliport is not anticipated to generate any significant additional impacts on the existing emergency services.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **Landings and takeoffs of helicopters will generate noise and some degree of vibration. However, the heliport is located in the airpark and the property immediately abuts a taxi-lane to the east designed for aviation activities. The heliport will be located on a paved staging area and the owner will be responsible to keep the area free of dust. No anticipated smoke or odors will be generated by the proposed use. The proposed heliport is required by the FAA to be in compliance with all navigation safety requirements. The granting of the Conditional Use Permit will not be materially detrimental to the health, safety or welfare of the public.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The heliport is for private use only by the owner. No increase in vehicular traffic volume is anticipated to be generated by the helicopter operations. The proposed heliport will not change the character of aviation or vehicular traffic in the area.**
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - **The property is located within the Scottsdale Airpark area, and the proposed heliport is located within the aircraft staging area that is designed to handle helicopter landings and takeoffs. The proposed heliport is located completely outside of the taxilane easement to the east. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.**
- C. The additional conditions in Section 1.403 have been satisfied:  
The proposal meets the provisions for Ranches as identified in Zoning Ordinance Section 1.403.N., including:



- There are no additional conditions related to heliport uses in Section 1.403 of the Zoning Ordinance.

### **Community Involvement**

Staff and the applicant notified surrounding property owners within 750 feet of the site of the proposed use permit request. Staff has not received any comments on the case.

### **Community Impact**

The heliport will be operating on the aircraft staging area and no changes are proposed to the approved site plan. The proposed heliport is within the Scottsdale Airport vicinity surrounded by similar aircraft and aeronautical activities. The proposed heliport is a compatible use with surrounding existing development and will be in compliance with the FAA safety standards.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval of the Conditional Use Permit for 4Group Building Heliport, per the attached stipulations.

## **CITY DEPARTMENTS**




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Katie Posler  
Senior Planner  
480-312-2703  
[kposler@scottsdaleaz.gov](mailto:kposler@scottsdaleaz.gov)

Sarah Ferrara  
Aviation Planning and Outreach Coordinator  
480 312 8482  
[sfer@scottsdaleaz.gov](mailto:sfer@scottsdaleaz.gov)

**APPROVED BY**

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 _____ Katie Posler, Senior Planner, Report Author	<u>7/28/21</u> Date
 _____ Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov	<u>8/2/2021</u> Date
 _____ Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov	<u>8/2/2021</u> Date

**ATTACHMENTS**

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1. Context Aerial
2. Aerial Close-Up
3. Stipulations  
Exhibit A to Attachment #3: Site Plan
4. Applicant's Narrative
5. Zoning Map
6. City Notification Map



Context Aerial

7-UP-2021

ATTACHMENT #1





Close-up Aerial

7-UP-2021

ATTACHMENT #2

**Stipulations for the Conditional Use Permit**  
**For an Off-airport Heliport**  
**4Group Building Heliport**  
**Case Number: 7-UP-2021**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development and use shall conform with the conceptual site plan submitted by Smith Group with the city staff date of 7/28/2021, attached as Exhibit A to Attachment #3. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

**AIRPORT**

2. FAA FORM 7480-1. Any changes to the approved heliport shall be subject to a new FAA determination and additional public hearings before the Planning Commission and City Council.
3. FAA DETERMINATION. The owner shall comply with conditions specified in the FAA Determination Letter for Private Use Heliport and submit a copy of FAA form 5010-1 to aviation staff within thirty (30) days of Conditional Use Permit approval by City Council.



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KEYNOTES

- 30 NEW TILT CONCRETE PANEL, TYP.  
31 TRASH ENCLOSURE PER C.D.S., STD., DETAIL 21464.  
33 CONCRETE SIDEWALK -SEE CIVIL DRAWINGS.  
35 LANDSCAPE AREA -SEE LANDSCAPE DRAWINGS.  
37 PARKING STRIPING, TYP.  
38 VAN ACCESSIBLE PARKING STALL.  
39 ACCESSIBLE PARKING AISLE.  
40 ACCESSIBLE CURB RAMP.  
41 ROOF DRAIN LEADERS -SEE PLUMBING DRAWINGS.  
42 CONCRETE PAVING AT TRASH ENCLOSURE -SEE CIVIL DRAWINGS.  
43 CONCRETE PAVING -SEE CIVIL DRAWINGS.  
45 SERVICE ENTRANCE SECTION -SEE ELECTRICAL DRAWINGS.  
46 ELECTRICAL TRANSFORMER -SEE ELECTRICAL DRAWINGS.  
48 MD500 AIRCRAFT.  
49 BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.  
51 EXISTING UTILITY BOX TO REMAIN.  
52 EXISTING FIRE HYDRANT TO REMAIN.  
56 CUSTOM BIKE RACK -CLEARANCES PER C.D.S., STD., DETAIL 2285.  
59 DRIVEWAY PER C.D.S., STD., DETAIL 2286 CL.4.  
60 NEW 8'x18' CONCRETE MASONRY WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.  
61 SIGHT VISIBILITY TRIANGLE PER C.D.S. STANDARDS  
62 CONCRETE FILLED, STEEL PIPE BOLLARD -TYP.  
63 NEW TELESCOPIC SLIDING GATE.  
64 EXISTING VEHICULAR NON-ACCESS EASEMENT -EASEMENT TO BE RELEASED.  
65 EXISTING SITE DISTANCE EASEMENT -EASEMENT TO BE RELEASED.  
66 LINE OF CANOPY ABOVE.  
67 ACCESSIBLE PARKING SIGN PER C.D.S., STD., DETAIL 2124 -SEE DETAIL 7/AS101.  
68 NEW 8'x18' CONCRETE MASONRY SCREEN WALL, BLOCK FINISH PER PLAN AND ELEVATIONS -SEE STRUCTURAL DRAWINGS -SEE DETAIL 9/AS101.

GENERAL NOTES

- A. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. ANY SIGNAGE SHOWN IS FOR REFERENCE AND ENGINEERING COORDINATION ONLY.

PROJECT DATA

PROJECT DESCRIPTION:

A NEW HANGAR / OFFICE BUILDING FOR 4GROUP BUILDING, LLC. THE SPACE WILL INCLUDE A HANGAR DESIGNED TO HOUSE A MD500 AIRCRAFT AND TUG STORAGE ON THE GROUND LEVEL AS WELL AS OFFICE SPACE ON THE SECOND LEVEL.

LEGAL DESCRIPTION:

NORTH SCOTTSDALE AIRPARK UNIT 1 MCR 327-12 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.

PROJECT ADDRESS:

16115 NORTH 81ST STREET  
SCOTTSDALE, ARIZONA 85260

ASSESSORS PARCEL NUMBER:

215-48-055

ZONING:

I-1 (SCOTTSDALE MUNICIPAL AIRPORT)

BUILDING OCCUPANCY:

B / S-1

TYPE OF CONSTRUCTION:

TYPE V-B, FULLY SPRINKLED

BUILDING STORIES:

HANGAR - 1 STORY  
OFFICE - 2 STORY

LOT AREA:

GROSS SITE AREA: 35,128 SF  
TOTAL SITE ACREAGE: .806 ACRES

BUILDING AREA:

FIRST FLOOR: 8,828 SF (FIRST FLOOR GROSS AREA)  
SECOND FLOOR: 1,734 SF (SECOND FLOOR GROSS AREA)  
TOTAL: 10,562 SF (COMBINED GROSS FLOOR AREA)

FLOOR AREA RATIO:

ALLOWED: 0.8  
PROPOSED: TOTAL BUILDING SF / NET LOT AREA = ?  
10,562 SF / 35,128 SF = 0.3 (<0.8 = OK)

PARKING ANALYSIS:

OFFICE:  
HANGAR / SUPPORT AREA:  
(9' - 0" WIDE)  
TOTAL REQUIRED:  
TOTAL PROVIDED:

9 SPACES  
9 SPACES

1 VAN INCLUSIVE  
1 VAN INCLUSIVE

BICYCLE PARKING REQUIRED: 2  
BICYCLE PARKING PROVIDED: 2

CONTACT INFORMATION

BUILDING OWNERSHIP:

4GROUP BUILDING, LLC  
6109 N PALO CRISTI ROAD  
PARADISE VALLEY, ARIZONA 85253  
T. 602.692.5650  
DAN D. DIETHELM  
DANDIETHELM@GMAIL.COM

ARCHITECT:

DPA ARCHITECTS, INC.  
3719 NORTH 75TH STREET, SUITE 105  
SCOTTSDALE, ARIZONA 85251  
T. 480.941.4222  
JOHN S. SZAFRAN, AIA, LEED AP  
JSSZAFRAN@DPAARCHITECTS.COM

CONTRACTOR:

TBD

STRUCTURAL ENGINEER:

BAKKUM NOELKE  
CONSULTING STRUCTURAL ENGINEERS, INC.  
2525 E. ARIZONA BLTMOORE CIRCLE, SUITE D240  
PHOENIX, ARIZONA 85016  
T. 602.955.9200  
FRED NOELKE, S.E.  
FNOELKE@BAKKUMNOELKE.COM

MECHANICAL / PLUMBING ENGINEER:

GBM ENGINEERING  
15416 E PICKETT COURT  
GILBERT, ARIZONA 85298  
T. 480.225.0544  
LARS BARKMANN  
LARS@GBM-ENG.COM

ELECTRICAL ENGINEER:

STRINGER ENGINEERING  
4532 E DESERT TRUMPET RD.  
PHOENIX, ARIZONA 85044  
T. 480.360.5127  
GARY D. STRINGER, P.E.  
GARY@STRINGERENGINEERING.COM

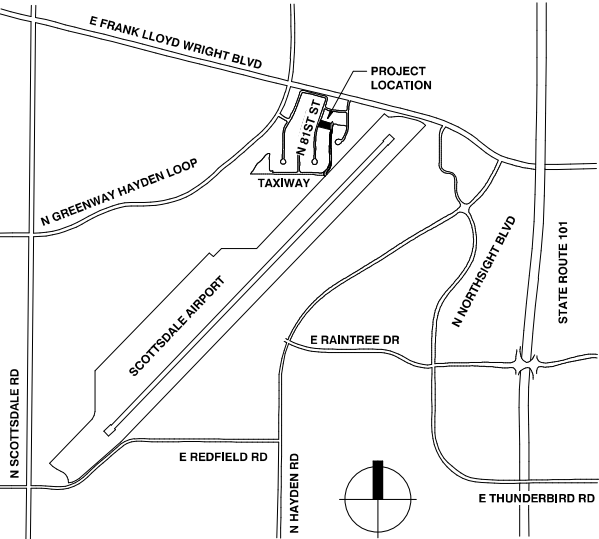
CIVIL ENGINEER:

BOWMAN CONSULTING  
1600 N. DESERT DRIVE, SUITE 210  
TEMPE, ARIZONA 85281  
T. 480.629.8830  
JOHN GRAY  
JGRAY@BOWMANCONSULTING.COM

LANDSCAPE ARCHITECT:

NORRIS DESIGN  
901 E MADISON ST  
PHOENIX, ARIZONA 85034  
T. 602.254.9600  
DOUG PROUTY, PLA  
DPROUTY@NORRIS-DESIGN.COM

VICINITY MAP (NTS)



City staff date: 7/28/21

1 OVERALL SITE PLAN  
1" = 20'-0"

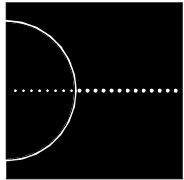
10 20 40



EXHIBIT A

OVERALL SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
OR RECORDING



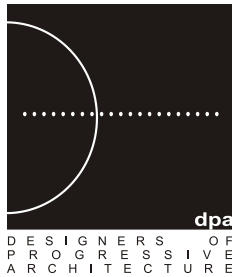
DO NOT SIGN OR SEAL  
A PROFESSIONAL ENGINEER  
3719 N 75th at suite 105  
scottsdale, arizona 85251  
telephone 480 941 4222  
www.dpaarchitects.com

REVISION SCHEDULE

#	DESCRIPTION	DATE

drawn by: jw  
project no.: 19067  
date: 07/01/2021

DR  
03



## P R O J E C T N A R R A T I V E

**4Group** – Hangar / Office Building  
16115 N 81<sup>st</sup> Street  
Scottsdale AZ, 85260

07 May 2021

### Summary:

4Group Building, LLC. seeks to develop an aircraft hangar with accessory office area on a 0.86 acre parcel of land within the City of Scottsdale Municipal Airport.

The proposed Hangar / Office Building of 16115 N 81<sup>st</sup> Street will house a MD500 aircraft as well as provide a home base for the staff of 4Group Building, LLC. The site will include new parking, landscape, and retention areas.

Architecturally, the exterior of the structure will be of Tilt Concrete construction with reveal lines and exposed steel members spanning the interior to support the roof. The two (2) story interior office construction will be of typical metal stud framing. The Hangar will have a 24' clear opening Schweiss Bi-fold door that opens to the Staging Area and Airport Taxiway. Steel plate shadow box window systems on the exterior walls and interior glass will provide ample natural lighting to the interior of both occupancies as well as provide a modern look on the exterior of the building.

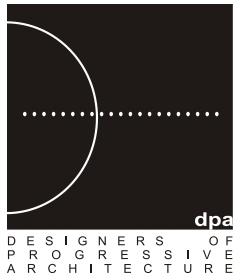
- **Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan**

The 4Group Hangar / Office Building is consistent with the values and goals of the City Guidelines through its scale-appropriate response to zoning, location, and character of the area. It addresses both the greater scale of adjacent properties as well as the physical scale of human perception. It has a strong interaction with the context, providing visual connection along the public face of the building. The project is deliberately oriented in a manner which mirrors the public/ private conditions of the projects directly adjacent to it. It responds to the Sonoran Desert through its natural material palette, gentle massing, and overall orientation which highlights key moments in the building. The project promotes pedestrian circulation and bicycle approach with a natural, direct connection to the building entry in which the approach logically and comfortably moves through the site and along the building.

- **Explain how the proposed development has been designed so that it promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

The 4Group Hangar / Office Building has been designed with careful consideration of the surrounding context. The project is composed of a single building height and minimal material palette which generates a specific identity while also referencing the surrounding developments. The project's uniform overall mass complements the scale and function of the space while

Q:\2019\19067 Diethelm Hangar - Scottsdale Airpark\Drawings\Submittal Archive\2021-03-12 - DRB Submittal #1\19067 - Project Narrative.doc



## P R O J E C T N A R R A T I V E

allowing for additive exterior elements that generate a visual aesthetic and hierarchy. Large windows begin to lighten the overall massing of the building, ultimately minimizing the sensation generated by such dense materials and promoting an open feel throughout the Airpark. The topography of the site is nearly flat. Changes in slope are made strategically to address issues of drainage and access while also amplifying the diversity of landscaping and open space.

- **Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking area, loading and service areas.**

Vehicular ingress and egress will be improved through the placement of a new driveway curb. The parking lot is well lit and easily visible and accessible to the public, with a secure wall and gate separating the parking from the taxiway. The building canopy locations and material choices tie the site and the building together.

- **Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.**

The architectural characteristics of the proposed development relate to the massing of projects surrounding it. The scale is appropriate for the area and for the intended use. The design features are clean and simple, taking precedent from other projects around the site. [The variation in door and window locations, with the help of reveals and texture within the concrete tilt panels, prevent unwanted monotony along the façade. To break up any repetition, three \(3\) forms of shadowbox windows are being utilized as well as canopies over the main and secondary means of access.](#) The use of concrete is a natural choice that is consistent with the aesthetic of other projects within the Scottsdale Municipal Airport. The building maintains a consistent height and is faced with shadowbox windows to enhance visual depth. As an office, it appropriately controls light into and through the building to enhance the user experience inside.

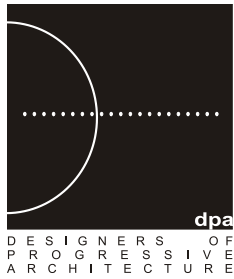
- **Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.**

All mechanical equipment serving the building will be located on the roof, fully screened on all sides by the concrete tilt panel parapet.

- **Describe how the proposed development has been designed so that it recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.**

The project reinforces the Sensitive Design Principles. The combination of metal canopies, concrete, and large windows simultaneously encourage the building to remain open to the site, while providing a functional and appropriate office experience which incorporates indirect task





## P R O J E C T   N A R R A T I V E

lighting. The landscaped open space surrounds key moments in the building, connecting the building to the rest of the neighborhood.

### **CONDITIONAL USE PERMIT CRITERIA:**

- **Describe how the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to the following factors:**
  - **Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.**
  - **Impact on surrounding areas resulting from an unusual volume or character of traffic.**

The property in question is located within the Scottsdale Airpark and the proposed heliport is located within the staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.

Landings and takeoffs of the helicopter will generate noise and some degree of vibration. However, the property is located within the Scottsdale Airpark and the proposed heliport is located within the staging area and directly adjacent to a taxi-lane designed for aviation activities. No anticipated smoke or odor will be generated by the proposed use. The owner will be responsible for keeping the paved staging area free of dust.

The proposed heliport is for private use by the owner only, therefore, no change in volume / character of traffic will occur due to the operation of the heliport.

- **Describe how the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**

The proposed heliport is compatible with the surrounding development which includes existing aviation uses, offices, and warehouses.

- **Describe how the additional conditions specified in Section 1.403, as applicable, have been satisfied.**

There are no additional conditions related to heliport uses in section 1.403 of the Zoning Ordinance.



Q.S.  
35-47

Aerial

Zoning Aerial

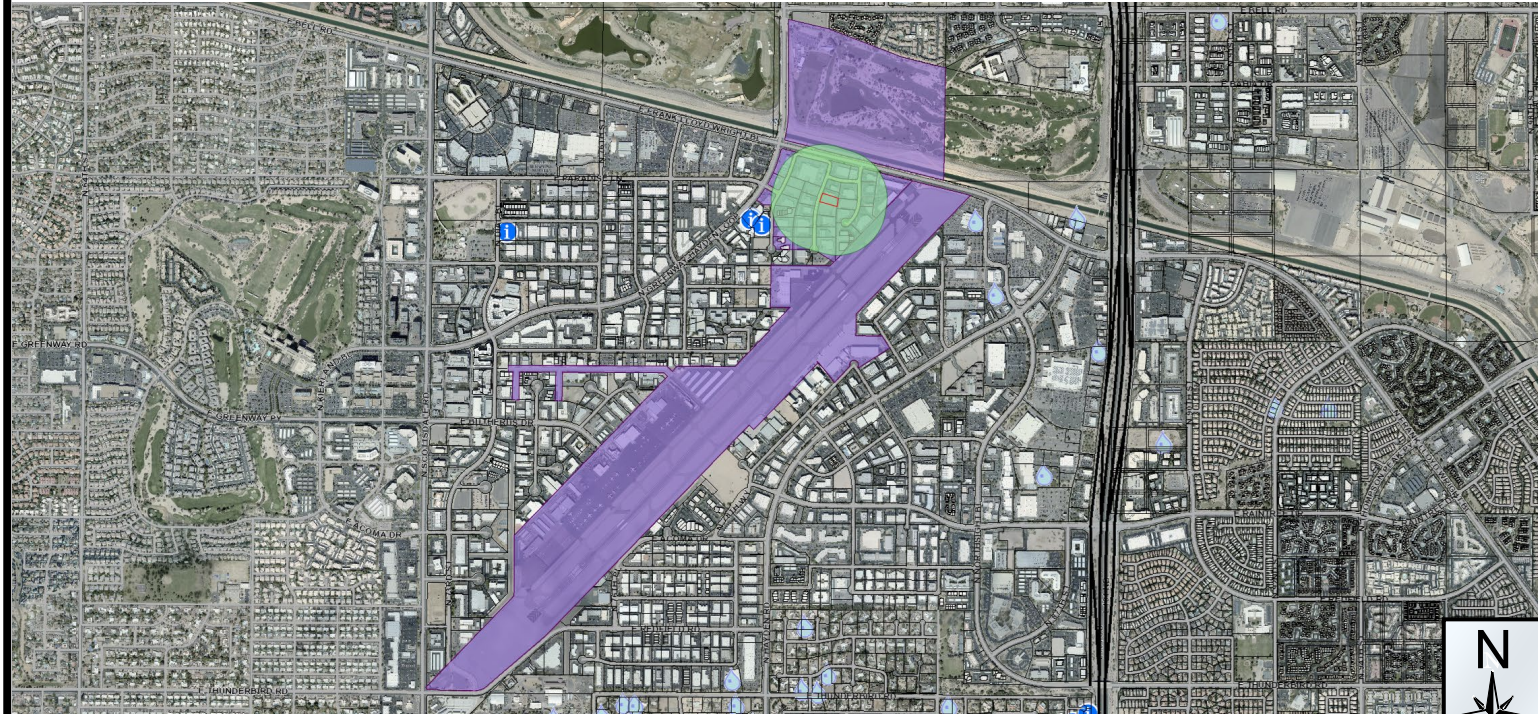
7-UP-2021

ATTACHMENT #5



# City Notifications – Mailing List Selection Map

## Hangar / Office Building Use Permit



### Additional Notifications:

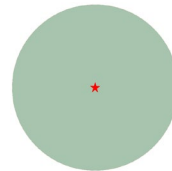
Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
March 16, 2020

### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 113

**7-UP-2021**