

Marked Agendas
Approved Minutes
Approved Reports

PLANNING COMMISSION REPORT



Meeting Date: September 25, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Aerohead Aviation Heliport 4-UP-2019

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a new Off-airport heliport on a +/- 1.7-acre site with Industrial Park (I-1) zoning located at 15570 N. 83rd Way.

Goal/Purpose of Request

The applicant's request is to obtain a Conditional Use Permit for a heliport at the existing hangar complex to allow for helicopter take-off and landing from the aircraft staging area adjacent to the taxilane.

Key Items for Consideration

- Conditional Use Permit Criteria
- The heliport will be located at an existing office/hangar development within the Scottsdale Airpark.
- The heliport proposal demonstrates compliance with Scottsdale's Airpark Rules and Regulations.

OWNER

Aerohead Aviation
602-230-1051

APPLICANT CONTACT

Jim Larson
Larson Associates Architects Inc
602-955-9929



LOCATION

15570 North 83rd Way

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment– Regional Use; the Employment – Regional Use land use designation permits a range of employment uses from light manufacturing to light industrial, office, and aviation related 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 subject property is zoned Industrial Park District (I-1). Uses such as aeronautical activities, professional offices, laboratories and manufacturing are permitted as principal uses. An off-airport heliport is allowed subject to Conditional Use Permit approval. The site plan which consists of office and warehouse for the subject site was approved by the Development Review Board originally in 1997 and recently updated to convert a portion of the building to hangar space.

Context

The subject property is located on the west side of North 83rd Way, directly adjacent to the airport property. Surrounding development consists of office and aviation related uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Airport, runway, zoned Industrial Park (I-1) district
- South: Office, zoned Industrial Park (I-1) district
- East: Office, zoned Industrial Park (I-1) district
- West: Airport, runway, zoned Industrial Park (I-1) district

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Airpark Character Area Plan

Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes siting a helipad location at the existing hanger development.

- Existing Use: Hangar
- Proposed Use: Hanger w/ heliport
- Parcel Size: 127,368 square feet (2.92 acres)
- Building Height Allowed: 52 feet
- Building Height Proposed: 40 feet (existing)
- Parking Required: 57 spaces
- Parking Provided: 61 spaces (existing)
- Open Space Required: 11,229 square feet
- Open Space Provided: 19,350 square feet (existing)
- Floor Area: 50,401 square feet (existing)

IMPACT ANALYSIS

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 is in review of the submitted application.

Traffic

There are three (3) existing driveways serving the site which provide access onto North 83rd Way. The proposed heliport is within an existing 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 nearest fire station is located less than one mile from this site within the Scottsdale Airport (Station No. 9). The subject property is located within Police Patrol District 3. 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 designed for aviation activities. The heliport is located on an existing concrete staging area; in addition to the concrete material, the facility owner and operator are required to keep the area free of dust. Therefore, the amount of dust to be generated by the helicopter activities will be minimal. 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 will be used 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 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 surrounding existing aviation, office and warehouse uses.**

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

Surrounding property owners within 750 feet have been notified. The department has received one email from a resident near the airport with concerns regarding increase in number of helicopter landings/takeoffs from the airport area. This has been included in Attachment #5.

Community Impact

The heliport will be operating on the existing aircraft staging area; 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

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 Off-airport heliport, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

9/13/19

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

9/16/19

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/17/19

Date

ATTACHMENTS

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



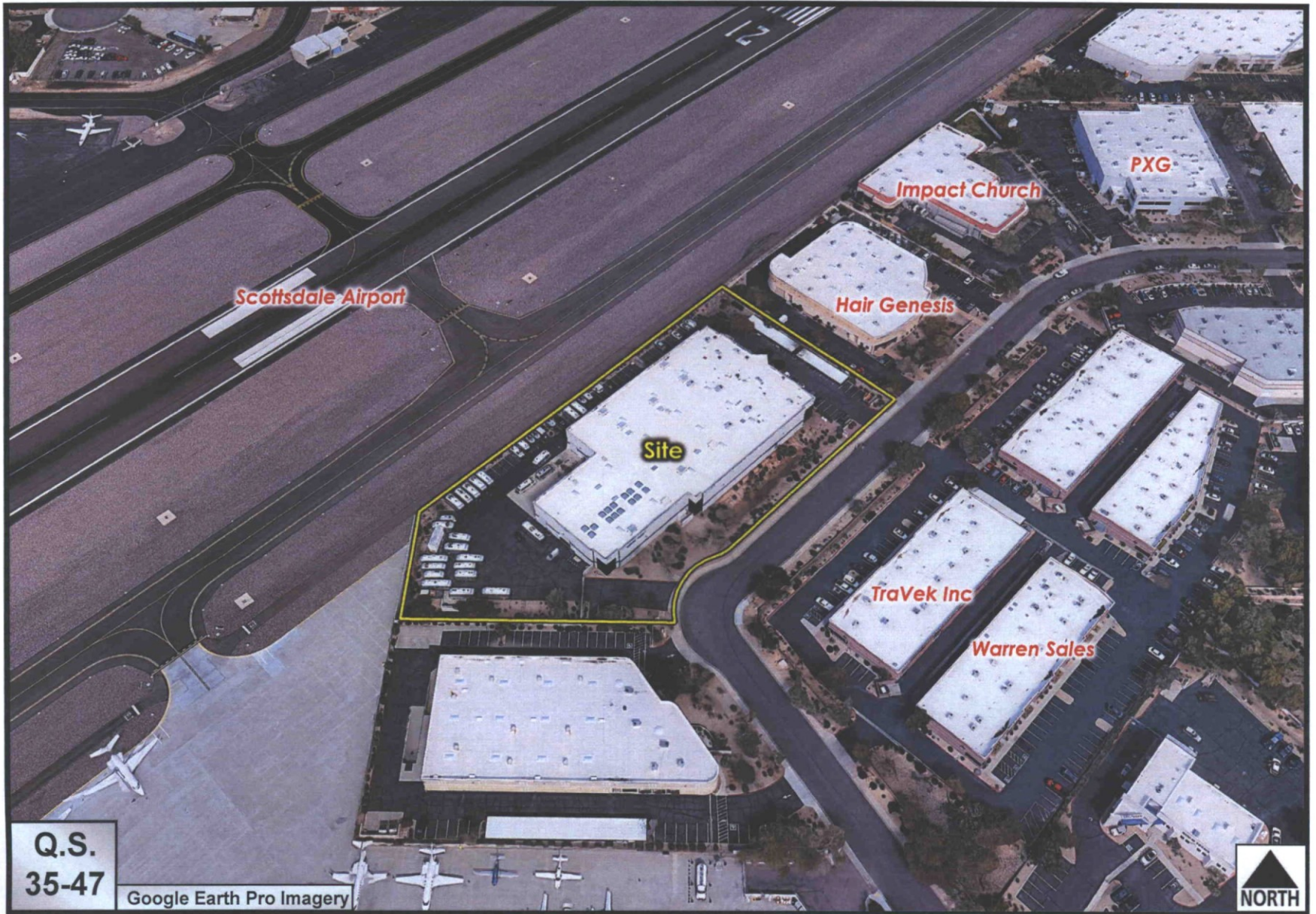
Q.S.
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Google Earth Pro Imagery



Context Aerial

4-UP-2019



Q.S.
35-47

Google Earth Pro Imagery



Close-up Aerial

4-UP-2019

ATTACHMENT 1A

Stipulations for the Conditional Use Permit
For an Off-airport Heliport
Aerohead Aviation Heliport
Case Number: 4-UP-2019

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 Larson Associates Architects, Inc. with the city staff date of 6/19/19, attached as Exhibit A to Attachment 2. 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.

GENERAL NOTES:

1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDEMNIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES AN SP12A

PROJECT DATA

BUILDING AREA (UNCHANGED):
 OFFICE: 9,049 SF.
 HANGAR: 28,266 SF.
 FURNITURE SALES: 13,084 SF.
 TOTAL: 50,401 SF.
 NET LOT AREA: 126,035 SF.
 FLOOR AREA RATIO (F.A.R.):
 50,401 / 126,035 = 39.98%

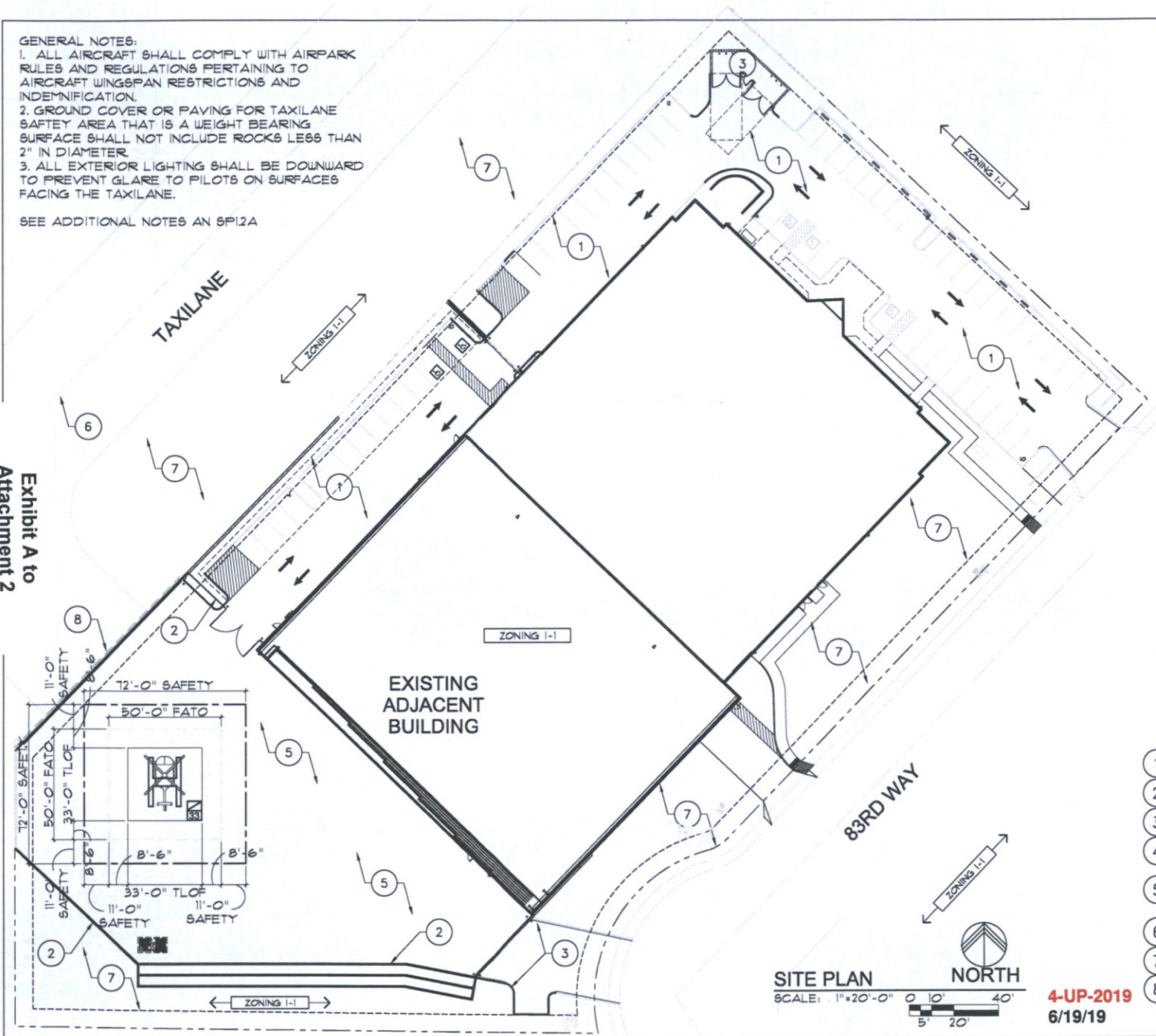
USABLE STAGING AREA (UNCHANGED):
 23,924 SF.

TOTAL OPEN SPACE (UNCHANGED):
 19,350 SF.

PARKING IS UNCHANGED
 (CALCULATIONS ARE FOR REFERENCE ONLY)

REQUIRED:
 OFFICE AREA: 9,049 / 300 = 30.2
 FURNITURE SALES AREA:
 13,084 / 500 = 26.2 TOTAL
 SPACES REQUIRED = 56.4
 TOTAL SPACES PROVIDED = 61
 INCLUDES 2 INTERIOR SPACES
 3 H.C. ACCESSIBLE
 2 VAN ACCESSIBLE

Exhibit A to
Attachment 2



SITE PLAN KEYNOTES

- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS

SITE PLAN
 SCALE: 1"=20'-0"
 0 10' 40'
 5' 20'

4-UP-2019
6/19/19

Lairson Associates Architects, Inc.
 3807 North 24th Street, Suite 100
 Phoenix, AZ 85016
 602.955.9929 602.954.7790 FAX
 design@lairsonarchitects.com



AEROHEAD AVIATION, INC - HELIPORT
 19510 NORTH 83RD WAY
 SCOTTSDALE, ARIZONA 85260
 A/FN 21B-48-COT 4 21B-48-C08



Revisions

 Date: 1/10/2019
 Project Number:
 Drawing No:
SP1.1



**Use Permit Narrative
Aerohead Aviation Heliport
15570 N. 83rd Way
Scottsdale, AZ 85260**

This Use Permit Application seeks permission for a heliport in the most appropriate location possible; at the Scottsdale Airport. Aerohead Aviation, Inc. is seeking permission for a heliport at the existing development on the west side of 83rd Way adjacent to the Scottsdale Airport and within the Scottsdale Airpark. The noise associated with the heliport is not excessive relative to the noise associated with the aircraft and neighboring helicopters currently operating within the airpark. The proposed location of the heliport is on the planned aircraft staging area, an existing paved area that will not allow for vibration to be transferred from the helicopter to the adjacent buildings. There will be no smoke, odor, heat, glare, fumes or electrical interference as a result of this use and the conditions on site and in the area will be unaffected by adding a helicopter use to the airport setting. Further, dust controls are already in place on the site in the form of enhanced landscape areas with large scale gravel that eliminates any dust stirred up by the operation of airplanes and helicopters. The helicopter will be stored within the existing aircraft hangars on the site.

The building on site is a 50,401 square foot aircraft hangar with other mixed uses on the far side of the building. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

The configuration of the proposed heliport in relation to the existing building complex protects pedestrian and vehicular traffic on 83rd Way. The properties to the north, south and west share the existing taxi-lane and associated aircraft traffic. The operations of the heliport will have minimal differences to these properties from the existing operations of the jet aircraft operating procedures.

Aerohead Aviation, Inc. has permits and agreements for aircraft storage, airpark access, and self fueling operations in compliance with Chapter Five – Aviation of the Scottsdale Revised Code. Permits from the Airport Authority Commission and Federal Aviation Administration for the heliport have been applied for at this time.

The Planning Commission and Council should find that this Conditional Use Permit request meets all of the requirements set forth in the City of Scottsdale Zoning Ordinance Section 1.401. Section 1.401 states that the Commission and Council must find 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.

As described above, the Applicant has taken actions to eliminate all dust and vibration issues that would potentially be associated with such use. Further, there is no smoke, odor or illumination issue associated with this request. Finally, the noise associated with the helicopter use is consistent with the surrounding helicopter and airplane uses and does not constitute a nuisance and causes no damage to any property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The approval of this Conditional Use Permit will not create increased traffic to the site or the area.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

A helicopter use is absolutely compatible with the adjacent airport. There are currently other helicopter uses and there are numerous aeronautical uses that are compatible with the helicopter use surrounding this property. There is no better place in the entire City for the requested use.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

There are no additional criteria identified in Section 1.403 that are applicable to this particular use.



Q.S.
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Google Earth Pro Imagery



Zoning Aerial

ATTACHMENT 4

4-UP-2019



**Public Participation Plan
Aerohead Aviation Heliport
15570 N. 83rd Way
APN: 215-48-008
Scottsdale, AZ 85260**

**Prepared By: Larson Associates Architects, Inc.
Date: 11 March 2019**

**Public Participation Plan
Aerohead Aviation Heliport
15570 N. 83rd Way
APN: 215-48-008
Scottsdale, AZ 85260**

DATE: 11 March 2019

Purpose: The purpose of this Public Participation Plan is to relate to the City of Scottsdale the communications between the Owner and Design Team to the citizens and property owners in the vicinity of the site of an application for the new Aerohead Aviation Heliport. This site is located at 15570 N. 83rd Way, within the Scottsdale Airpark. This report demonstrates that those affected by this application have had an adequate opportunity to learn about and comment on the proposal.

Notification Process: All property owners within 750 feet of the propose heliport property, HOAs within 750 feet of the propose heliport property, individuals on the standard Scottsdale notification list and the assigned City Planner have been notified of the Use Permit requires via first class mail via the United States Postal Service. The Design Team will keep a log of any contact from concerned or interested individuals for inclusion in the final report.

Attachments:

1. Neighboring Property Owners Mailing List
2. Maricopa County Assessor's Map with 750' buffer indication
3. Letter, Narrative and plans included in the notification letters

Owner and Design Team Contact:

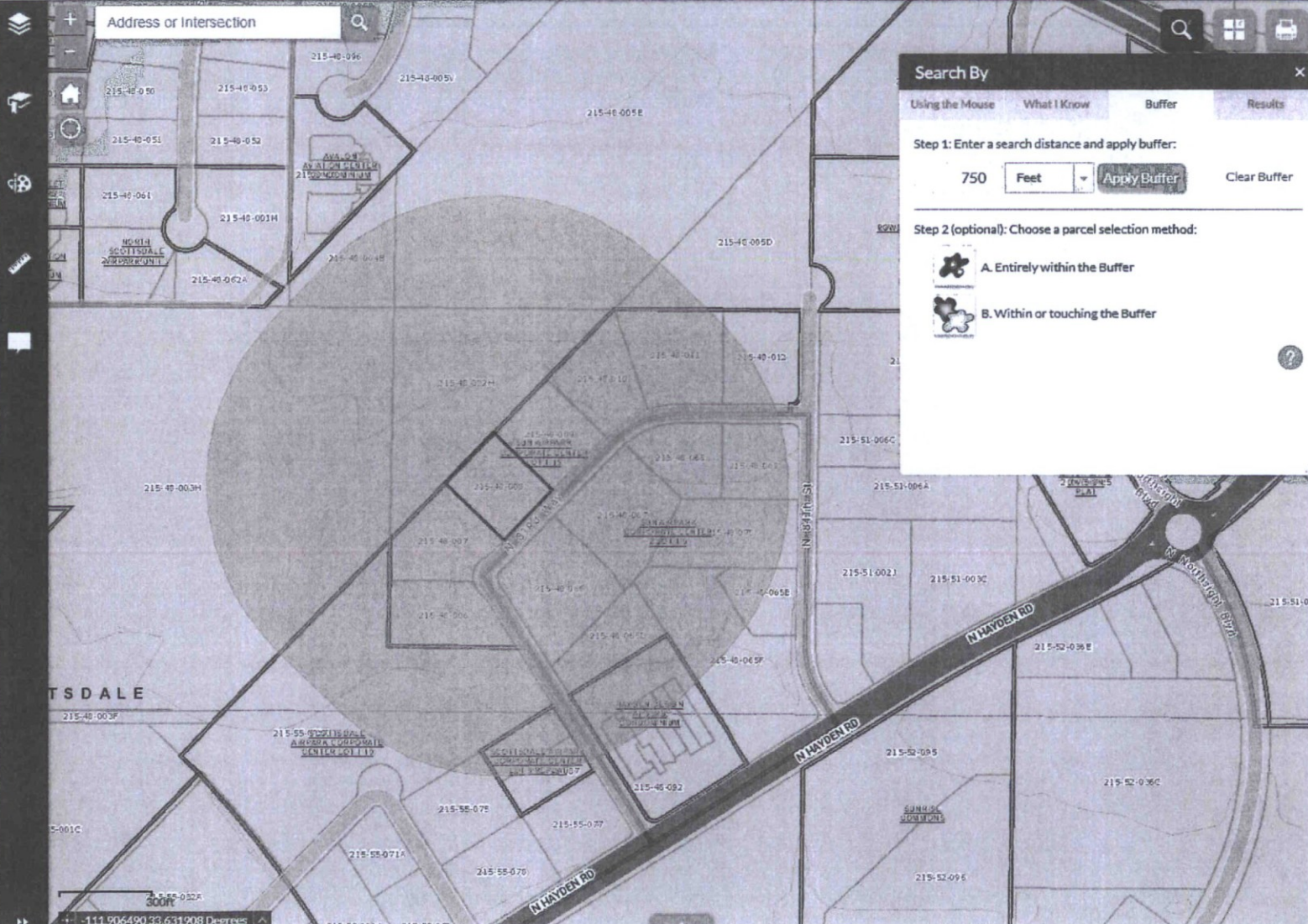
Larson Associates Architects, Inc.
Lance Meinhold
3807 N. 24th Street, #100
Phoenix, AZ 85016
e-mail: lmeinhold@larson-architects.com

Neighboring Property Owner Mailing List

APN	Name	Mailing Address	City	State	ZIP Code
215-48-001E, 215-48-00H, 215-48-003F, 215-48-003H, 215-48-004B, 215-48-005E, 215-55-072C	SCOTTSDALE CITY OF	7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251
215-48-005D	84TH STREET INDUSTRIAL LLC	15750 N NORTHSIGHT BLVD	SCOTTSDALE	AZ	85284
215-48-006	LES AND NSS IRREVOCABLE TRUST	2877 PARADISE RD 2804	LAS VEGAS	NV	89109
215-48-007, 215-48-008	TWOMEY LAWRENCE E/EZZELL PETER/BALFOUR DAVID	2907 SHELTER ISLAND DR SUITE 105-263	SAN DIEGO	CA	92016
215-48-009	BCO 83 LLC	8711 E PINNACLE PEAK RD #282	SCOTTSDALE PARADISE	AZ	85255
215-48-010	SCOTTSDALE TRAINING FACILITY PARTNERS LLC	5350 N PALO CRISI RD	VALLEY	AZ	85253
215-48-011	15690 N 83RD WAY LLC	15690 N 83RD WAY	SCOTTSDALE	AZ	85260
215-48-012	T AND B PROPERTIES OF ARIZONA LLC	15730 N 83RD WY	SCOTTSDALE	AZ	85260
215-48-065D	L & R REAL ESTATE HOLDINGS LLC	14950 N 83RD PL STE 4	SCOTTSDALE	AZ	85260
215-48-065E	DKSLGE LLC	15170 N HAYDEN RD STE 6B	SCOTTSDALE	AZ	85260
215-48-065F	CARMAX AUTO SUPERSTORES WEST COAST INC	12800 TUCKAHOE CREEK PKWY	RICHMOND	VA	23238
215-48-066, 215-48-067	K2H AIRPARK LLC	348-1917 W 4TH AVE	VANCOUVER	BC	V6J1M7
215-48-068	15695 N 83RD WAY LLC	15475 N 84TH ST	SCOTTSDALE	AZ	85260
215-48-069	BPT LLC	4350 E CAMELBACK RD STE E 200	PHOENIX	AZ	85018
215-48-070	TEYTON LLC	1006 SEGOVIA CIR	PLACENTIA	CA	92870

Lance Meinhold – Larson Associates Architects – 3807 N. 24th Street – Suite 100 – Phoenix AZ 85016 – 602-955-9929 – lmeinhold@larson-architects.com

215-48-086, 215-48-087, 215-48-089	HAYDEN 115 LLC	2944 N 44TH ST SUITE 250 15770 N GREENWAY-HAYDEN LOOP NO 102	PHOENIX	AZ	85018
215-48-088	LEVINSON INVESTMENT PROPERTIES LLC	15330 N HAYDEN RD 120	SCOTTSDALE	AZ	85260
215-48-090	STARFISH ENTERPRISES LLC	15330 N HAYDEN RD STE 125	SCOTTSDALE	AZ	85260
215-48-091	83RD WAY VENTURES LLC	130 SO PRIEST DR	TEMPE	AZ	85281
215-48-092	L G E CORPORATION				
215-55- 071A	VOLO HOLDINGS LLC	15270 N 83RD PL STE 200	SCOTTSDALE	AZ	85260
215-55-075	15275 N 83RD PLACE LLC	15475 N 84TH ST	SCOTTSDALE	AZ	85260
215-55-077	MTM INVESTMENTS L L C	15320 N HAYDEN RD	SCOTTSDALE	AZ	85260
215-55-086	ARIZONA DESIGN LLC	15354 N 83RD WAY STE 102	SCOTTSDALE	AZ	85260
215-55-087	LEGERE BUILDING LLC	10108 E TOPAZ	SCOTTSDALE	AZ	85258
Planner	City of Scottsdale; Attn:	3939 N. DRINKWATER BLVD	SCOTTSDALE	AZ	85251



The logo for Larson Associates Architects, Inc. features the word "Larson" in a white, sans-serif font, centered within a solid red square.

Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016

11 March 2019

In regards to: Aerohead Aviation Hangar Use Permit

To Whom It May Concern,

Aerohead Aviation is requesting a use permit for a heliport at their operations at 15570 N. 83rd Way in the I-1 zoned area of the Scottsdale Airpark. This use permit is to allow them to take off and land their helicopter from the aircraft staging area adjacent to the taxi-lane. The new use permit is being sought for both safety and convenience reasons. The heliport will be a 33' x 33' (1,089 SF) area on Aerohead's private staging area, part of their 126,035 SF lot. The included narrative and site plan further describe the request. Please contact Larson Associates Architects, Inc. with any questions. If you prefer you may contact the City of Scottsdale Planner, Bryan Cluff, at bcluff@scottsdaleaz.gov or 480-312-2258. Please reference project address of 15570 N. 83rd Way.

Sincerely yours,

Lance A. Meinhold

Larson Associates Architects, Inc.

3807 N. 24th Street

Suite #100

Phoenix, AZ 85016

lmeinhold@larson-architects.com

602-955-9929

**Use Permit Narrative
Aerohead Aviation Heliport
15570 N. 83rd Way
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The building on site is a 50,401 square foot aircraft hangar with other mixed uses on the far side of the building. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

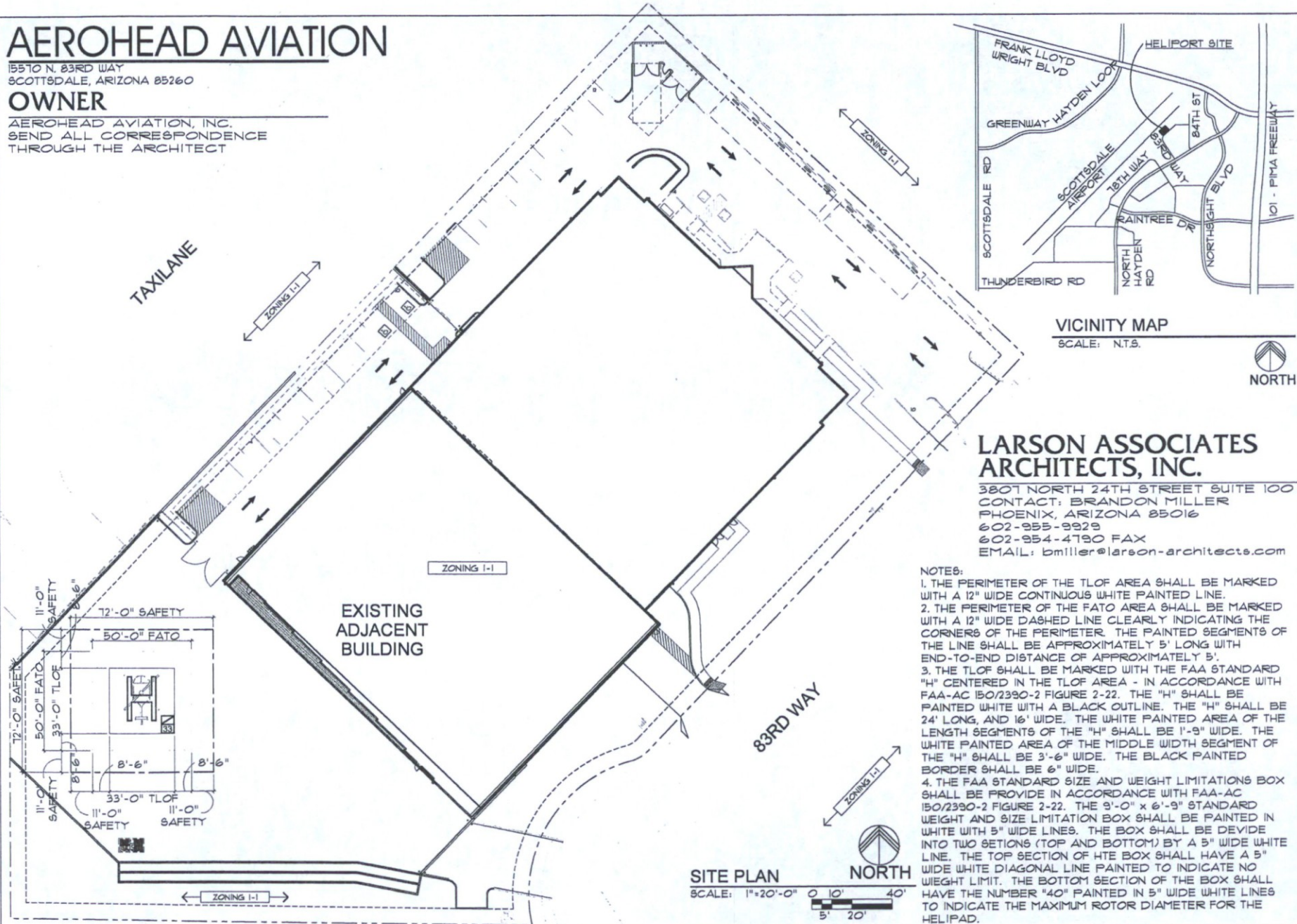
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AEROHEAD AVIATION

15510 N. 83RD WAY
SCOTTSDALE, ARIZONA 85260

OWNER

AEROHEAD AVIATION, INC.
SEND ALL CORRESPONDENCE
THROUGH THE ARCHITECT



VICINITY MAP
SCALE: N.T.S.



LARSON ASSOCIATES ARCHITECTS, INC.

3801 NORTH 24TH STREET SUITE 100
CONTACT: BRANDON MILLER
PHOENIX, ARIZONA 85016
602-955-9929
602-954-4790 FAX
EMAIL: bmill@larson-architects.com

- NOTES:
1. THE PERIMETER OF THE TLOF AREA SHALL BE MARKED WITH A 12" WIDE CONTINUOUS WHITE PAINTED LINE.
 2. THE PERIMETER OF THE FATO AREA SHALL BE MARKED WITH A 12" WIDE DASHED LINE CLEARLY INDICATING THE CORNERS OF THE PERIMETER. THE PAINTED SEGMENTS OF THE LINE SHALL BE APPROXIMATELY 5' LONG WITH END-TO-END DISTANCE OF APPROXIMATELY 5'.
 3. THE TLOF SHALL BE MARKED WITH THE FAA STANDARD "H" CENTERED IN THE TLOF AREA - IN ACCORDANCE WITH FAA-AC 150/2390-2 FIGURE 2-22. THE "H" SHALL BE PAINTED WHITE WITH A BLACK OUTLINE. THE "H" SHALL BE 24' LONG, AND 16' WIDE. THE WHITE PAINTED AREA OF THE LENGTH SEGMENTS OF THE "H" SHALL BE 1'-9" WIDE. THE WHITE PAINTED AREA OF THE MIDDLE WIDTH SEGMENT OF THE "H" SHALL BE 3'-6" WIDE. THE BLACK PAINTED BORDER SHALL BE 6" WIDE.
 4. THE FAA STANDARD SIZE AND WEIGHT LIMITATIONS BOX SHALL BE PROVIDED IN ACCORDANCE WITH FAA-AC 150/2390-2 FIGURE 2-22. THE 9'-0" x 6'-9" STANDARD WEIGHT AND SIZE LIMITATION BOX SHALL BE PAINTED IN WHITE WITH 5" WIDE LINES. THE BOX SHALL BE DIVIDE INTO TWO SECTIONS (TOP AND BOTTOM) BY A 5" WIDE WHITE LINE. THE TOP SECTION OF THE BOX SHALL HAVE A 5" WIDE WHITE DIAGONAL LINE PAINTED TO INDICATE NO WEIGHT LIMIT. THE BOTTOM SECTION OF THE BOX SHALL HAVE THE NUMBER "40" PAINTED IN 5" WIDE WHITE LINES TO INDICATE THE MAXIMUM ROTOR DIAMETER FOR THE HELIPAD.

SITE PLAN
SCALE: 1"=20'-0" 0 10' 40'
5' 20'

Larson Associates Architects, Inc.
3801 North 24th Street, Suite 100
Phoenix, AZ 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com



AEROHEAD AVIATION, INC - HELIPORT
15510 NORTH 83RD WAY
SCOTTSDALE, ARIZONA 85260
AFN 215-48-001 4 215-48-008

Mar 22 2019
Drawing Name:
SITE PLAN

Revisions
Date: 7/10/2019
Project Number
Drawing No:
SP1.0

Perone, Steve

From: richard@bmt-law.com
Sent: Monday, July 01, 2019 1:39 PM
To: Perone, Steve
Subject: 4-UP-2019 - noise pollution and nuisance to residential properties located to the south

⚠EXTERNAL Email with links or attachments. Please use caution!



My family and I live at 8441 E. Charter Oak Drive, just south of the airport. We moved from DC Ranch 3 years ago to get out of the flight path of planes at Scottsdale Airport. But we recently have seen increasing number of helicopters flying directly over our neighborhood at extremely low levels creating noise nuisance. We are concerned that there is no estimate of, or limit as to, the number of take offs and landings expected or permitted at the helipad. -- sent by Richard Traulsen (case# 4-UP-2019)



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City Notifications – Mailing List Selection Map



Additional Notifications:

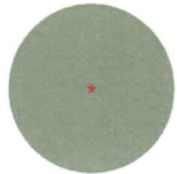
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
June 19, 2019

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 101

4-UP-2019