

PLANNING COMMISSION REPORT



Meeting Date: May 10, 2023
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Key Essentials Hangar Heliport 1-UP-2023

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a heliport as part of a new aircraft hangar, located at 16060 N. 82nd St. with Industrial Park (I-1) zoning.

Goal/Purpose of Request

The applicant's request is for approval of a Conditional Use Permit for a heliport use to allow a helicopter to take-off and land from the aircraft staging area associated with the proposed hangar and office building.

Key Items for Consideration

- Conditional Use Permit Criteria
- The heliport and new hangar are located along a taxilane in the Scottsdale Airport vicinity
- The heliport demonstrates compliance with the Scottsdale's Airpark Rules and Regulations
- The required Federal Aviation Administration (FAA) Form 7480-1 has been accepted by the FAA
- Development Review Board will review the hangar site and building design on May 18th, 2023 (41-DR-2022)

OWNER

Key Essentails, LLC (Jason Crandall)
(404) 558-8349

APPLICANT CONTACT

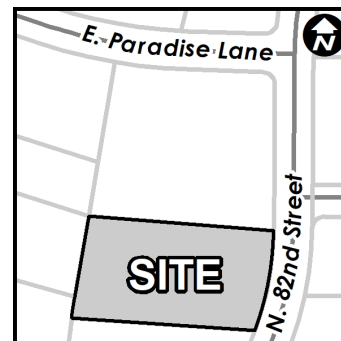
John S. Szafran
DPA Architects, Inc. (John S. Szafran)

Action Taken _____

(480) 941-4222

LOCATION

16060 N 82nd Street



BACKGROUND

General Plan

The City of Scottsdale General Plan 2035 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. Heliports are allowed with City Council approval of a Conditional Use Permit (CUP).

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 82nd Street, south of East Paradise Lane. A Development Review Board (DRB) case for an airplane hangar/office complex was approved in 2001 (61-DR-2001), however it was never constructed, and has expired. Consequently, the subject parcel has been vacant since annexation.

Adjacent Uses and Zoning

- North: Industrial/Warehouse building, zoned I-1
- South: Hangar, zoned I-1
- East: Industrial/Manufacturing, zoned I-1
- West: Office/Hangar building (with heliport), zoned I-1

Other Related Policies, References:

- Scottsdale General Plan 2035, as amended
- 2010 Greater Airpark Character Area Plan
- Zoning Ordinance
- 41-DR-2022

APPLICANT’S PROPOSAL

Development Information

The applicant’s request is for approval of a Conditional use Permit for a heliport to allow a private helicopter to take-off and land from the aircraft staging area associated with the proposed hangar and office building. The proposed heliport will be located within the aircraft staging area on the west side of the hangar building, adjacent to the taxilane easement.

- Existing Use: Vacant Parcel
- Proposed Use: Hangar, Office, and Heliport
- Buildings/Description: Office Area: 2,974 square feet
Hangar Area: 10,529 square feet
Total Building Area: 13,683 square feet
- Parcel Size: 1.07 Net Acres/1.19 Gross Acres
- Building Height Allowed: 52 feet, exclusive of mechanical equipment
- Building Height Proposed: 40 feet, inclusive of mechanical equipment
- Parking Required: 10 spaces
- Parking Provided: 10 spaces
- Open Space Required: 5,454 square feet
- Open Space Provided: 7,963 square feet
- Floor Area Allowed: 0.8
- Floor Area Proposed: 0.29

IMPACT ANALYSIS

Airport Vicinity

Pursuant to Federal Statutes Title 14 Part 157, private individuals and organizations proposing construction or alterations must submit 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.

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.
 - The heliport is located on a concrete staging area that is required to be maintained as a dust free area. The takeoffs and landings of the helicopter will likely generate noise, vibrations and minimal dust. The proposed heliport is required by the FAA to be in compliance with all navigation safety requirements. As such, 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 hangar with heliport is privately owned, with no increase in vehicular traffic volume anticipated resulting from the helicopter operations. The proposed heliport will not change the character of aviation or vehicular traffic in the area.
- 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, light industrial, offices, and warehouses.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for heliports as identified in Zoning Ordinance Section 1.403., including:
 - There are no additional conditions related to heliport uses in Section 1.403 of the Zoning Ordinance.

Traffic

There are two proposed driveways off North 82nd 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.

Fire/Police

The subject site is located less than one mile from Fire Station No. 609 at 14970 North 78th 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.

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 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 to make a recommendation to City Council for approval of the Conditional Use Permit for Key Essentials Heliport, per the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services
Aviation

STAFF CONTACT(S)

Casey Steinke
Planner
480-312-2611
E-mail: csteinke@ScottsdaleAZ.gov

Sarah Ferrara
Aviation Planning and Outreach Coordinator
480-312-8482
E-mail: sfer@scottsdaleaz.gov

APPROVED BY



Casey Steinke, Report Author

4/18/23

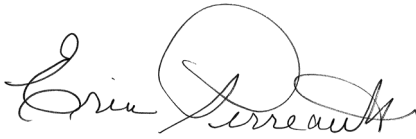
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

4/25/2023

Date



Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

04/27/2023

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 12813
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit #2: Site Plan
3. Applicant's Narrative
4. Zoning Map
5. City Notification Map



Context Aerial

1-UP-2023

RESOLUTION NO. 12813

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A NEW HELIPORT ON A +/- 1.08-ACRE SITE WITH INDUSTRIAL PARK (I-1) ZONING LOCATED AT 16060 N. 82ND STREET.

WHEREAS, the Planning Commission held a public hearing on May 10, 2023;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic; and
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Section 2. That a description of the conditional use permit is set forth in Case No. 1-UP-2023. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2023.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

1-UP-2023

**Stipulations for the Conditional Use Permit
For an Off-airport Heliport
Key Essentials Hangar Heliport
Case Number: 1-UP-2023**

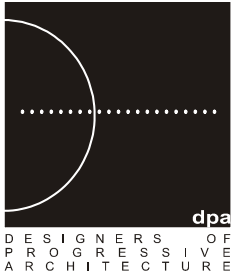
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by DPA and with the city staff date of 2/21/23, 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 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.



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

Key Essentials – Hangar / Office Building

16060 N 82nd Street
Scottsdale AZ, 85260

03 February 2023

Summary:

Key Essentials, LLC. seeks to develop an aircraft hangar with accessory office area on a 1.08 acre parcel of land within the City of Scottsdale Municipal Airport.

The proposed Hangar / Office Building of 16060 N 82nd Street will house a CJ4 aircraft as well as an MD500 Helicopter while providing a home base for the staff of Key Essentials, LLC. The site will include new parking, landscape, retention areas and a heliport landing area.

Architecturally, the exterior of the structure will be of Tilt and Cast-In-Place Concrete construction with reveal lines and exposed steel members spanning the interior to support the roof. The one (1) story interior office construction will be of typical metal stud framing. The Hangar will have a 29' clear opening Higher Power Hydraulic 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.

CONDITIONAL USE PERMIT CRITERIA:

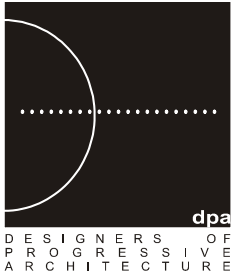
- **Describe how the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to the following factors:**
 - **Damage 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.

Q:\2022\22036 Crandall - Hangar in Scottsdale\Drawings_Submittal Archive\2023-02-03 - CUP Submittal #1\22036 - Project Narrative.doc



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

- **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.



Zoning Aerial

1-UP-2023

City Notifications – Mailing List Selection Map

Key Essentials Hangar / Office Building


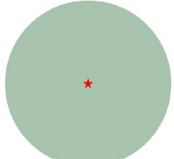


Additional Notifications:

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

Labels Pulled
March 14, 2023

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: **95**

1-UP-2023