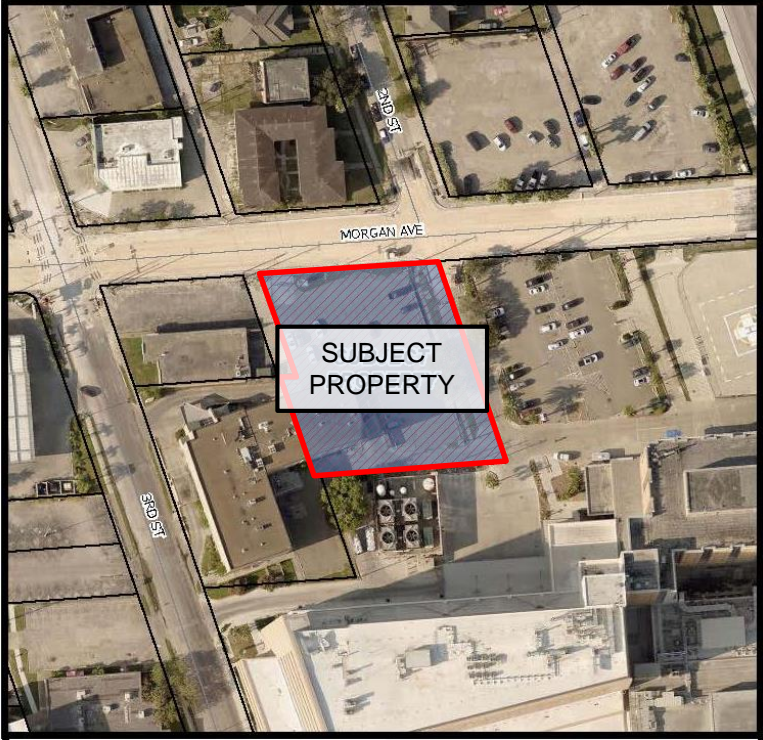


Zoning Case 0823-03



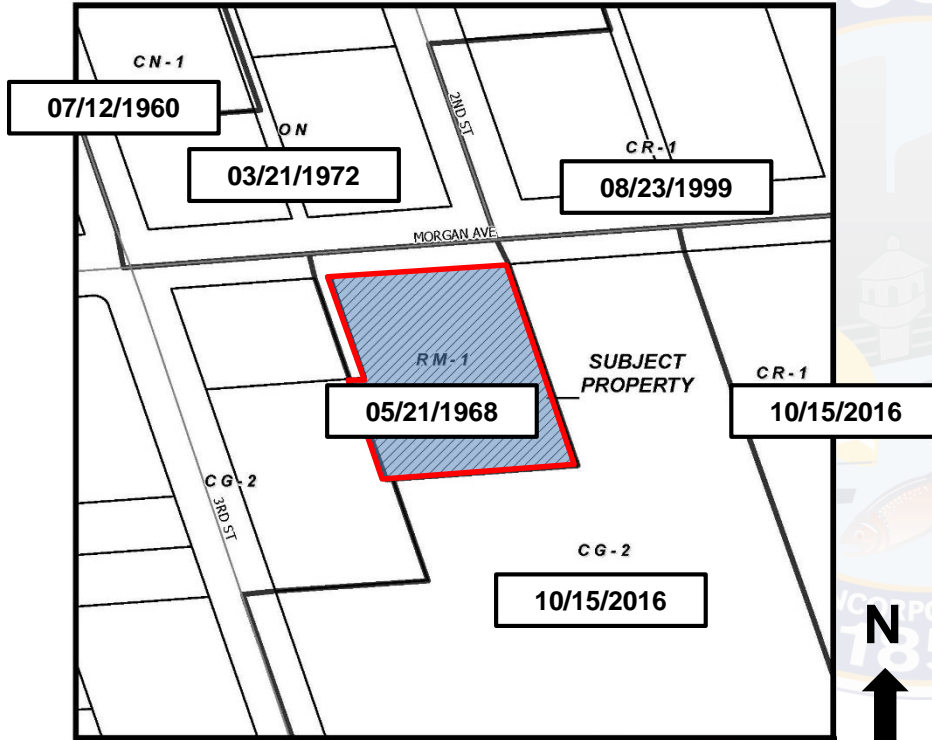
**Christus Spohn Health System Corp
District 1**

**Rezoning for a property at or near
1314 3rd Street**

**From the “RM-1/SP” Multi-Family District with a Special Permit
To the “CG-2” General Commercial District**



Zoning and Land Use



Proposed Use:

To allow for the relocation of an existing helipad and additional parking for staff and visitors.

Area Development Plan:

Southeast ADP (July 11, 1995)

Future Land Use Map:

Institutional

Existing Zoning:

"RM-1/SP" Multi-Family District with a Special Permit

Adjacent Land Uses:

- North: Medium-Density Residential (Zoned: ON)
- South: Public/Semi-Public (Zoned: CG-2/SP)
- East: Public/Semi-Public (Zoned: CG-2/SP)
- West: Public/Semi-Public Use and Vacant (Zoned: CG-2)

Public Notification

- 11 Notices mailed inside the 200-foot buffer
- 5 Notices mailed outside the 200-foot buffer

Notification Area

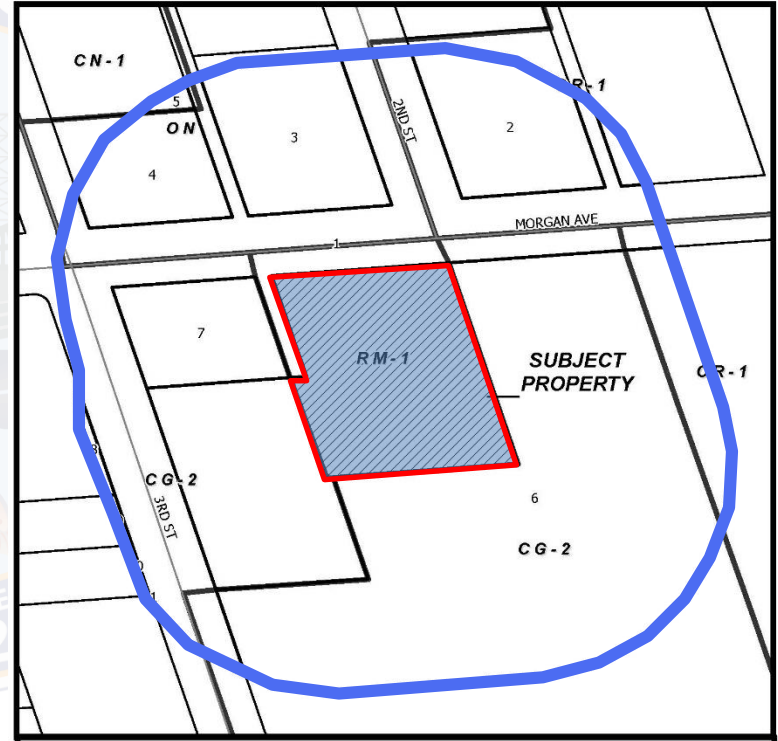


Opposed: 0 (0%)

Separate Opposed Owners

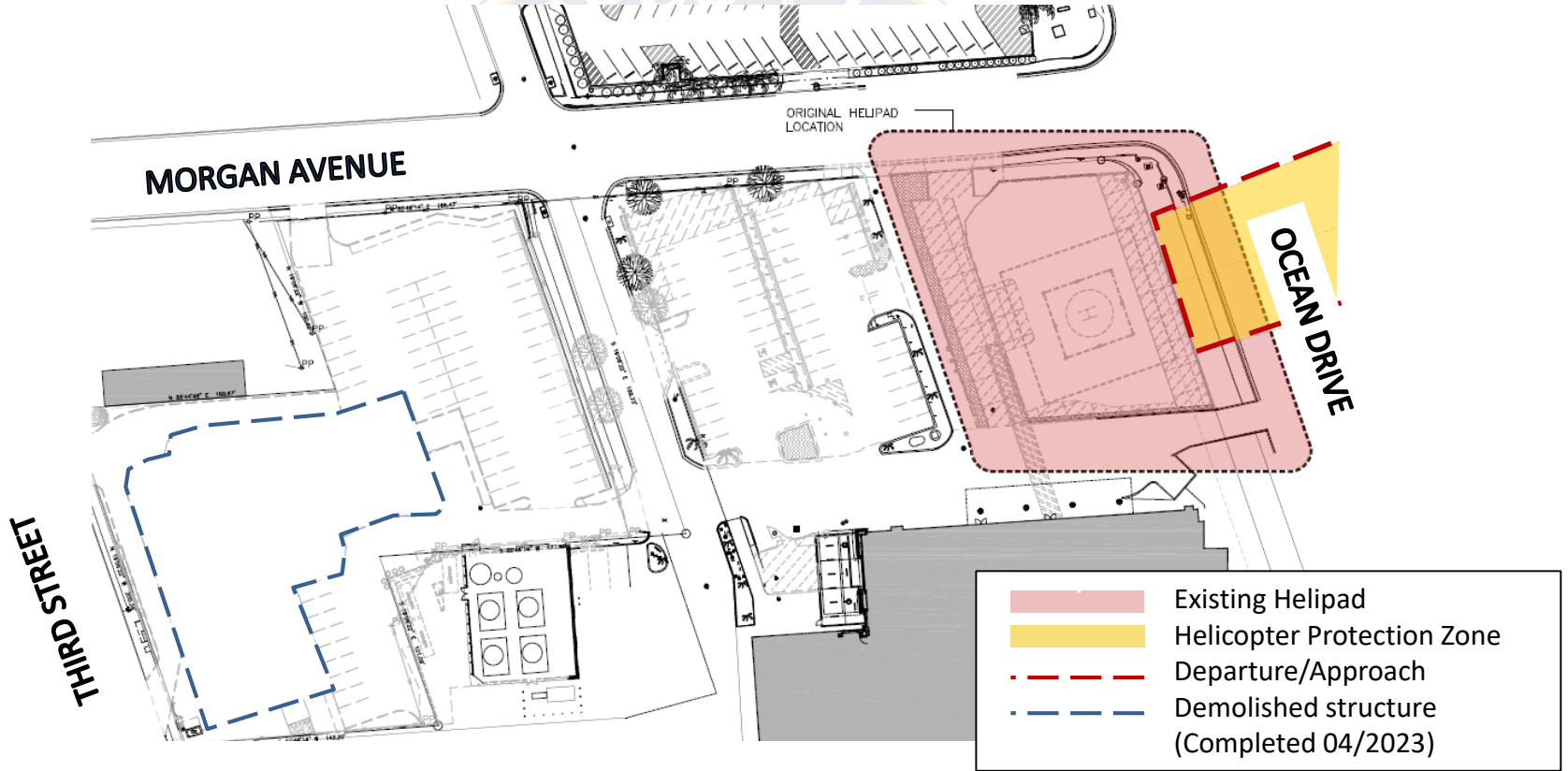


In Favor: 0 (0.00%)

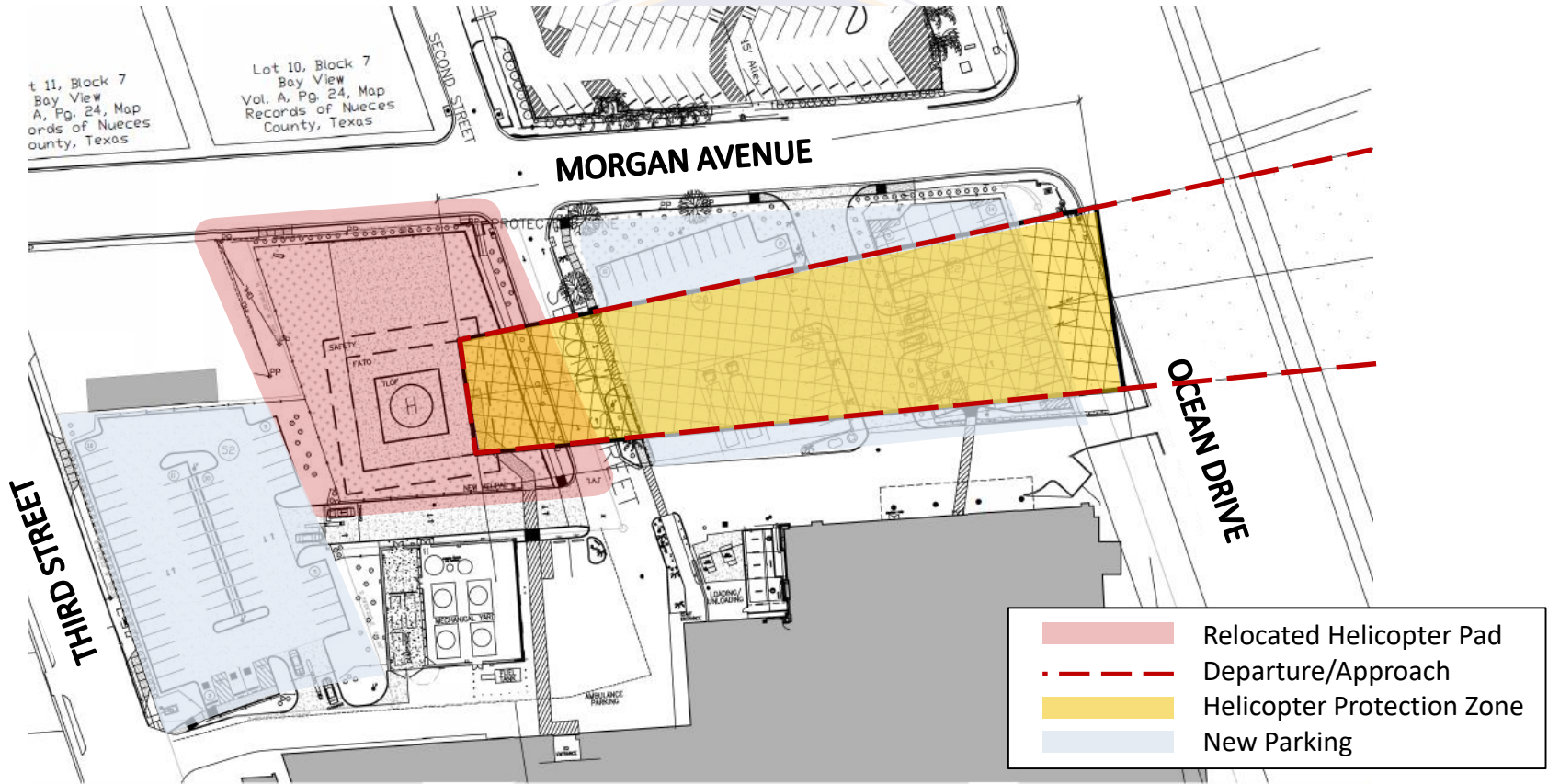


*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.

Existing Helipad Location and Approach



Proposed Helipad Location and Approach



Staff Analysis and Recommendation

- The proposed rezoning is consistent with broader elements of Plan CC and the FLUM.
- Hospitals are permitted within all neighborhood, general, and intensive commercial districts. The surrounding properties have been exposed to the hospital's helicopter operations since 2002.
- The UDC allows a helipad as an accessory to medical facility uses; and the applicant's request to relocate the existing pad has been deemed an appropriate request.
- In reviewing the applicant's request for the relocation of the pad to a denser area of the block, staff considered the adverse impacts the applicant's request may have on the surrounding properties, including:
 - The operational characteristic of the requested use.
 - The flight characteristic of the helicopter with regard to its ascent and descent patterns (approach/departure paths), and transitional surfaces within an urban area.
- The site plan indicates design standards that align with the FAA's (Federal Aviation Administration). The approach/departure path, transitional surfaces, and HPZ (Helicopter Protection Zone) are shown with their axis perpendicular to Ocean Drive and address the safety of people and protection of properties on the ground.
- Staff's opinion is that while the rezoning may have some adverse impacts, and with the helipad being essential to the hospital, the design standards used for the layout of the helipad brings the request closer to achieving consistency with Plan CC's recommendation for development patterns that contribute to high a quality of life.

PLANNING COMMISSION AND STAFF RECOMMENDATION: APPROVAL