

Item #5 C8-18-07 Hospital Helipads UDC Text Amendment

*Proposed code amendment to allow helipads as an accessory use
to major medical uses*

Planning Commission
Study Session
October 24, 2018

Current Regulation of Helipads

- Helipads are classified for land use purposes as a transportation service, air carrier
- This land use category is allowed only in I-2 industrial districts through a special exception to be approved by Mayor & Council



Major Medical Service

- Major medical service provides inpatient medical care which may also include outpatient service as an ancillary activity. Typical uses include hospitals, psychiatric hospitals, and detoxification centers.
- Major medical service is a permitted use in O-2, O-3, C-1, C-2, C-3, OCR-1, OCR-2, P-1, I-1, and I-2 zones



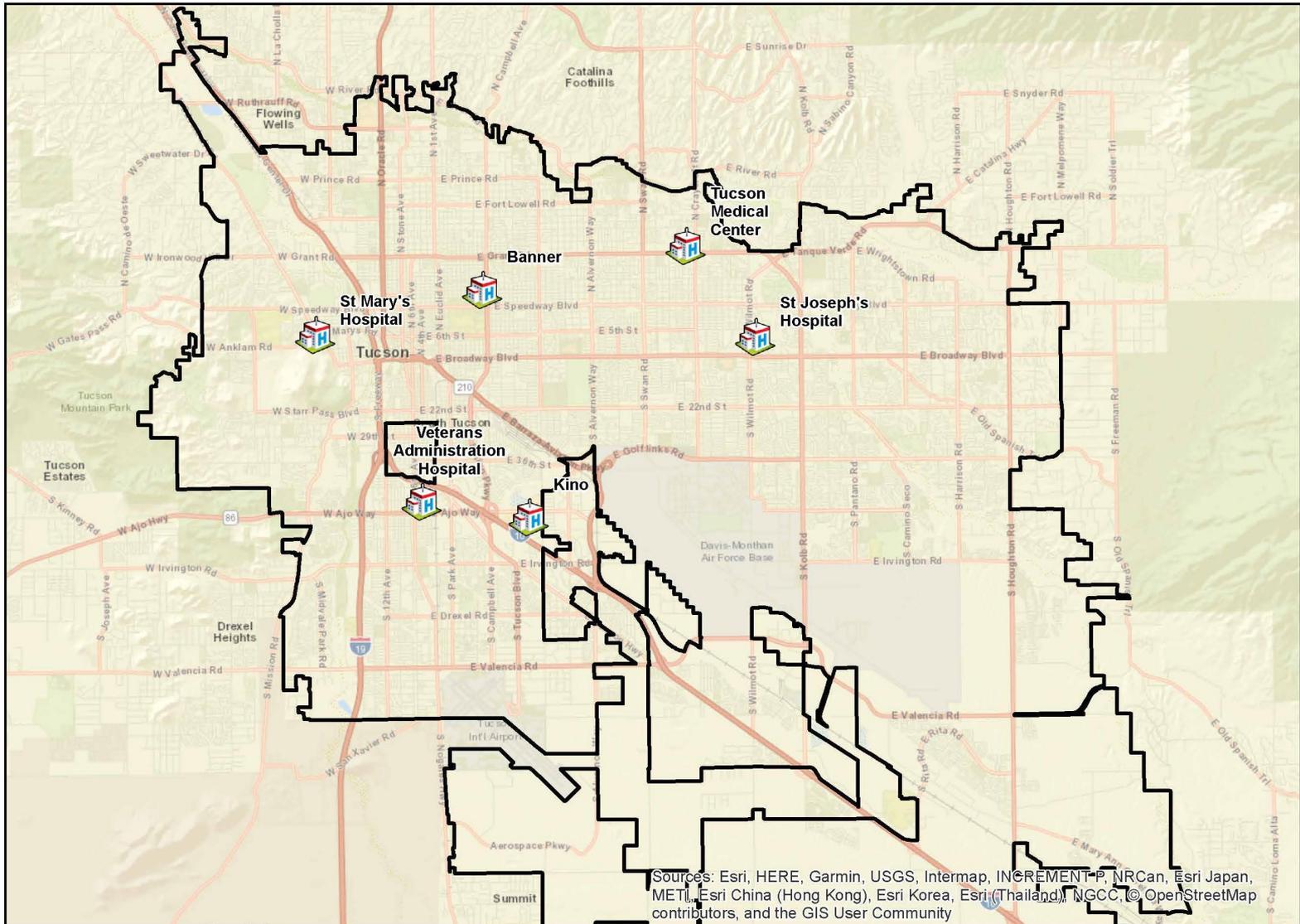
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Hospital Helipads

- Helicopters are often used to transport injured persons from the scene of an accident to a hospital and to transfer patients from one hospital to another
- Helipads can be located on the roof of a building or at ground level



Existing Hospital Helipads



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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Existing Hospital Helipads



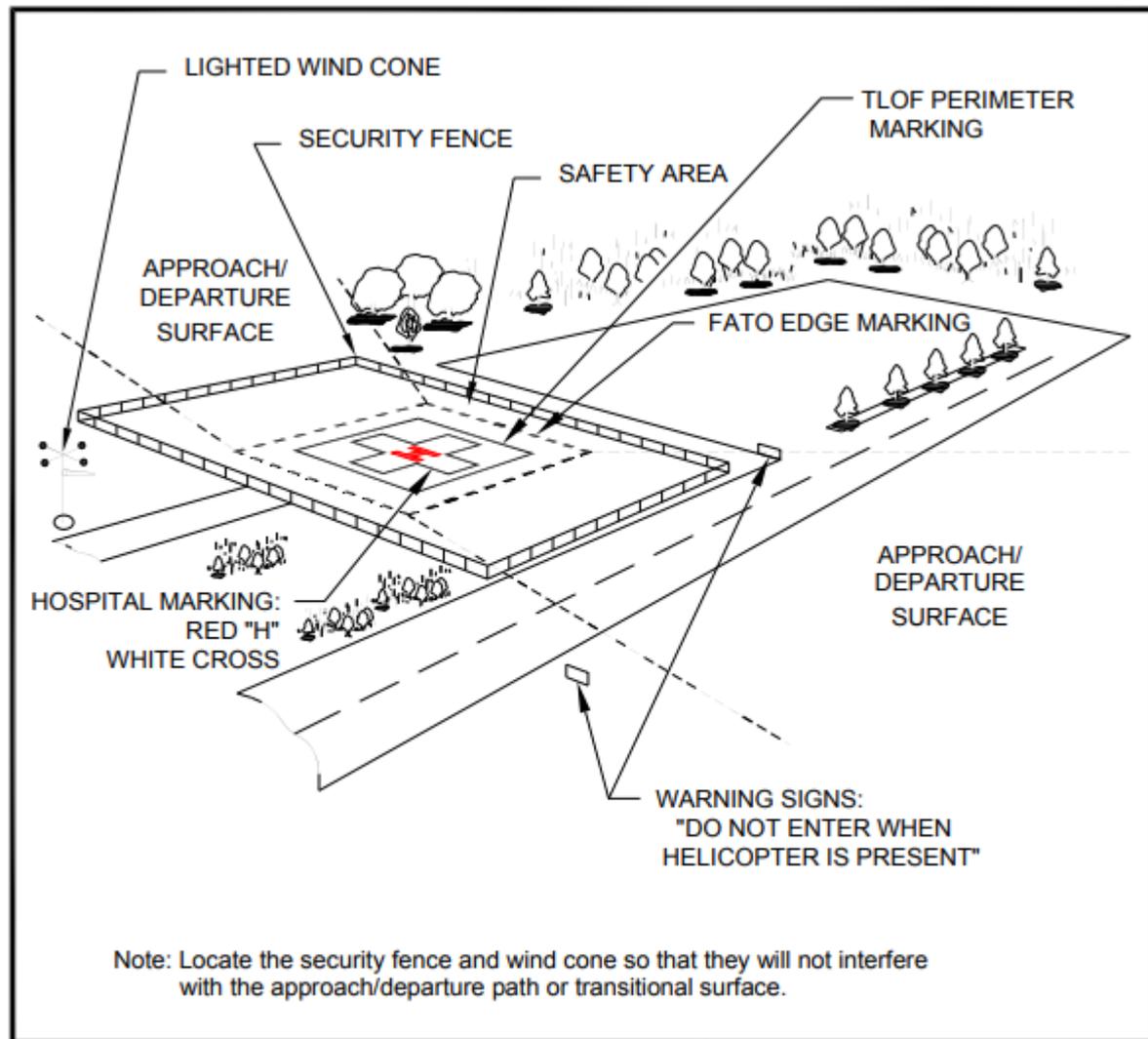
Ground level helipad at St. Joseph's

Existing Hospital Helipads

- Helipads at Banner, TMC, Kino and St. Joseph's are longstanding, and were brought into conformance with zoning by each of their Planned Area Developments
- The helipad at St. Mary's is a legal nonconforming use; the helipad at the VA Hospital is not subject to city regulations



Hospital Helipads – FAA regulations



Source: AC 150/5390-2C, Heliport Design, 24 April 2012
https://www.faa.gov/documentLibrary/media/Advisory_Circular/150_5390_2c.pdf

Figure 4–1. Essential Features of a Ground-level Hospital Heliport: Hospital

Proposed Code Change

- Would allow helipads as a by-right accessory use to major medical uses provided the primary use is a hospital licensed by the State of Arizona as a general or special hospital with a minimum of 50 beds
- The helipad must meet current FAA regulations



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Staff Recommendation

- Staff recommends that the Planning Commission set this item for a Public Hearing on November 15, 2018



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