



## Legislation Text

File #: 2017-143, Version: 1

### Report to Mayor and City Council

Tuesday, March 07, 2017

Special Orders of the Day

#### **SUBJECT:**

**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT NO. 1006-16 TO CONSTRUCT A NEW INFLATABLE AIRSHIP HANGAR AND MAINTENANCE BUILDING AND OTHER SITE IMPROVEMENTS ON A PROPERTY ZONED SU-BP-D-ORL (SPECIAL USE; BLIMP PORT; DESIGN REVIEW; ORGANIC REFUSE LANDFILL) AND ZONE TEXT AMENDMENT NO. 27-16 TO ACCOMMODATE THE PROPOSED SIGNAGE, FOR THE EXISTING GOODYEAR BLIMP PORT LOCATED AT 19200 SOUTH MAIN STREET**

#### **I. SUMMARY**

At the request of Goodyear, on February 28, 2017, the Planning Commission continued this item to the March 14, 2017 Planning Commission meeting. Goodyear requested this continuance to allow continued discussions with the Federal Aviation Administration (FAA) to address impacts of the blimp operations on the surrounding properties. Staff had published the public hearing notice for the City Council meeting prior to the Planning Commission hearing to accommodate Goodyear's schedule. Since the Planning Commission has not considered this item, staff is requesting the City Council to continue this item to March 21, 2017.

#### **II. RECOMMENDATION**

CONTINUE Conditional Use Permit No. 1006-16 to construct a new blimp hangar and maintenance building on a property zoned SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill), and Zone Text Amendment No. 27-16 to accommodate the proposed signage, for an existing Goodyear Blimp Port located at 19200 South Main Street to March 21, 2017.

#### **III. ALTERNATIVES**

None.

#### **IV. BACKGROUND**

The proposed project includes the construction of a new 40,000 square foot airship hangar, 4,500 square foot maintenance building, and associated site improvements.

Since the blimp operations started in 1968, FAA has regulated the blimp operations. According to Goodyear, these regulations include a 1,300' radius area in which all proposed structures are limited to a maximum of 50' height, but do not apply to the proposed 88' inflatable hangar. The new airship reduces the 1,300' radius to 1,000', thereby reducing the impacts of the project on adjoining properties. However, this height restriction still impacts the surrounding properties. Staff has identified this as an issue since September 2016. However, Goodyear has not been able to provide clear documentation from the FAA that requires this height restriction. Staff has been unable to reach the FAA directly. However, staff believes this issue can be resolved so the Planning Commission can consider the item on March 14, 2017. If the Planning Commission recommends approval of the project, the City Council can consider this item on March 21, 2017.

#### **V. FISCAL IMPACT**

None.

#### **VI. EXHIBITS**

None.

Prepared by: Max Castillo, Jr., Assistant Planner