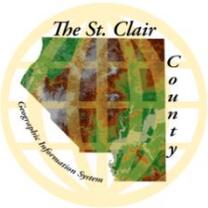




BEYOND THE JOINT LAND USE STUDY (JLUS) FULL IMPLEMENTATION AS COMMUNITY SUSTAINMENT IN ST. CLAIR COUNTY AND AT SCOTT AFB

**2011 Sustaining Military Readiness Conference
Nashville, TN**

**Charles Kofron, Ph.D.
26 July 2011**



OVERVIEW



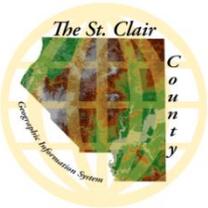
-
- **JLUS Purpose and Goals**
 - **JLUS Phases**
 - **Airport Overlay Zones and Regulations**
 - **JLUS Outcomes**
 - **JLUS Implementation and Community Sustainment**



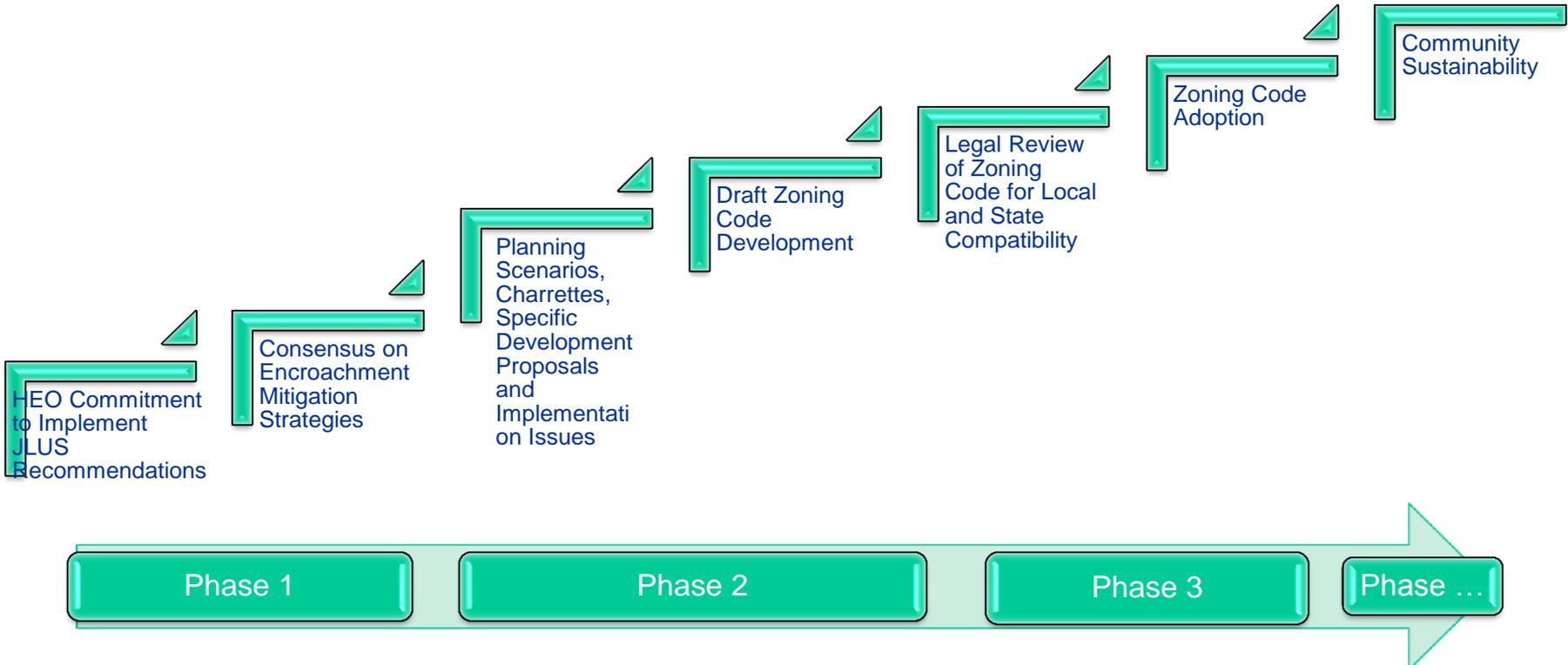
PURPOSES/GOALS OF JLUS



-
- To encourage cooperative land use planning
 - To seek ways to reduce operational impacts on land adjacent to the military installation
 - To develop guidelines and recommendations for the implementation of land development controls
 - To ensure that future public and private development will be compatible with both the military mission and the development needs of the community



IMPLEMENTATION OVERVIEW





JLUS PHASES

■ JLUS 1st Phase

- Policy Committee endorsed 10 encroachment reduction strategies
- Identified need for a clear, consistent, and defensible set of land use regulations to guide compatible development around the base and airport





JLUS PHASES

■ JLUS 2nd Phase

- **Develop a unified zoning template and joint collaboration process for use in the five participating local governments**
- **To bring greater consistency to existing land use compatibility planning**
- **Intended Outcomes**
 - ◆ **Consistent zoning template that would be adopted by each of the five participating local governments**
 - ◆ **Refinement of existing joint consultation process**
 - ◆ **Additional consensus building between local communities and Scott AFB**





JLUS PHASES

■ JLUS 3rd Phase

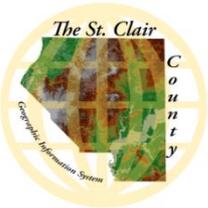
- Review zoning template incorporation in each of 5 local government zoning ordinances
- Revise and add specificity to zoning template language
- Identify and rectify inconsistencies in existing zoning ordinances for the adoption of the AO zoning template
- Identify and rectify inconsistencies in the AO zoning template with state law
- Implement AO zoning template through committee and public hearings and by city council / County Board vote



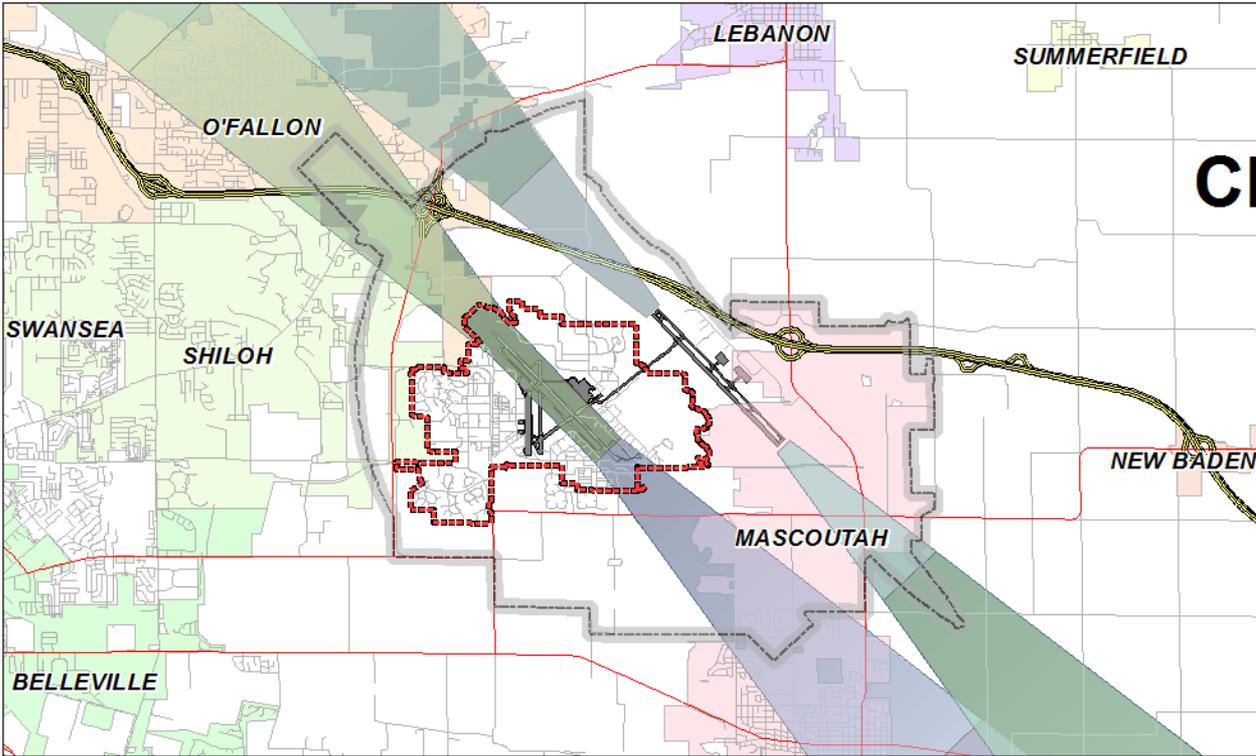
AIRPORT OVERLAY (AO) ZONES

- **Boundaries have been identified through FAA Part 77 regulations and data provided by USAF with 2008 JLUS report and available AICUZ reports**
- **Planning Influence Area (AO-1)**
 - **General area for notification, disclosure, and lighting requirements**





AO-1



Legend

- Scott AFB Installation
- AO-1

AO-1 With Surrounding Communities

1 inch equals 1.28 miles

0 0.2 0.4 0.8 1.2 1.6 Miles

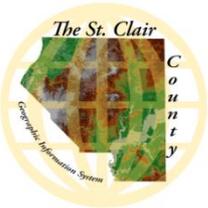


AIRPORT OVERLAY (AO) ZONES

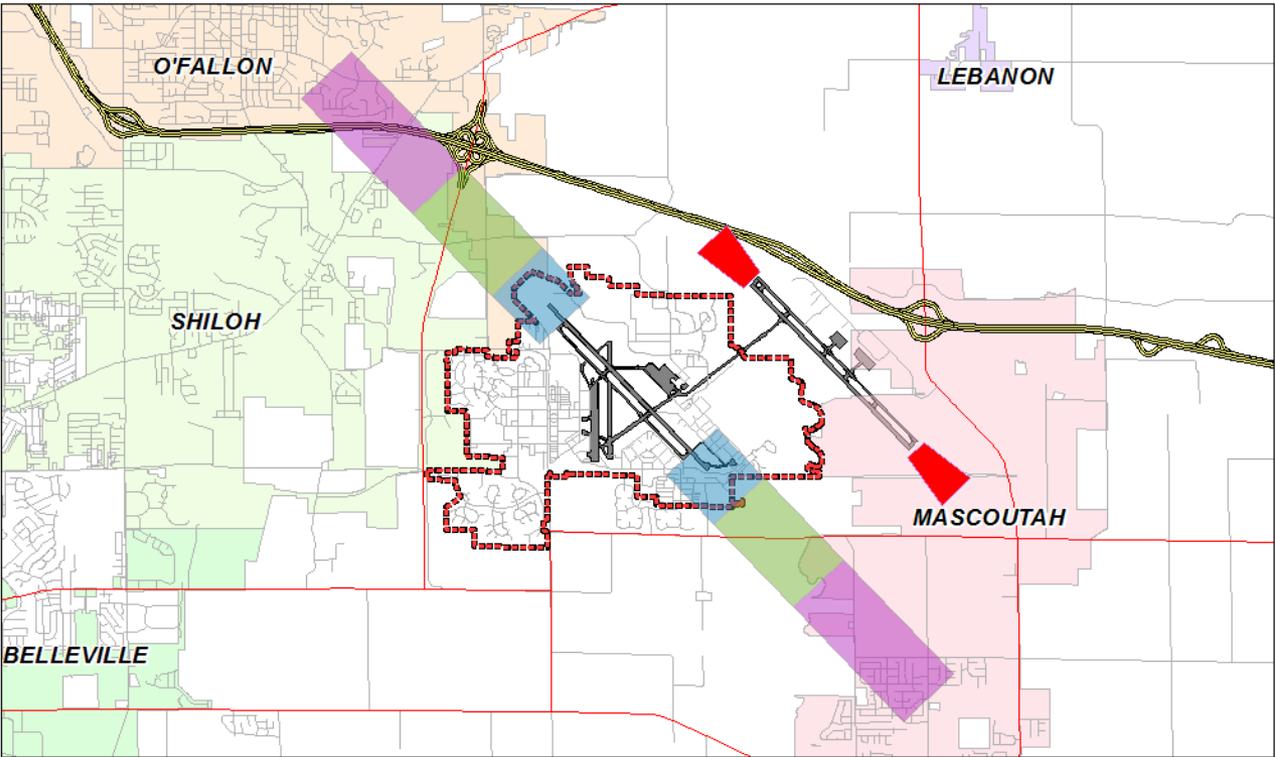
■ Safety Zone Areas (AO-2)

- Runway protection zones extending from ends of MidAmerica runway
- Accident potential zones and clear zones extending from the ends of Scott AFB runway
- Limited uses permitted in APZ1 and APZ2
- No uses permitted in CZ and RPZ except roadways, underground utilities, agriculture, passive open space





AO-2



- Legend**
- APZs
 - Zone
 - APZ1
 - APZ2
 - Clear Zone
 - RPZs
 - Scott AFB Installation

AO-2 With Surrounding Communities

1 inch equals 1.01 miles

0 0.150 0.3 0.6 0.9 1.2 Miles



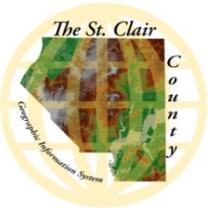
AIRPORT OVERLAY (AO) DISTRICT



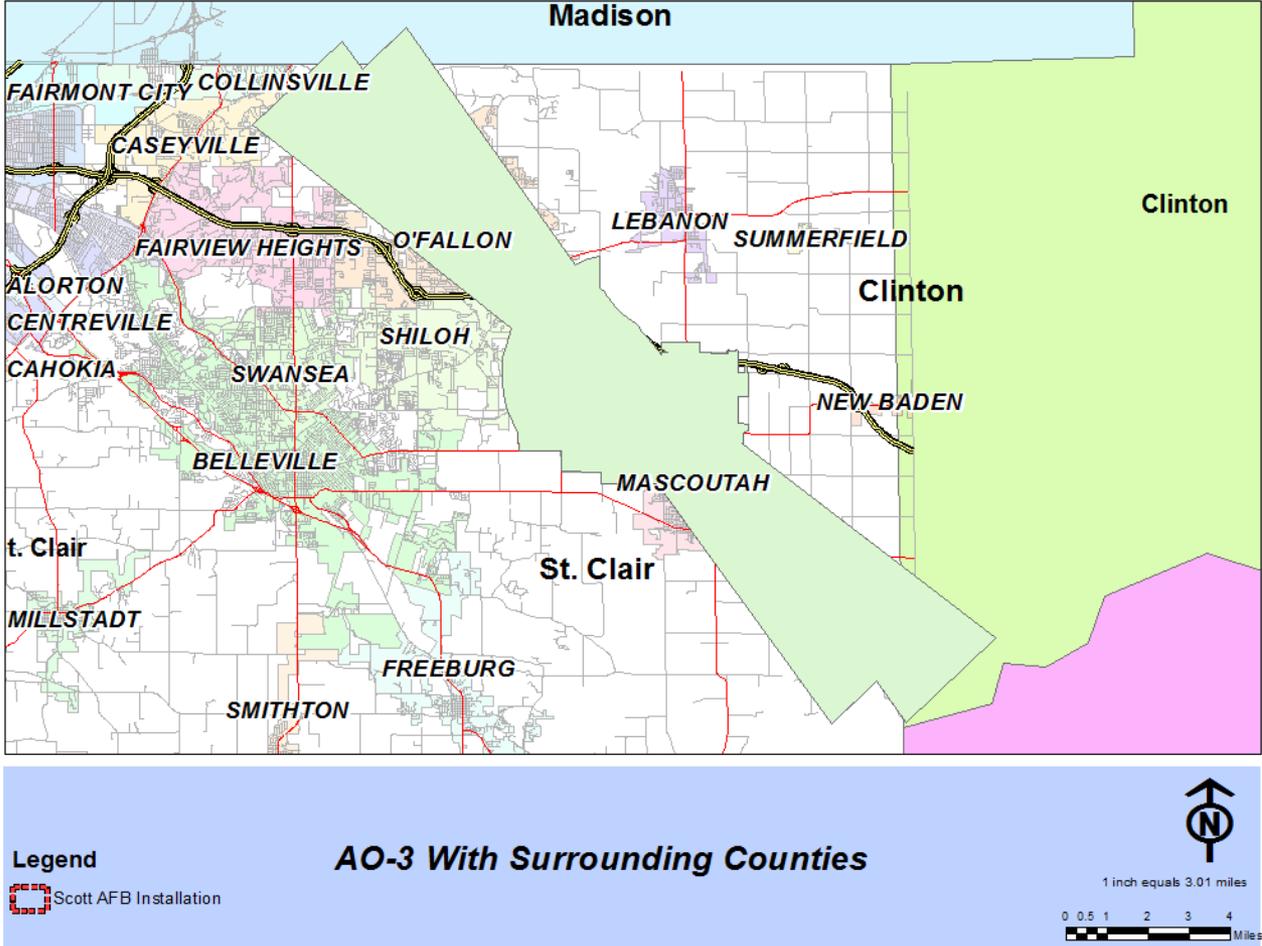
■ Height Restriction Areas (AO-3)

- 1500' buffer around installation fence lines
- Runway approach areas
- Height restrictions apply to all structures within zone
 - ◆ Air conditioning units, antenna, chimneys, church steeples, communication towers, flag poles, landscaping
- Manufactured housing, multi-family housing, group homes, dormitories, hotels are prohibited





AO-3



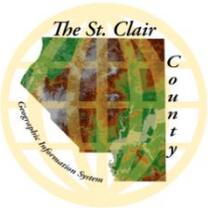


AIRPORT OVERLAY (AO) ZONES

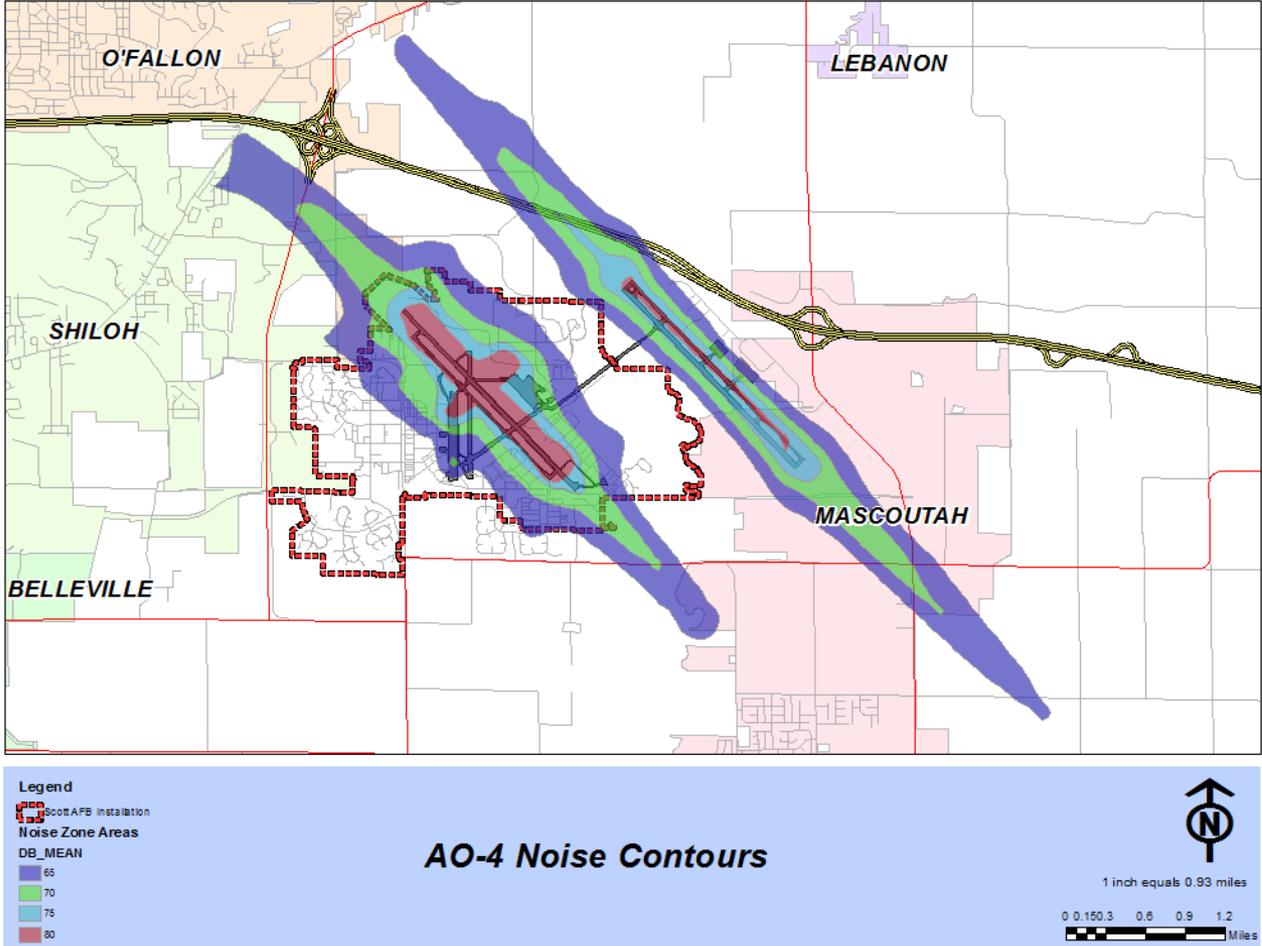
■ Noise Zone Areas (AO-4)

- Defined by noise contours around runway centerlines
- NZ restrictions on all residential uses and uses involving hospitals, schools, places of worship and other places and locations of public gatherings
- Sound attenuation standards in new construction





AO-4





REGIONAL ADVISORY BOARD



-
- **Established as a voting body to coordinate and review land use decisions in the AO-2 district**
 - **Consists of 1 representative from each of the 5 participating communities**
 - **Ex officio non-voting members**
 - ◆ 1 from Scott AFB
 - ◆ 1 from MidAmerica Airport
 - **Duties**
 - **Review development applications in cases involving incompatibility decisions by Scott AFB**
 - **Acts strictly in an advisory manner**



JLUS OUTCOMES

- A basic set of standards and processes to maintain public safety and protect military and airport operations
- A set of regulations with supporting material to bring specificity to existing AICUZ and JLUS guidance
 - Organized by geographical areas (AO zones)
- A practical regulatory vehicle for better land use control and coordination
 - Maximizes public safety
 - Minimizes encroachment
 - Maintains military mission, flexibility, readiness
- JLUS supports the adoption of the new airport overlay zoning district





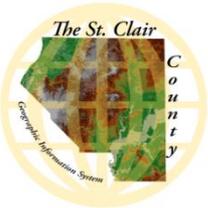
SIMILAR JLUS OUTCOMES

■ Shared Zoning

- **Cross-Jurisdictional and Military Impact Zones**
 - ◆ Naval Support Activity, Panama FL
 - ◆ McGuire-Dix-Lakehurst
 - ◆ Fairchild AFB, Spokane

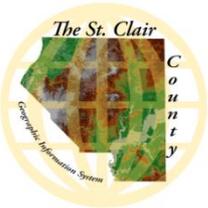
■ Regional Advisory Boards

- **State of Florida**
 - ◆ Military base fit into the planning matrix
 - ◆ Base commander participation in local planning
- **Ft. Bragg, Fayetteville NC**
 - ◆ Regional Land Use Advisory Commission



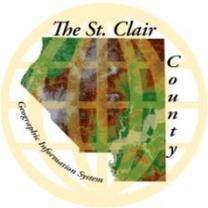
SUSTAINABLE COMMUNITY

- **JLUS Recommendations and Sustainment**
- **Sustainable Communities**
 - **HUD Sustainability Requirements and EWGCC Grant**
 - **Transportation Oriented Development**
 - **Sustainment and Community Integration Concepts**
 - **Community Viability and Sustainment**
 - **BRAC 2015 and Viability Assessments**
 - ◆ **Foundations**
 - **Local Intergovernmental Cooperation**
 - **DoD and other federal agency support**
 - **Community Planning Area in EWGCC Grant**
 - **Scott AFB Community**



DISCUSSION AND COMMENT





BACKUP SLIDES





JLUS PHASE 1 RECOMMENDATIONS



- Update zoning codes to include JLUS planning areas
- Adopt or update outdoor lighting ordinances
- Encourage planned development
- Enforce object/height restrictions in approach and departure zones
- Update or adopt noise attenuation standards in building codes
- Incorporate avigation easements on major subdivision development or rezonings
- Adopt real estate disclosure policy
- Build regional capacity to review compatibility and encroachment issues
- Continue to improve overall communication between the base, local governments, and the public
- Institute a Regional Advisory Board to assist in reviewing and coordinating land use decisions around Scott and MidAmerica





JLUS PHASE 2

- **Identify regulatory provisions and planning documents that require updates to achieve consistency with JLUS recommendations**
- **Develop specific language for regulatory tools including comprehensive plans, zoning ordinances, and subdivision regulations**
- **Build support for implementation in the real estate/development communities**
- **Conduct workshops to review code, planning language, and finalize strategies for implementation**





AO-1 PLANNING INFLUENCE AREA



■ Purpose of Zone

- Identify area where new, proposed or facility development would be constructed to mitigate impacts on aircraft operations

■ Consultation

- Share development proposals with USAF
- Share proximity notification with developer
- Lighting
 - ◆ Standards for Non-Residential and Multi-Family Residential Uses
 - ◆ Electronic displays
 - ◆ Special use permits for temporary lighting
 - ◆ Required lighting plans for site developments





AO-2 SAFETY ZONES

- All development requires consultation with Scott AFB
- No uses permitted in CZ and RPZ except roadways, underground utilities, agriculture, passive open space
- Prohibited uses include manufacturing, uses that emit smoke, steam, dust, active parks that support organized activity, places of large public assembly
- Maximum assembly limited to 25 people per acre
- Limits established for maximum aggregate building footprint, gross acreage coverage, and employees per shift
- Planned development approach encouraged to maximize flexibility

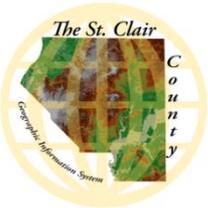




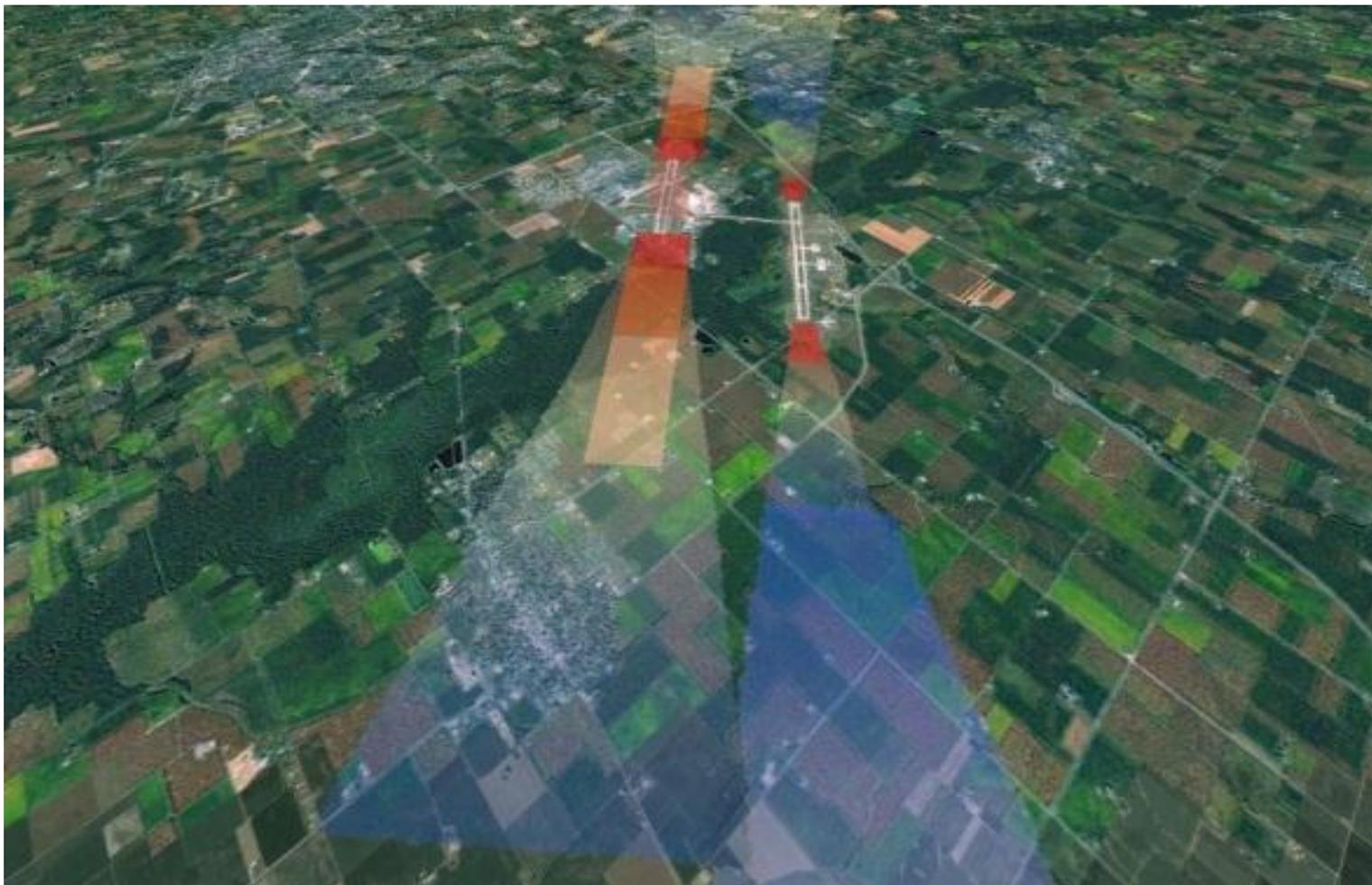
AO-3 HEIGHT RESTRICTION AREAS



- Designate areas for controlling height of structures
- 2 Height Restriction Areas 
 - 1500' buffer from Scott AFB boundary
 - Approach areas—trapezoidal areas extending outward and upward from each end of runway 
- Prohibited uses
 - Manufactured housing, multi-family housing, group homes, dormitories, hotels
 - Maximum height limits use slope ratio of 50:1
- Height restrictions apply to all structures within district
 - Air conditioning units, antenna, chimneys, church steeples, communication towers, flag poles, landscaping



3D PLANNING TOOLS





AO-4 NOISE ZONE AREAS

■ Four applicable noise zones

- NZ1—DNL between 65 and 69 db
- NZ2—DNL between 70 and 74 db
- NZ3—DNL between 75 and 79 db
- NZ4—DNL greater than 80 db

■ NZ1 prohibited uses and restrictions

- Manufactured housing, outdoor amphitheaters,
- Sound attenuation standards to achieve at least 25 db required for all new or expanded hospitals, schools, churches, and all new residential construction





AO-4 NOISE ZONE AREAS

■ NZ2 prohibited uses and restrictions

- NZ1 restrictions and all residential uses
- Sound attenuation standards
 - ◆ To achieve at least a NRL of 30 db required for all new or expanded hospitals, schools, churches
 - ◆ To achieve an NRL of 25 db required for all new or expanded office or business structures

■ NZ3 and NZ4 prohibited uses and restrictions

- NZ2 restrictions and all hospitals, schools, places of worship
- Sound attenuation standards
 - ◆ To achieve at least a NRL of 30 db for all new or expanded office or business structures





ESSENTIAL ELEMENTS

- **Delineation of planning area district boundaries**
 - **AO-1 Planning Influence Area**
 - **AO-2 Safety Zone Area**
 - **AO-3 Height Restriction Area**
 - **AO-4 Noise Zone Area**
 - **Increasing levels of regulation specificity**
 - **Decreasing area extents (smaller geography)**
- **Regional consultation necessary for any proposed changes to these district lines**
- **Participation in Regional Advisory Board review of development application that triggers incompatibility findings from USAF**



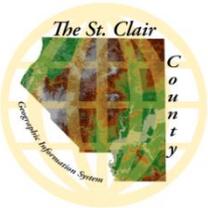


ESSENTIAL ELEMENTS



- **Ongoing collaborative framework**
 - **Recognition of the need and value of an ongoing organizational vehicle to support code implementation and continued compatibility planning in the region**





IMPLEMENTATION CONSENSUS




ST. CLAIR COUNTY BOARD
10 Public Square • Room B561 • Belleville, Illinois 62220-1623

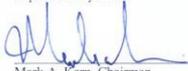
MARK A. KERN
CHAIRMAN

(618) 277-4600
Fax (618) 825-2740

Scott AFB/MidAmerica Airport Joint Land Use Study
Policy Committee

January 26, 2010

We, the undersigned of the Scott AFB/MidAmerica Joint Land Use Study Policy Committee, accept and endorse the use of the Implementation Progress Evaluation Report as the guiding framework for implementing compatible land use development in the airport overlay areas.


Mark A. Kern, Chairman
St. Clair County Board


Col. Gary Goldstone
375 AMW/CC


Scott Abner, Mayor
City of Lebanon


Gary L. Graham, Mayor
City of O'Fallon


Gerald E. Daugherty, Mayor
City of Mascoutah


James A. Vernier, II, Mayor
Village of Shiloh

