

# New Century AirCenter

*Airport Land Use  
Compatibility Plan*



## Johnson County Executive Airport

Airport Land Use Compatibility Plan



# **Johnson County Executive Airport (OJC) & New Century AirCenter (IXD) Airport Land Use Compatibility Plan Updates**

**February 15, 2024**

**Board of County Commissioners  
Agenda Review**

## Purpose of Airport Compatibility Plans

Pursuant to K.S.A. 3-307e, changes in existing city zoning within one (1) mile of the County airports must be approved by the Board of County Commissioners of Johnson County, Kansas (BOCC), to be valid and effective.

- Purpose of Compatibility Plans is to protect and preserve the County airports by assuring future land uses and development are compatible with airport operations.

## Completed Steps

- **Public Hearings**
  - **Airport Commission (12/6/2023)**
  - **Planning Commission (12/19/2023)**
- **BOCC Study Session (1/4/2024)**

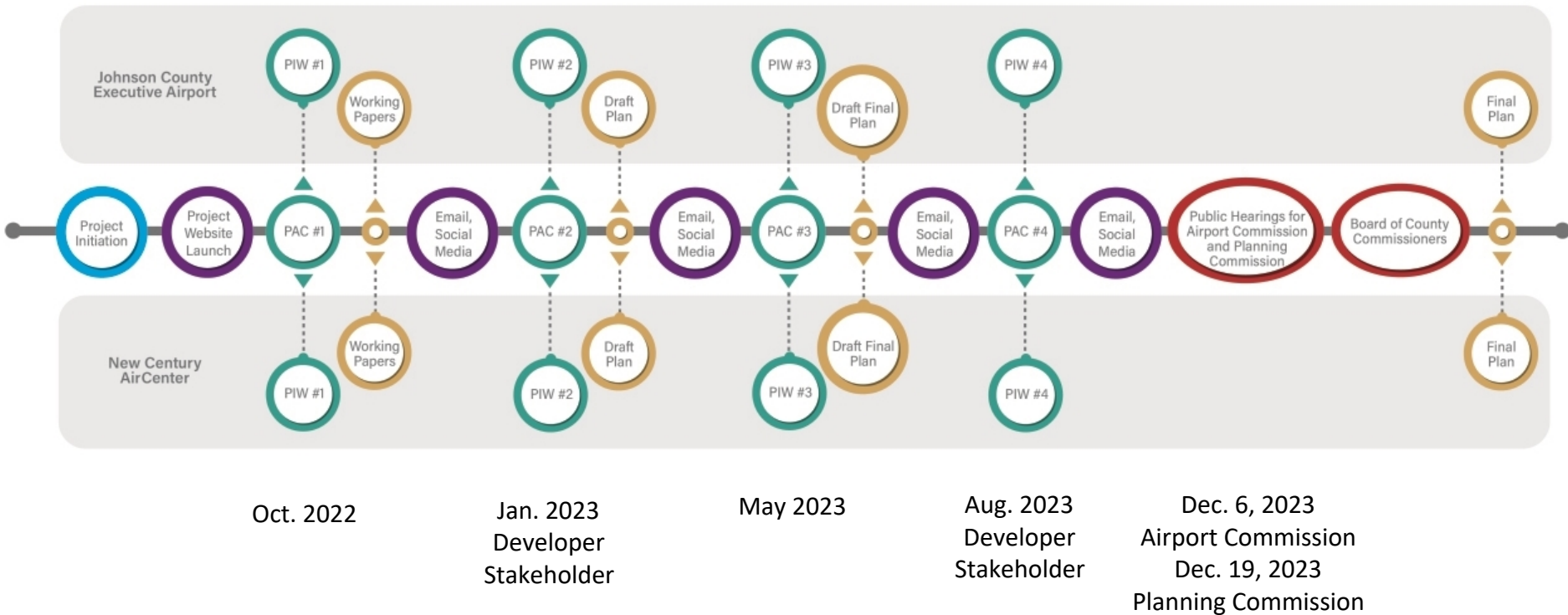
## BOCC Action:

- **Recommend adoption of proposed updates to the Comprehensive Plan for new Airport Land Use Compatibility Plans**

# Updates for Airport Land Use Compatibility Plans

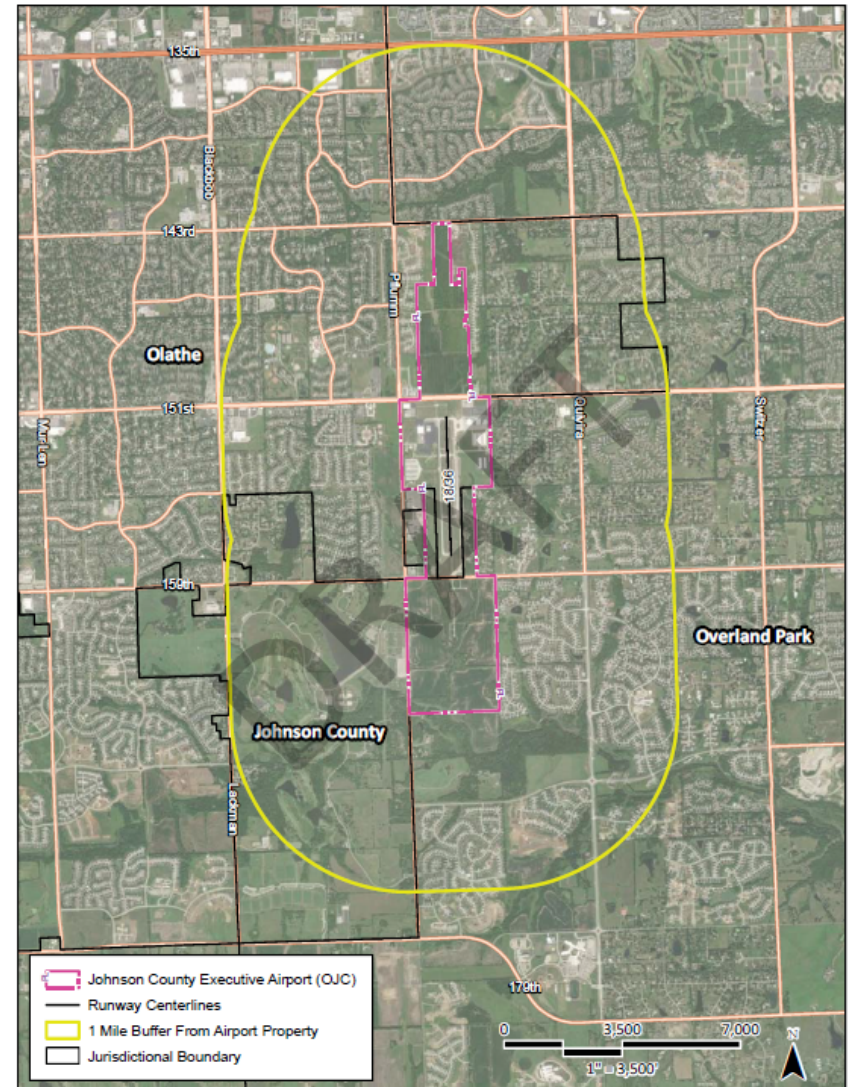
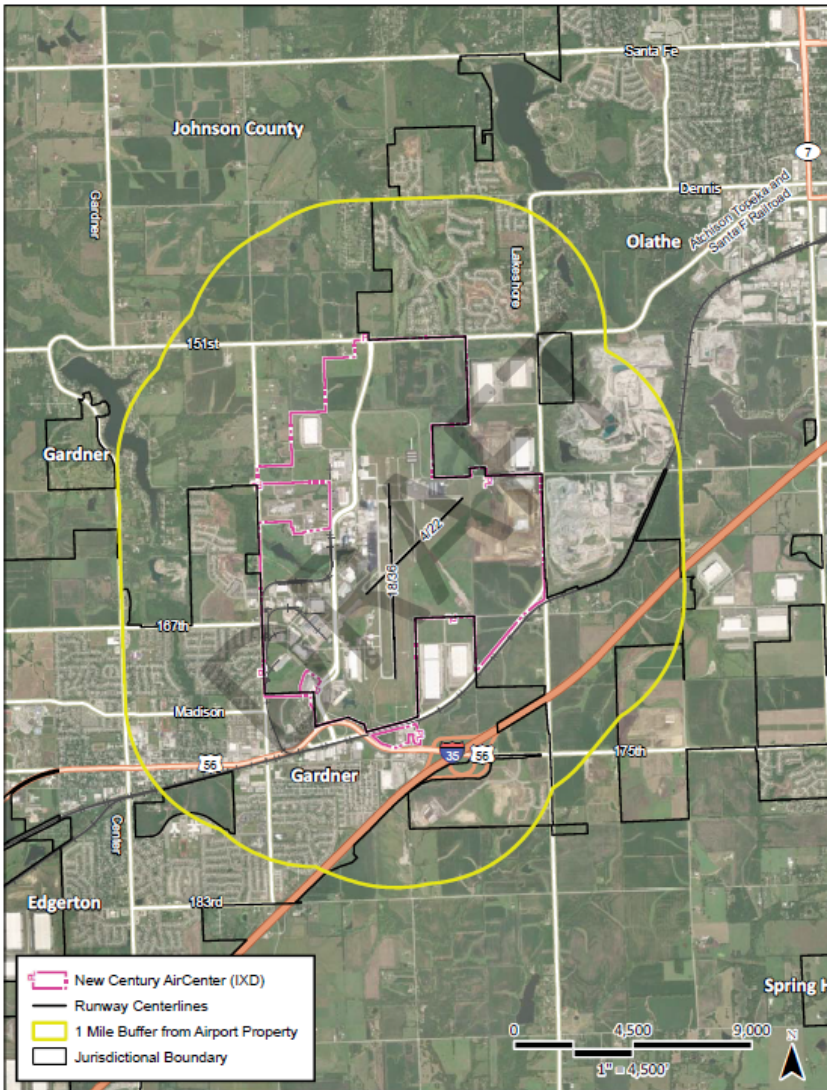
- **Move from a future land use plan to an evaluation of airport compatibility**
- **Modernizing based on recent FAA guidance**
- **Incorporates input from a variety of stakeholders**

# Study Process



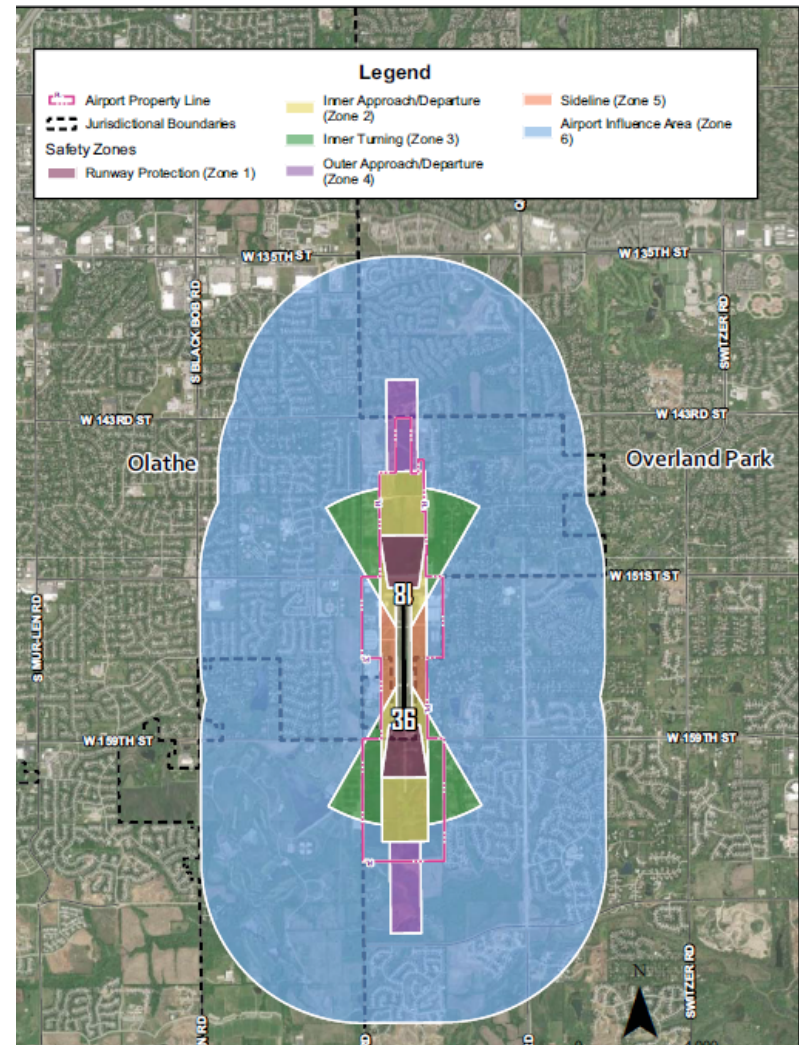
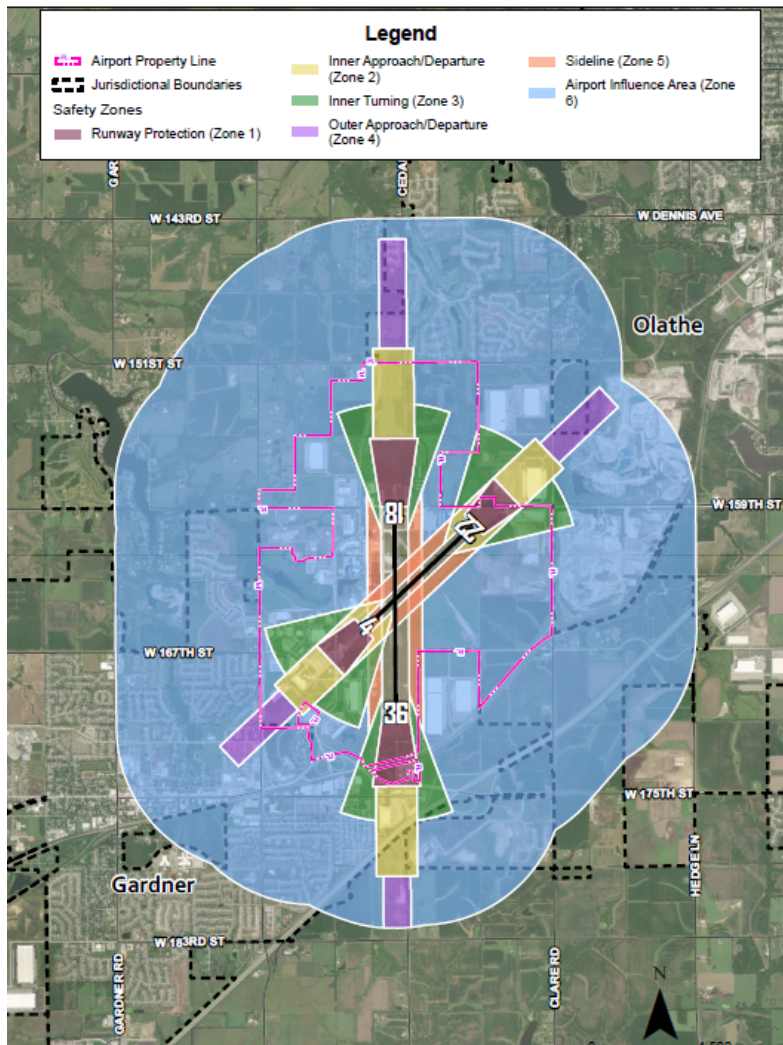


# 1-Mile Review Area



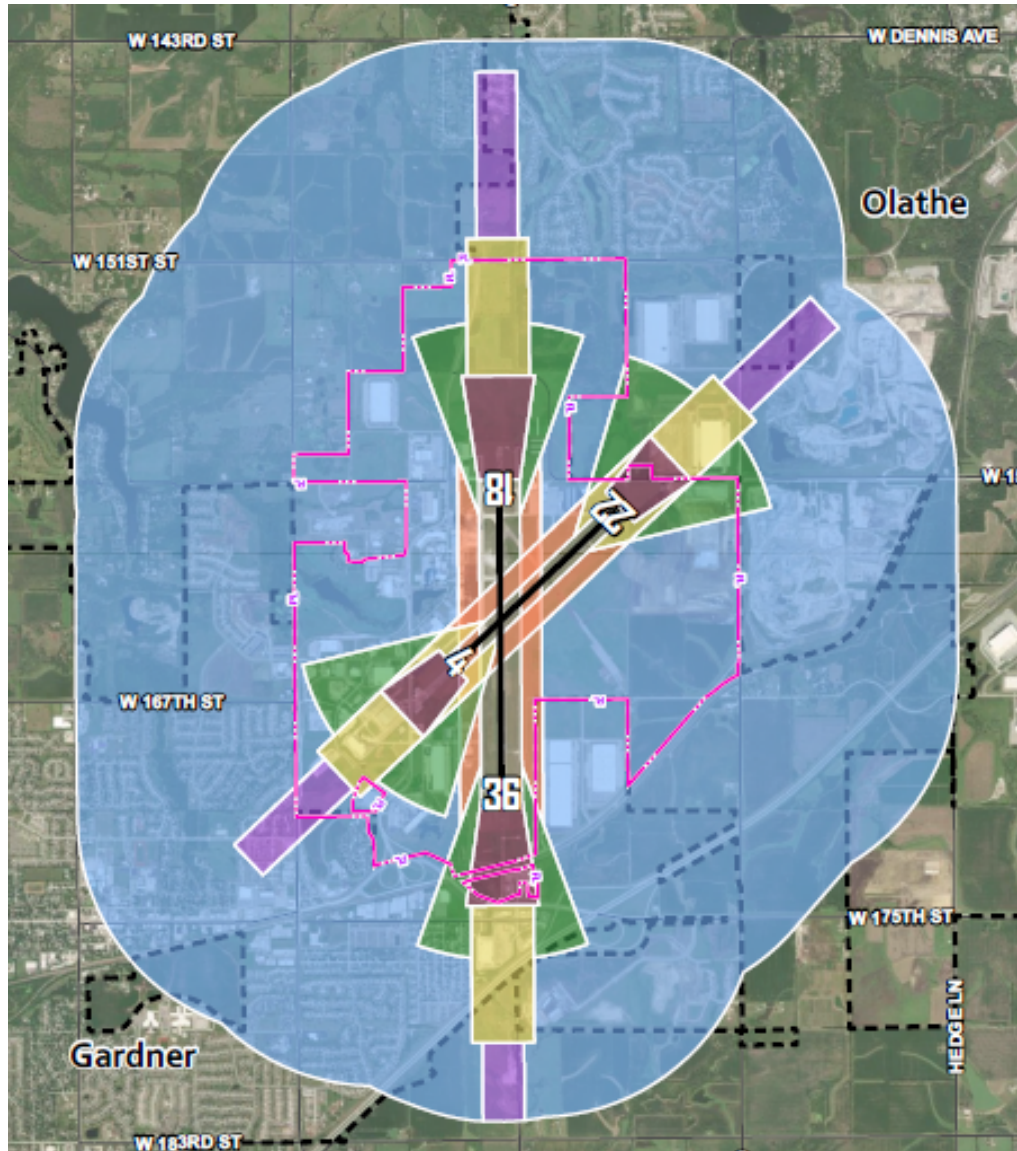


# Safety Zones



Change from a future land use approach to a compatibility analysis approach.





## Safety Zones

- Runway Protection (Zone 1)
- Inner Approach/Departure (Zone 2)
- Inner Turning (Zone 3)
- Outer Approach/Departure (Zone 4)
- Sideline (Zone 5)
- Airport Influence Area (Zone 6)

# Compatibility Criteria Matrix

TABLE 4A | Compatibility Criteria Matrix

Dwelling Units per Acre <sup>1</sup>	Max. Nonresidential Intensity <sup>2</sup>	Allow	Allow With Conditions	Not Recommended <sup>3</sup>	Other Development Conditions <sup>4</sup>
<b>Zone 1: Runway Protection</b>					
<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• All new structures and residential land uses</li> <li>• Parking lots, streets, roads</li> </ul>	<ul style="list-style-type: none"> <li>• Not Applicable</li> </ul>
<b>Zone 2: Inner Approach/Departure</b>					
<ul style="list-style-type: none"> <li>• 1 d.u. per 10 acres</li> </ul>	<ul style="list-style-type: none"> <li>• 40 persons per acre</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture; non-group recreational uses</li> <li>• Warehouses, mini-storage</li> <li>• Low-intensity light industrial uses; auto, aircraft, marine repair services</li> </ul>	<ul style="list-style-type: none"> <li>• Nonresidential uses limited to activities that attract few people</li> <li>• Residential uses limited to very low density</li> </ul>	<ul style="list-style-type: none"> <li>• Major shopping centers, theaters, meeting halls, and other assembly facilities</li> <li>• Labor-intensive industrial uses</li> <li>• Children’s schools, day-care centers, hospitals, nursing homes</li> <li>• Stadiums, recreation facilities</li> <li>• Storage of combustible materials (e.g., non-aviation aboveground fuel storage greater than 500 gallons)</li> </ul>	<ul style="list-style-type: none"> <li>• Affidavit of Interest and plat notation<sup>4,5</sup></li> <li>• Locate structures maximum distance from extended runway centerline</li> <li>• Minimum NLR of 45 dB residences (including mobile homes) and office buildings<sup>6</sup></li> <li>• Airspace review required in accordance with 14 CFR Part 77.9 (FAA Form 7460)<sup>7</sup></li> <li>• Open Space in accordance with Section 4.2.4</li> </ul>

Incorporates comments received from Gardner, Olathe and Overland Park, JCAC and Legal

## **Policies/Concepts Carried Forward**

**4.2.4 Open Spaces**

**4.3.1 Basis for Height Limits**

**4.3.2 JCAC Review of Height of Proposed  
Objects**

**4.3.3 Other Flight Hazards**

**4.5 Notice of Proximity to Airport**