

# New Century AirCenter

*Comprehensive  
Compatibility Plan*



## Johnson County Executive Airport

Comprehensive Compatibility Plan



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

**January 4, 2024**

**Board of County Commissioners  
Committee of the Whole Meeting**

# Agenda

1. Welcome and Introductions – Aaron Otto, Johnson County  
Jay Leipzig, Johnson County
2. Planning Process – Sean Pendley, Johnson County
3. Airport Study Update – Kory Lewis, Coffman Associates
4. Land Use Compatibility Topics
5. Next Steps/Plan Adoption
6. Discussion/Questions

# COW Meeting Purpose

## BOCC Action:

- **Information review for draft Airport Land Use Compatibility Plans.**
- **Direct staff to prepare final Plans for adoption (tentatively scheduled for action - February 2024 BOCC).**

## 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.

# Airport Land Use Compatibility Plans

Adopted as part of County's Rural Comprehensive Plan:

- **New Century AirCenter Comprehensive Compatibility Plan (1996)**
- **Johnson County Executive Airport Comprehensive Compatibility Plan (2004)**

## Types of Projects Reviewed

City planning applications within 1 mile of  
County Airports:

- Zoning Changes
- Preliminary Development Plans
- Final Development Plans
- Plats
- Conditional Use Permits
- Special Use Permits

# 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**



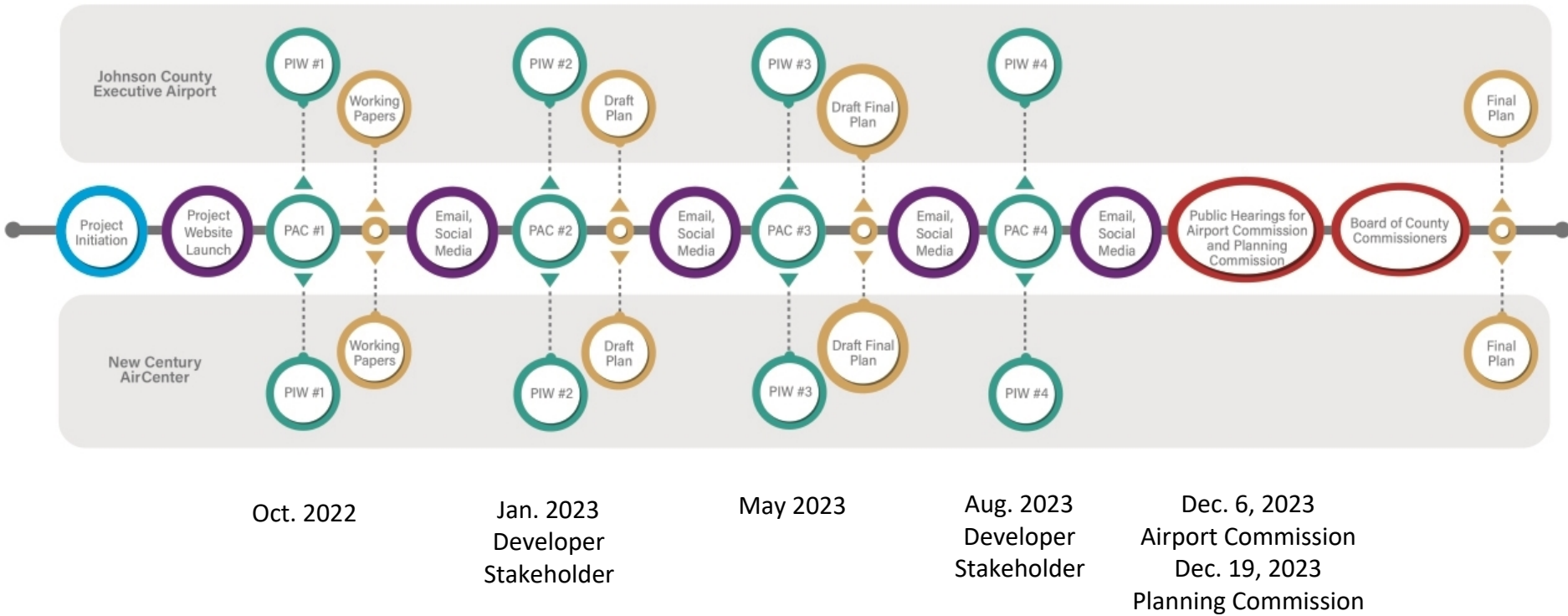
## Planning Process - Highlights

- Update to the New Century (1996) and Executive Airport (2004) Compatibility Plans, amending Parts 3 & 4 of the *Johnson County Rural Comprehensive Plan*.
- BOCC budget approval for Airport Plan Updates, 2020
- BOCC approved Coffman Associates as planning consultant, June 2022.
- Airport Plans updated simultaneously with identical policies.

## Planning Process - Highlights

- Assembled a Planning Advisory Committee (PAC) comprised of representatives from the BOCC, Planning Commission, Airport Commission, and neighboring cities (Gardner, Olathe, and Overland Park).
- Staff conducted 4 meetings with the PAC, 2 meetings with developer stakeholders, 8 public workshops (4 for each airport), and individual meetings with cities.
- Public hearings held with the Airport Commission and Planning Commission, December 2023.

# Study Process



# Study Outline

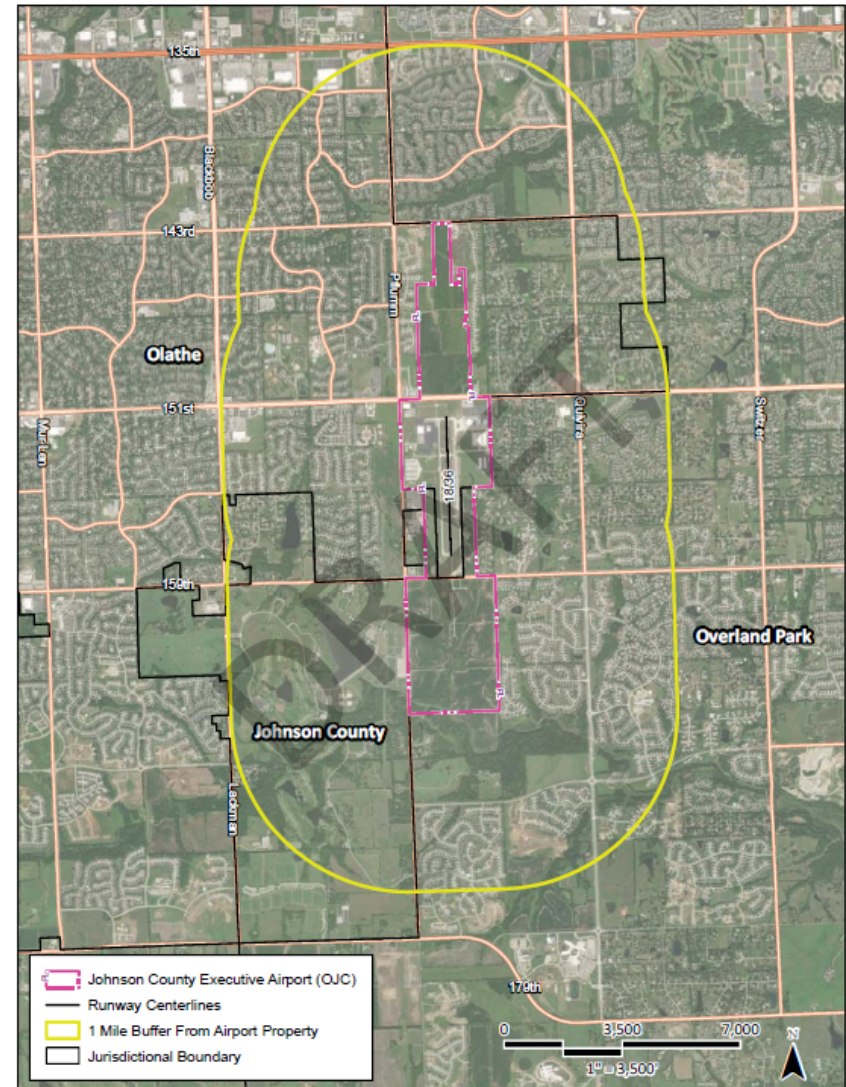
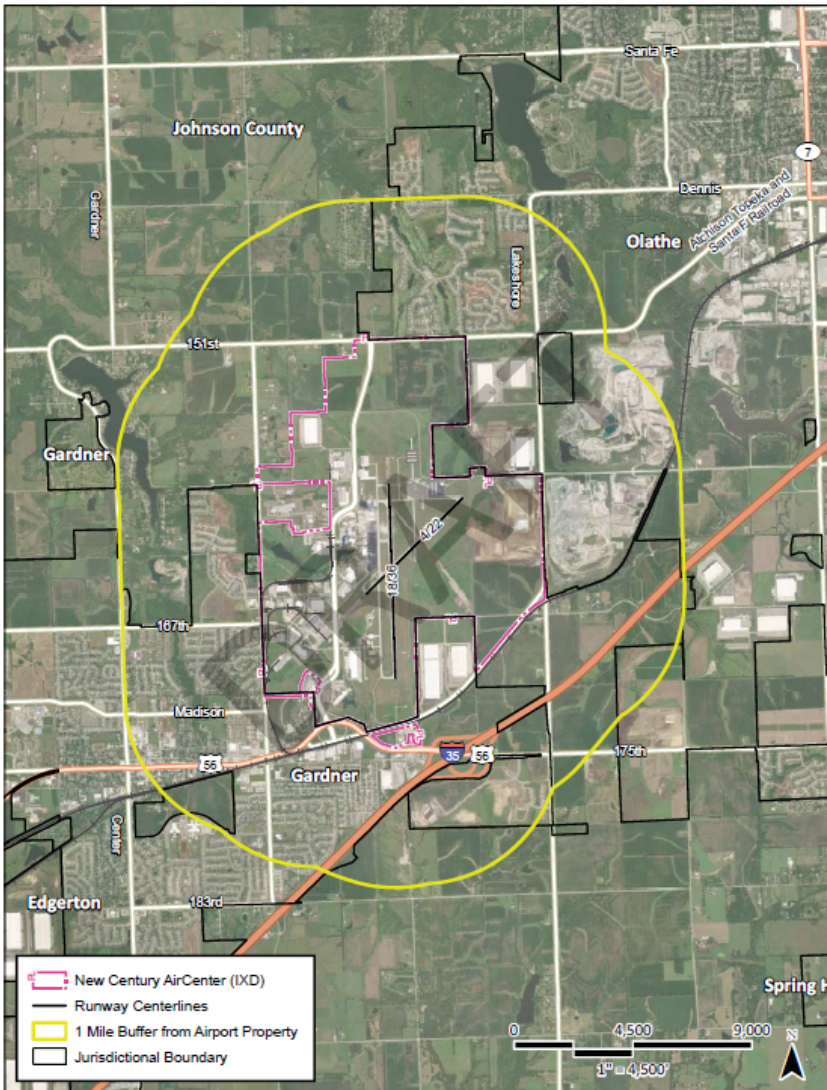
**Chapter 1 – Purpose and Scope**

**Chapter 2 – Airport Environs**

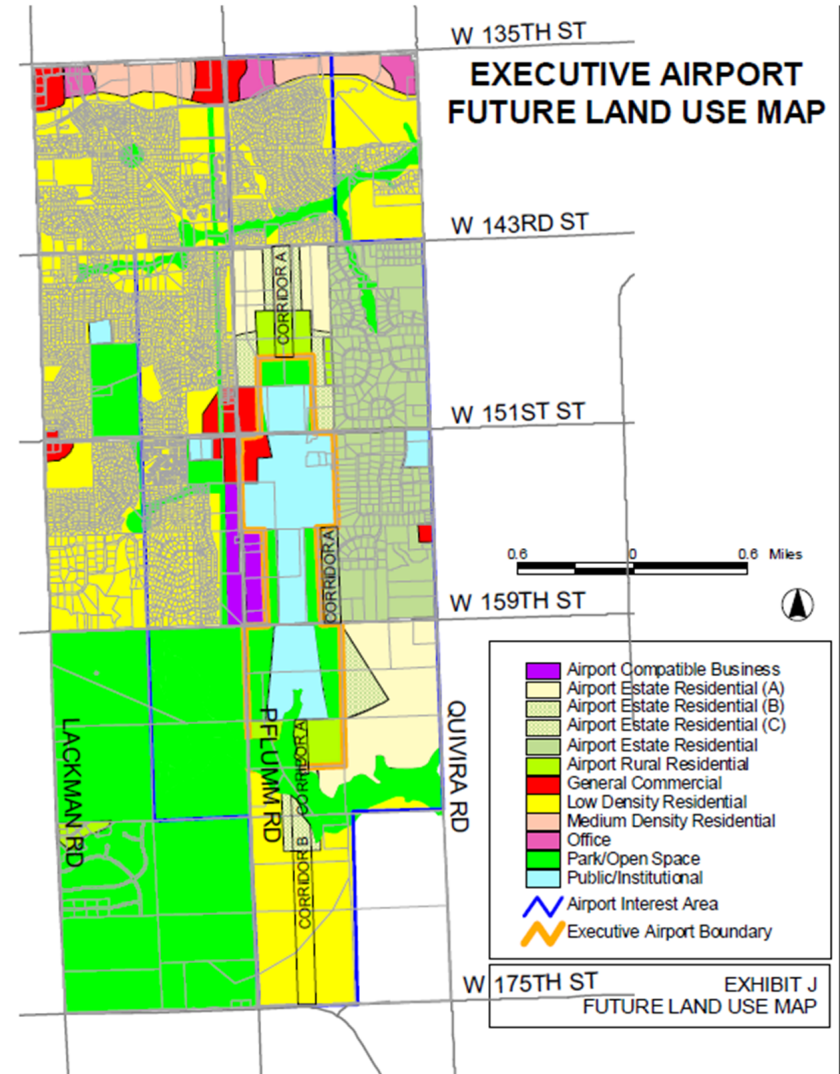
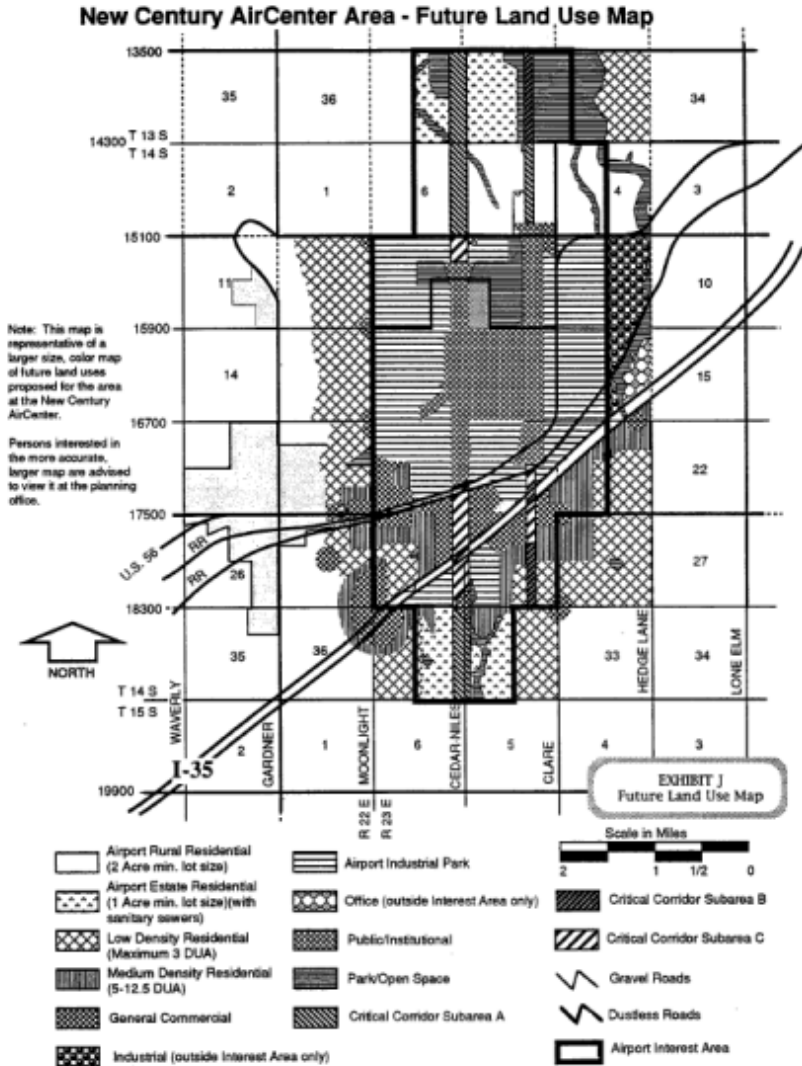
**Chapter 3 – Implementation and Definitions**

**Chapter 4 – Compatibility Policies and Criteria**

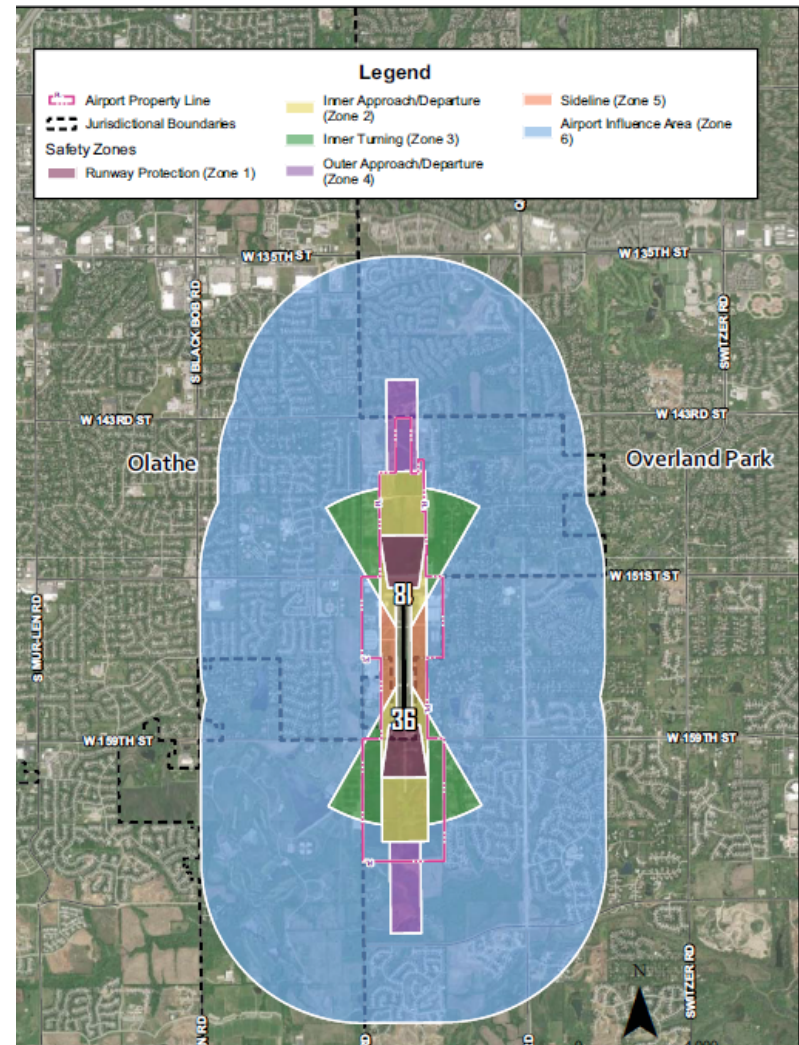
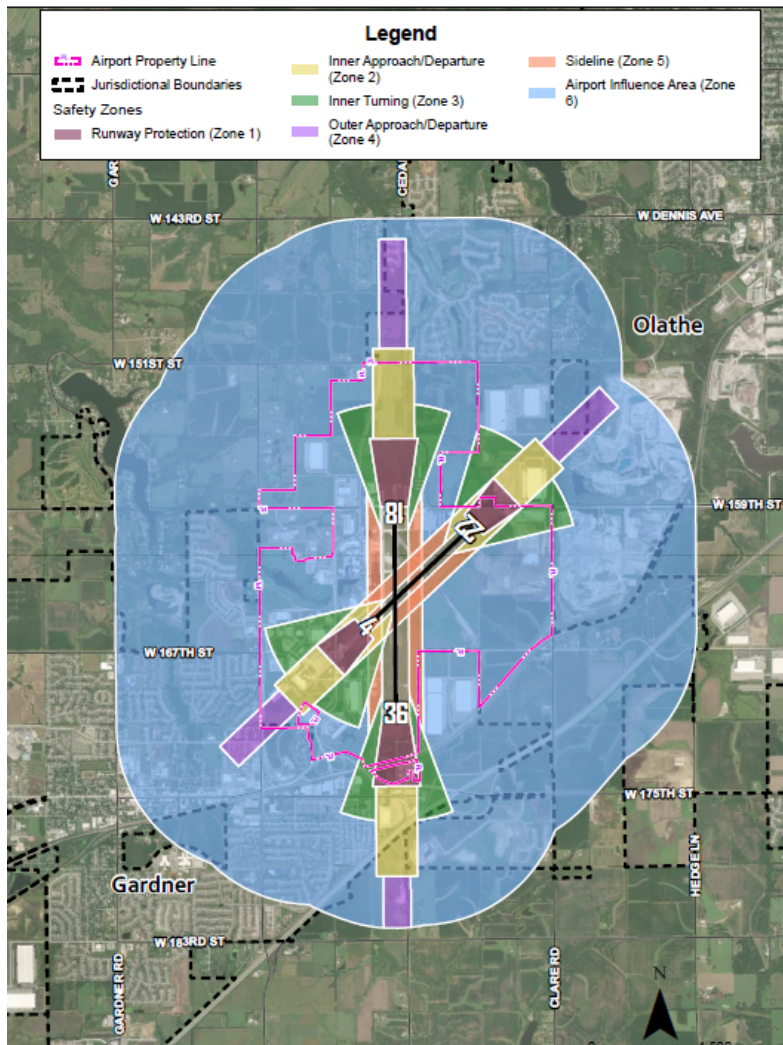
# 1-Mile Review Area



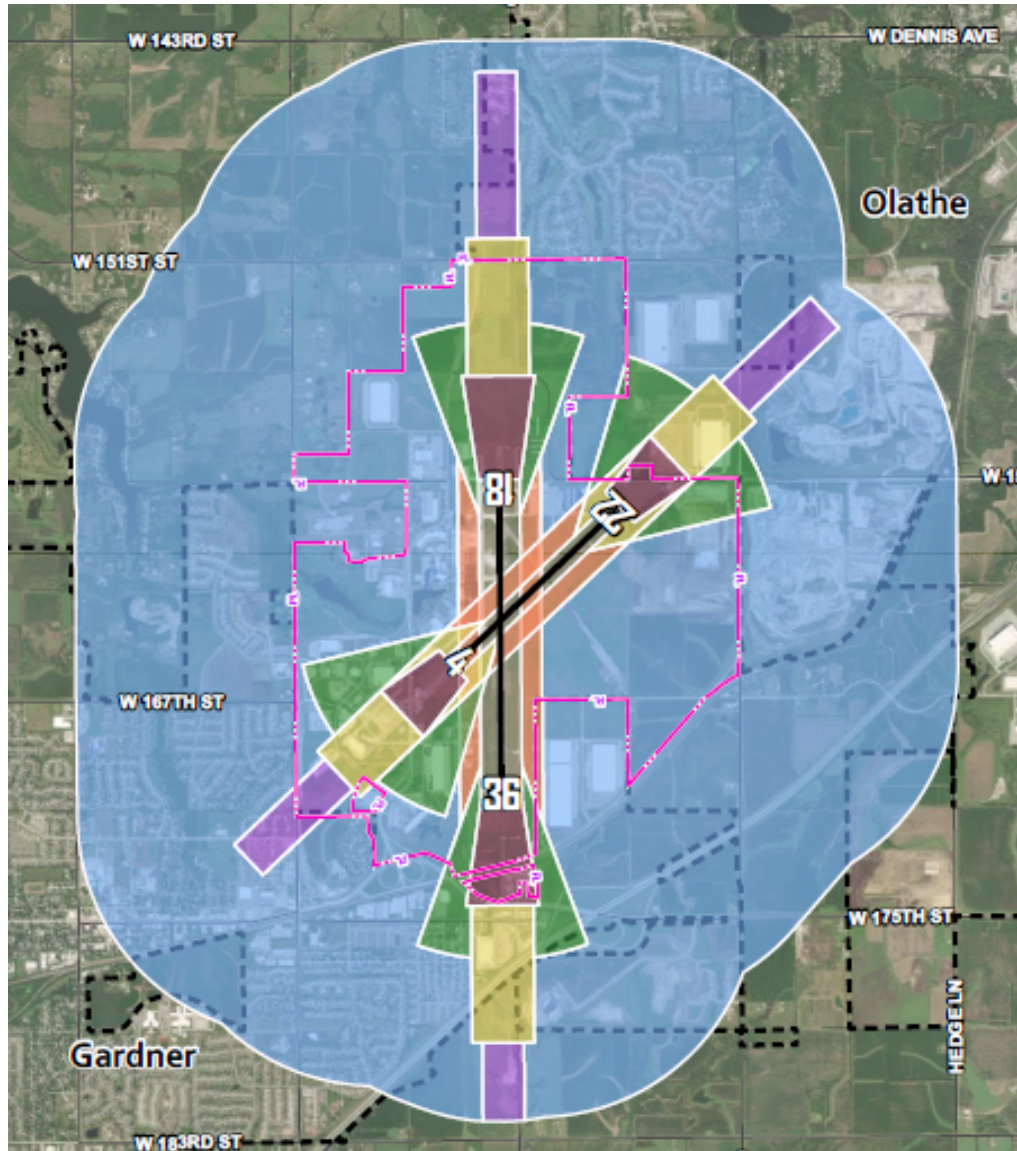
# Current Airport Compatibility Plans



# 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

**TABLE 4A | Compatibility Criteria Matrix**

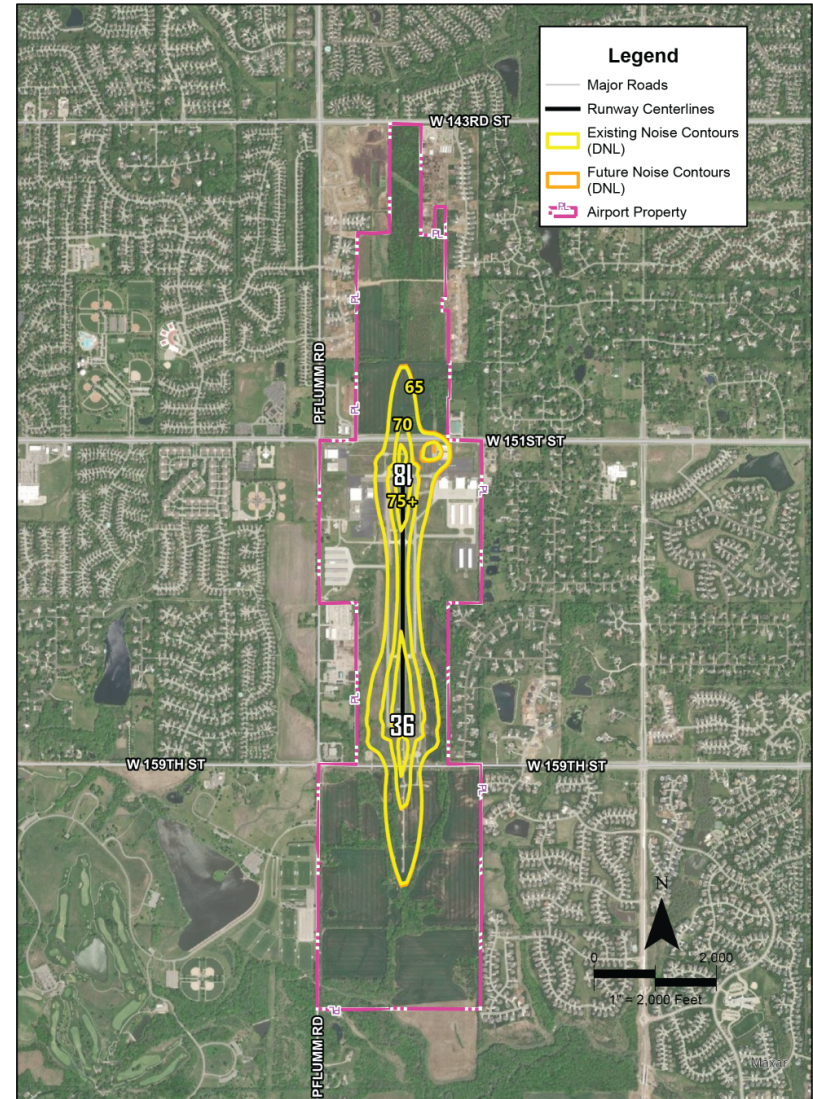
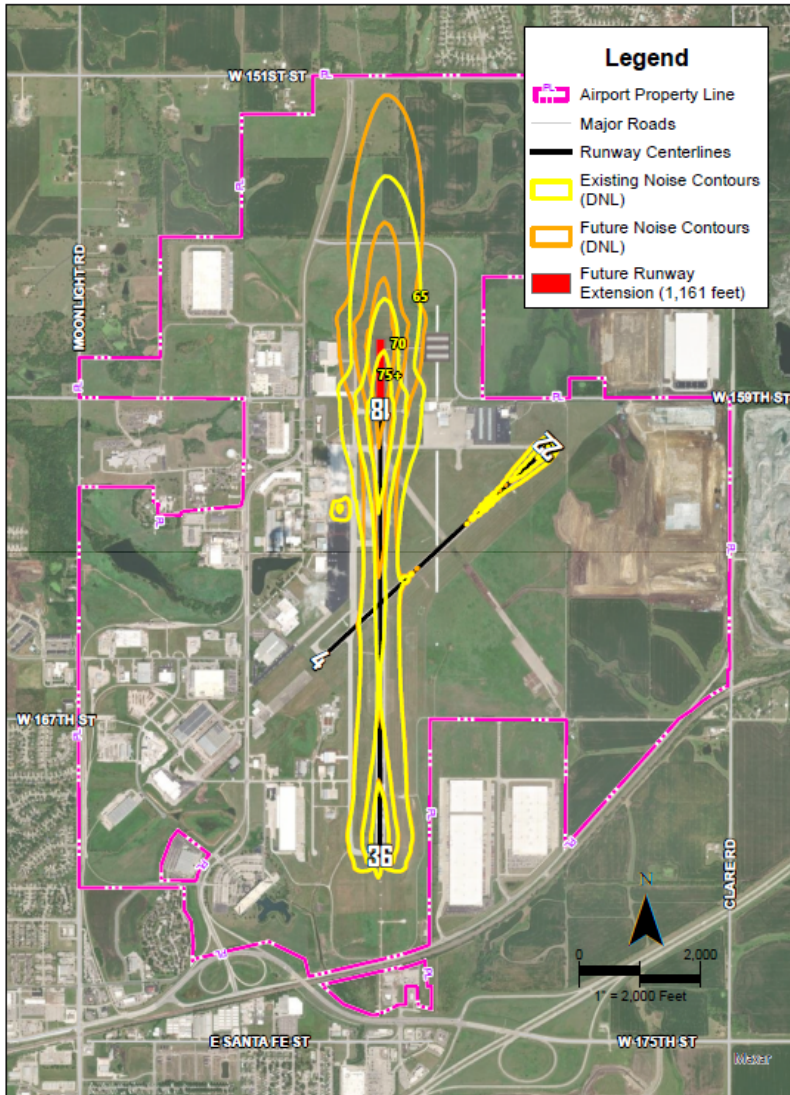
Dwelling Units per Acre <sup>1</sup>	Max. Nonresidential Intensity <sup>2</sup>	Allow	Allow With Conditions	Not Recommended <sup>3</sup>	Other Development Conditions <sup>4</sup>
<b>Zone 3: Inner Turning</b>					
<ul style="list-style-type: none"> <li>• 1 d.u. per 2 acres</li> </ul>	<ul style="list-style-type: none"> <li>• 70 persons per acre</li> </ul>	<ul style="list-style-type: none"> <li>• Uses allowed in Zone 2 (subject to height limitations for airspace protection)</li> <li>• Greenhouses</li> <li>• Light industrial, vehicle repair services</li> </ul>	<ul style="list-style-type: none"> <li>• Residential uses to very low densities</li> <li>• Industrial, office, and other commercial uses to low intensities</li> </ul>	<ul style="list-style-type: none"> <li>• Major shopping centers, theaters, meeting halls, and other assembly facilities</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> </ul>
<b>Zone 4: Outer Approach/Departure</b>					
<ul style="list-style-type: none"> <li>• 1 d.u. per 2 acres</li> </ul>	<ul style="list-style-type: none"> <li>• 100 persons per acre</li> </ul>	<ul style="list-style-type: none"> <li>• Uses allowed in Zone 2-3 (subject to height limitations for airspace protection)</li> <li>• Low-intensity restaurants, retail, industrial</li> </ul>	<ul style="list-style-type: none"> <li>• Residential uses to low density</li> <li>• High-intensity retail or office buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Theaters, meeting halls, and other assembly facilities</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</sup></li> <li>• Minimum NLR of 45 dB in 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>

**TABLE 4A | Compatibility Criteria Matrix (continued)**

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 5: Sideline</b>					
<ul style="list-style-type: none"> <li>• 1 d.u. per acre</li> </ul>	<ul style="list-style-type: none"> <li>• 70 persons per acre</li> </ul>	<ul style="list-style-type: none"> <li>• Uses allowed in Zone 2-4 (subject to height limitations for airspace protection)</li> <li>• All common aviation-related activities, provided that FAA height limit criteria are met</li> </ul>	<ul style="list-style-type: none"> <li>• Nonresidential uses, similar to Zone 3</li> <li>• Residential uses limited to very low density</li> </ul>	<ul style="list-style-type: none"> <li>• Stadiums, recreation facilities</li> <li>• Children’s schools, day-care centers, hospitals, nursing homes</li> </ul>	<ul style="list-style-type: none"> <li>• Affidavit of Interest and plat notation<sup>4,5</sup></li> <li>• Uses on airport subject to FAA standards</li> <li>• Airspace review required in accordance with 14 CFR Part 77.9 (FAA Form 7460)<sup>7</sup></li> </ul>
<b>Zone 6: Area Within One Mile of Airport Property</b>					
<ul style="list-style-type: none"> <li>• No Limit</li> </ul>	<ul style="list-style-type: none"> <li>• 200 persons per acre</li> </ul>	<ul style="list-style-type: none"> <li>• Uses allowed in Zone 2-5 (subject to height limitations for airspace protection)</li> <li>• Residential uses; however, noise and overflight impacts should be considered where ambient noise levels are low</li> </ul>	<ul style="list-style-type: none"> <li>• Children’s schools, day-care centers, hospitals, and nursing homes</li> <li>• Outdoor stadiums and similar uses with very high intensities</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Affidavit of Interest and plat notation<sup>4</sup></li> <li>• Airspace review required in accordance with 14 CFR Part 77.9 (FAA Form 7460)<sup>7</sup></li> </ul>

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

# Noise Contours



## **Additional Policies/Concepts**

- 3.5.6 Findings as to Similar Uses**
- 3.7 Definitions**
- 3.5.6 Properties Divided by Compatibility  
Zone Boundary**
- 3.5.7.2 Notification to Airport Management of  
Potential Aviation Hazard**
- 4.2.3 Infill Development**

## **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**

## Completed Steps

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

## BOCC Future Action:

- **Recommend staff to prepare updates to the Comprehensive Plan for adoption of new Airport Compatibility Plans (tentative schedule, February 2024).**

# BOCC Member Discussion