

**LITTLE ROCK AIR
FORCE BASE
COMPATIBLE USE
STUDY (CUS)**

**POLICY & TECHNICAL
COMMITTEES
MEETING #5**



November 20, 2020



*Little Rock Air Force Base Compatible Use Study
Joint Policy Committee & Technical Committee Meeting*

Friday, November 20, 2020 at 10:30 a.m.

Join the Zoom meeting [here](#) (password 313 257)

AGENDA

1. Compatible Use Study (CUS) Project Status Update
2. Presentation of Updated CUS Recommendations
3. Overview of Final Compatible Use Study
4. CUS Project Next Steps



BENCHMARK



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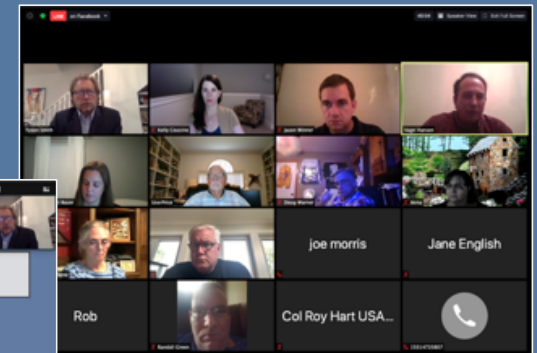
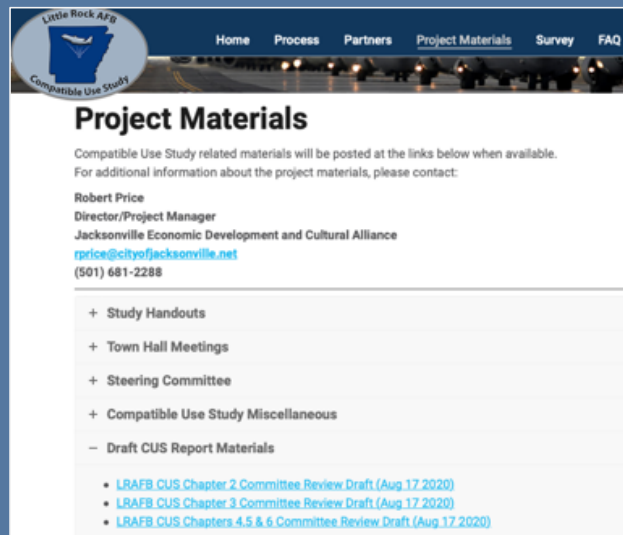
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SINCE COMMITTEE MEETING #4

- Posted first 5 CUS chapters to **Project Website**



- **Town Hall #3 Held on August 25th**
- About 10 participants, in addition to Staff and Consultants

SINCE COMMITTEE MEETING #4 (CONT'D)

- Updated Recommendations Summary Matrix
- Completed 2 additional chapters
 - Chapter 1: *Purpose and Process*
 - Chapter 7: *Recommendations*

The collage displays several pages from the 'Little Rock Air Force Base Compatible Use Study' (dated November 12, 2020). Key elements include:

- Table of Contents:** Lists sections such as 'Chapter 7: Strategies and Recommendations', 'Introduction', 'Chapter Organization', and 'Compatible Use Strategies & Recommendations' with corresponding page numbers.
- Recommendations Summary Matrix:** A table with columns for 'Recommendation', 'Priority', 'Status', and 'Action Item'. It lists various recommendations like 'Review of Existing Military Operations' and 'Development of a Comprehensive Land Use Plan'.
- Chapter 1: Purpose and Process:** Text describing the study's origin as a fifteen-month planning process led by the City of Jacksonville, evaluating the Little Rock Air Force Base's role and its impact on the community.

SINCE COMMITTEE MEETING #4 (CONT'D)

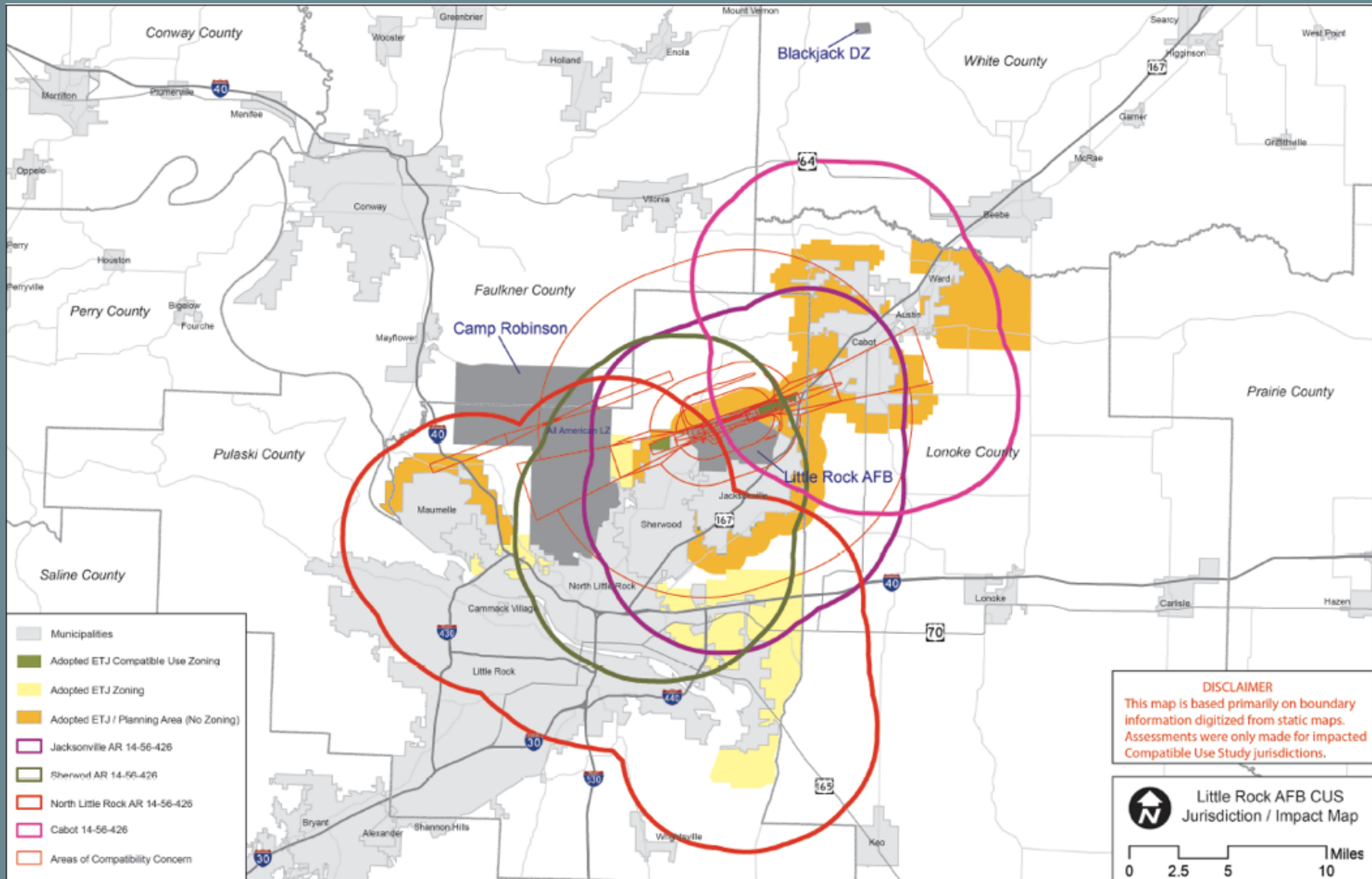
- Worked to Resolve Statutory Directives
- Prepared Revised Legislation related to LRAFB
“extraterritorial jurisdiction”
- Mapped the current statutory environment
- Legislative Subcommittee Meetings on 9/8 and 9/15

CURRENT STATUTE FRAMEWORK – GENERAL ETJ

- A.C.A. § 14-56-413 (2013)
- Cities may apply comprehensive plans and subdivision regulations in ETJs
 - 2-mile ETJ for cities with population 60,000 to 150,000 (NLR only)
 - 1-mile for cities with population of 8,000-60,000 (other cities)
 - Less than 8,000, authorized to plan, not zone
- “Zoning” specifically is authorized in the ETJs only in cities situated on a navigable stream, including, w/in the CUS Study Area
 - North Little Rock
 - Maumelle

CURRENT STATUTE FRAMEWORK- MILITARY ETJ

- A.C.A. § 14-56-426 (2017)
- *Shall act:*
 - If within 5 miles of “active-duty” USAF military installation;
 - Within 5 miles of the corporate limits of the City
 - By “ordinance” (not zoning, *per se*)



- Municipalities
- Adopted ETJ Compatible Use Zoning
- Adopted ETJ Zoning
- Adopted ETJ / Planning Area (No Zoning)
- Jacksonville AR 14-56-426
- Sherwood AR 14-56-426
- North Little Rock AR 14-56-426
- Cabot 14-56-426
- Areas of Compatibility Concern

DISCLAIMER
 This map is based primarily on boundary information digitized from static maps. Assessments were only made for impacted Compatible Use Study jurisdictions.

Little Rock AFB CUS Jurisdiction / Impact Map

0 2.5 5 10 Miles

OBSERVATIONS ON CURRENT STATUTE

- *Required* to be addressed by “city ordinance:”
 - Noise Zones
 - Accident Potential Zones
 - Most of the Imaginary Surfaces
- Northernmost Portion of Imaginary Surfaces affecting:
 - Faulkner County
 - Pulaski County

OBSERVATIONS ON CURRENT STATUTE

- Cities are *required* to comply with 14-56-426
- If the Counties do not exercise “zoning” or other police power authority, they may enter coordination agreements to address impacts:
 - Imaginary Surfaces; and
 - Also Noise Zones for Pulaski County
- Local governments decide by Joint Agreement who regulates and/or coordinates for military compatibility
- White County and Blackjack Drop Zone may best be handled through coordination, not zoning, practically-speaking (however, note § 14-56-426)

MODERNIZING -413 AND -426

- In addition to the 5-mile jurisdictional issues, it may be important to update statutes to modern practice, including:
 - Mandatory notice of and coordination with LRAFB;
 - The applicability to counties of the *mandate* (versus the option) to regulate or zone;
 - Future AICUZ and other studies updating impact areas and guidelines
 - The requirement to permit SFRs in appropriate areas only
 - Distinctions between zoning and other statutory powers
 - Applicability of statute to other Arkansas installations

WHERE WE ARE IN THE PROCESS

	Phase 1	Phase 2	Phase 3
	CUS	CUS IMPLEMENTATION	STRATEGY ADOPTION
Phase Objective	Needs Assessment Tools Identification	Tools Development	Tools Adopted, Effective, Amended as Needed
Oversight	Policy Committee and Technical Working Group	CUS Implementation Committee and Technical Working Group	Military Planning & Coordination Committee (MPC)
Funding Eligibility	OEA-eligible	OEA-eligible	Local Funding, as needed

PROPOSED CUS RECOMMENDATION - I

- **Parties should come to agreement on framework for allocation of ETJ powers re: military impacts**
- **“Military ETJ” authority limited only to:**
 - Noise and Accident Potential; and
 - Imaginary Surfaces;
- **No authority to regulate outside of a documented *military* impact area to be created;**

PROPOSED CUS RECOMMENDATION - 2

- **With priority guidance in ETJ overlap areas:**
 - Cities regulate within the City
 - Counties decide whether to:
 - regulate unincorporated areas; or
 - defer to City
 - Cities should not regulate unincorporated areas outside their county
 - Impacts should be regulated by city to which the area of overlap is most logically oriented or located
 - Noise and Accident Potential most critical for mandatory restrictions (i.e., zoning)
 - Imaginary Surfaces, also important, may be addressed through other tools

PROPOSED CUS RECOMMENDATION - 3

- **Participate in future legislative revisions to:**
 - Clarify generally the scope and meaning of §§ -413 and -426;
 - Clarify physical boundaries of ETJ authority under -426 (for LRAFB area only);
 - Require local governments to act within a given timeframe and a recurring review period (5-years?);
 - Address statewide military compatibility concerns;
 - Modernize military-related authorities under -426.

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	Phase 1	Phase 2	Phase 3
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Funding Eligibility	OEA-eligible	OEA-eligible	Local Funding, as needed

CUS IMPLEMENTATION PHASE (PHASE 2)

- Execute a Joint Agreement (MOU) on jurisdiction, based on current -426 and “priority guidance” of the CUS Report
- Prepare proposed revisions to -413 and -426 to provide to legislative delegation and/or other military partners in the state
- Map agreed-upon jurisdictional boundaries.

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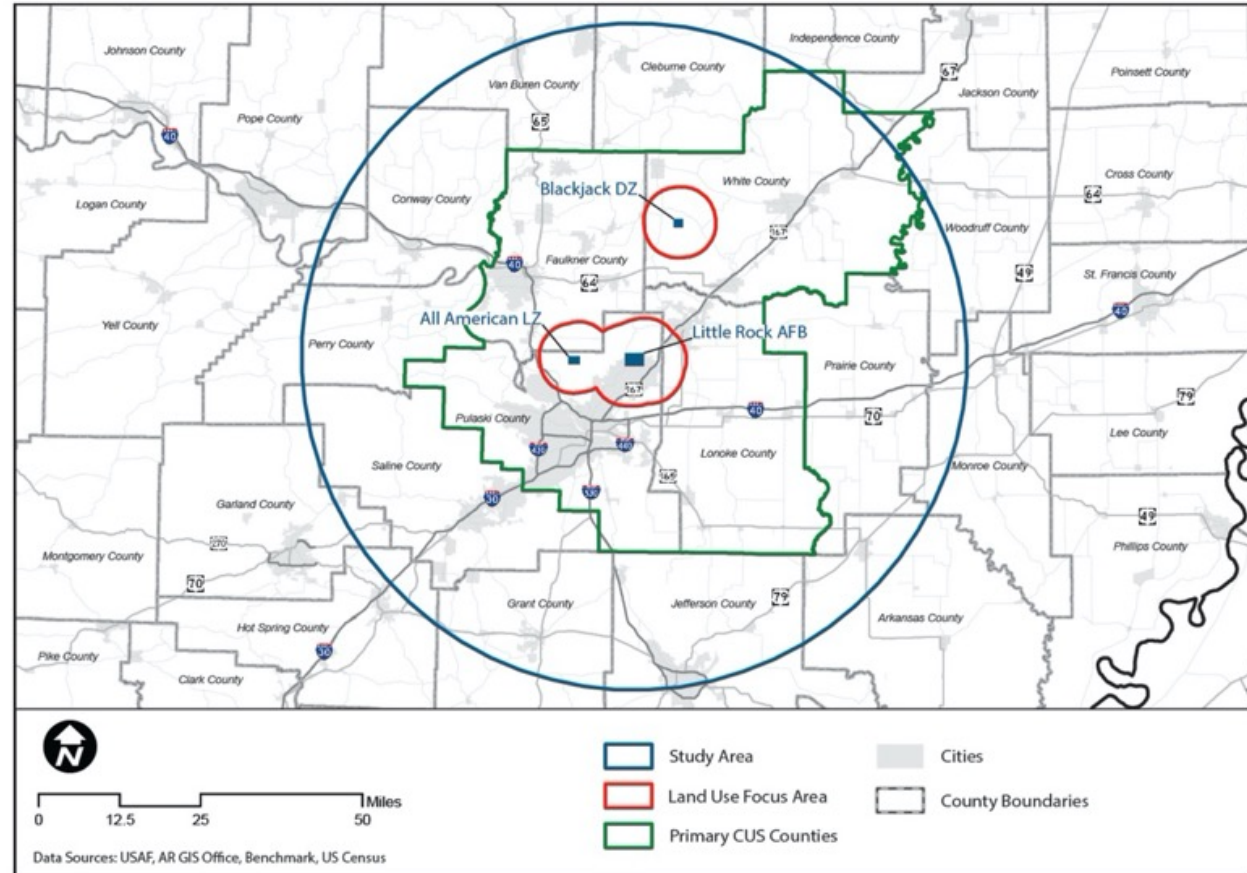
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THE STUDY AREA



Little Rock AFB Compatible Use Study Chapter 3 - Compatibility Analysis

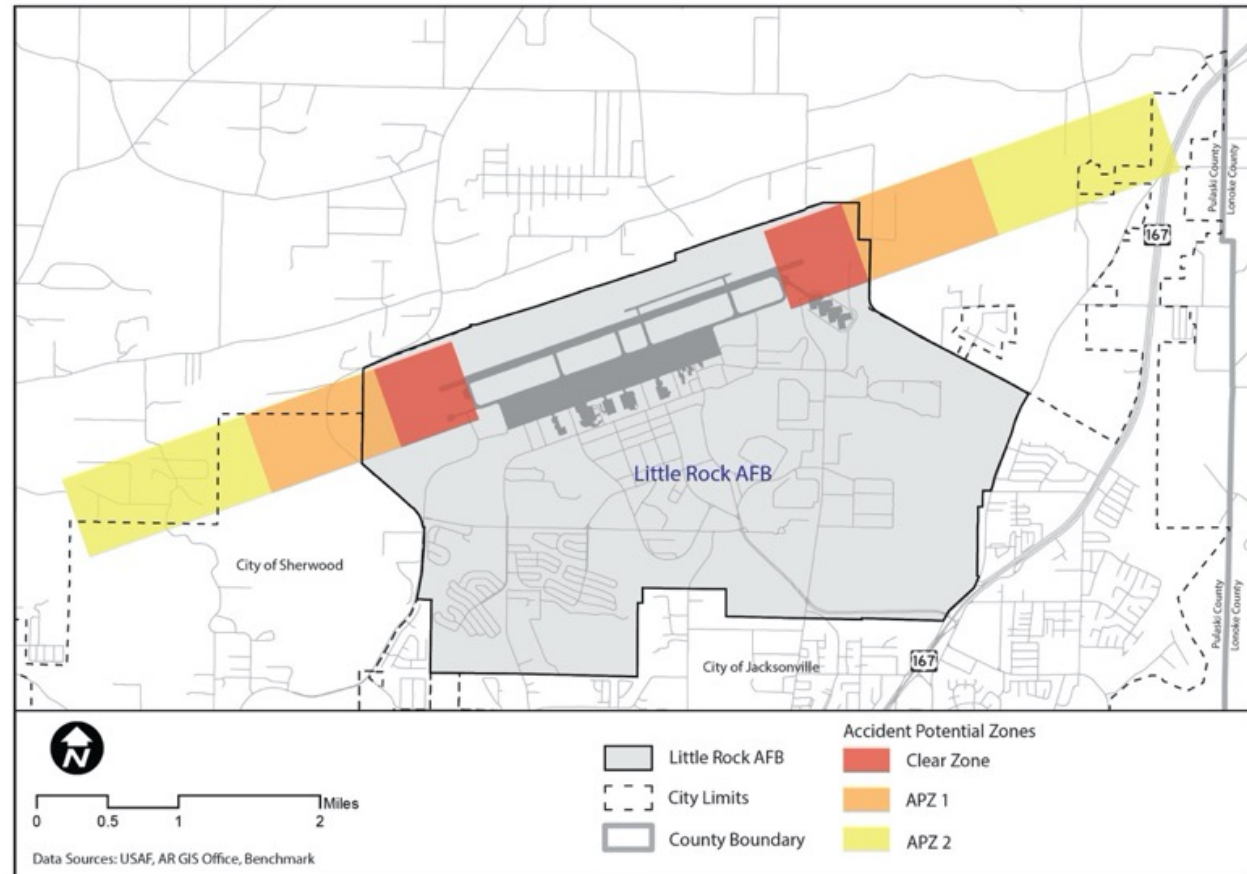
Map 3.1: Little Rock Air Force Base Compatible Use Study Area



LITTLE ROCK AFB ACCIDENT POTENTIAL ZONES



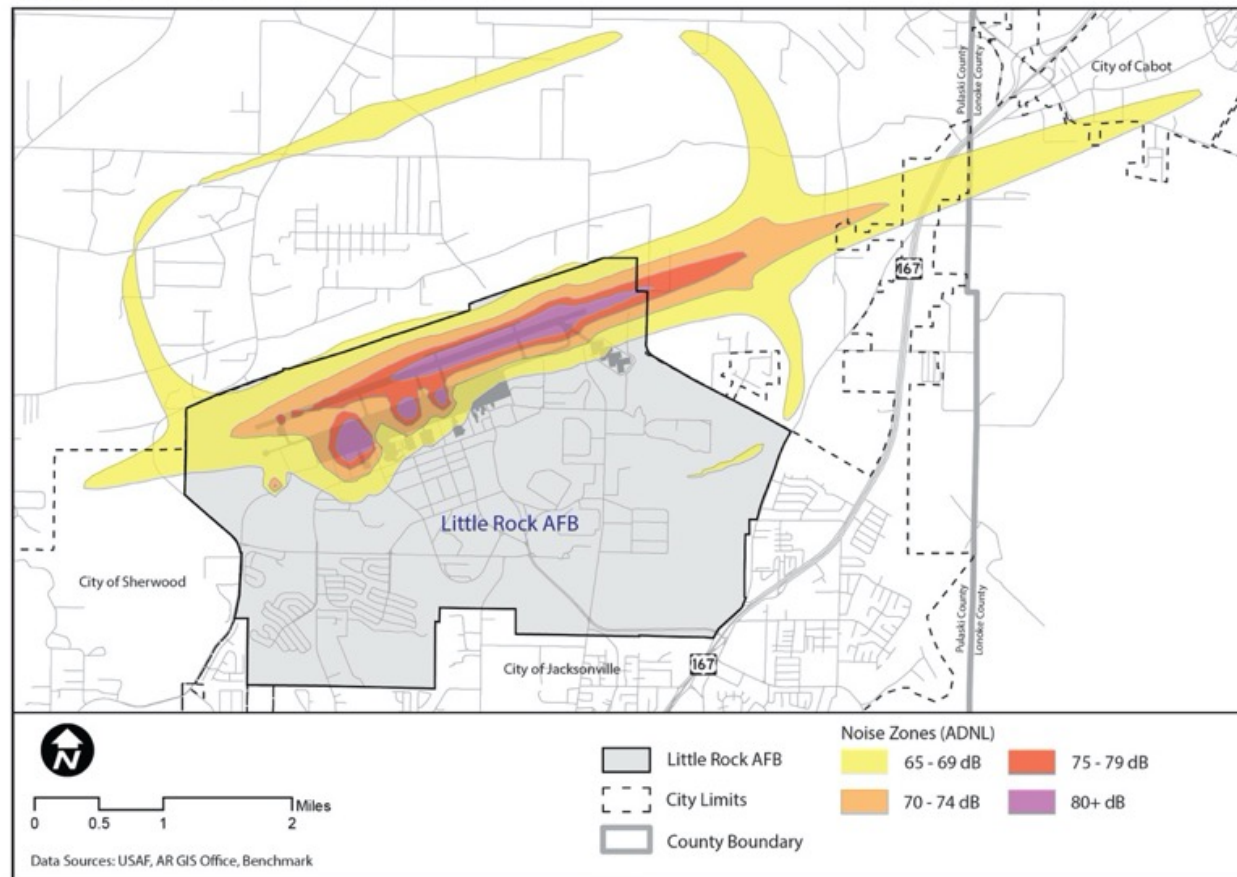
Map 3.2: Little Rock Air Force Base Aircraft Accident Potential Zones



LITTLE ROCK AFB NOISE CONTOURS (2011 AICUZ)



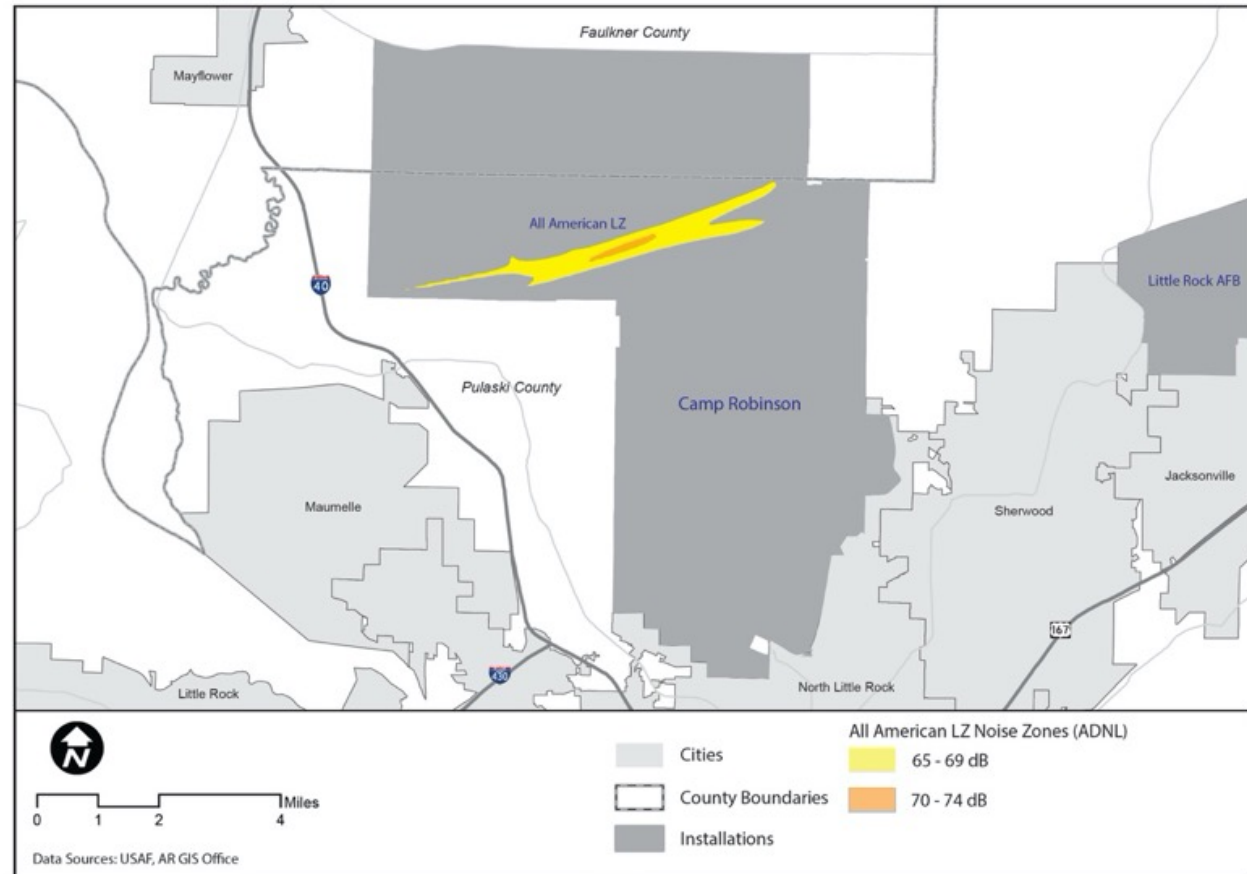
Map 3.10: Little Rock Air Force Base Aviation Noise Zones



ALL AMERICAN LZ NOISE CONTOURS (2011 AICUZ)



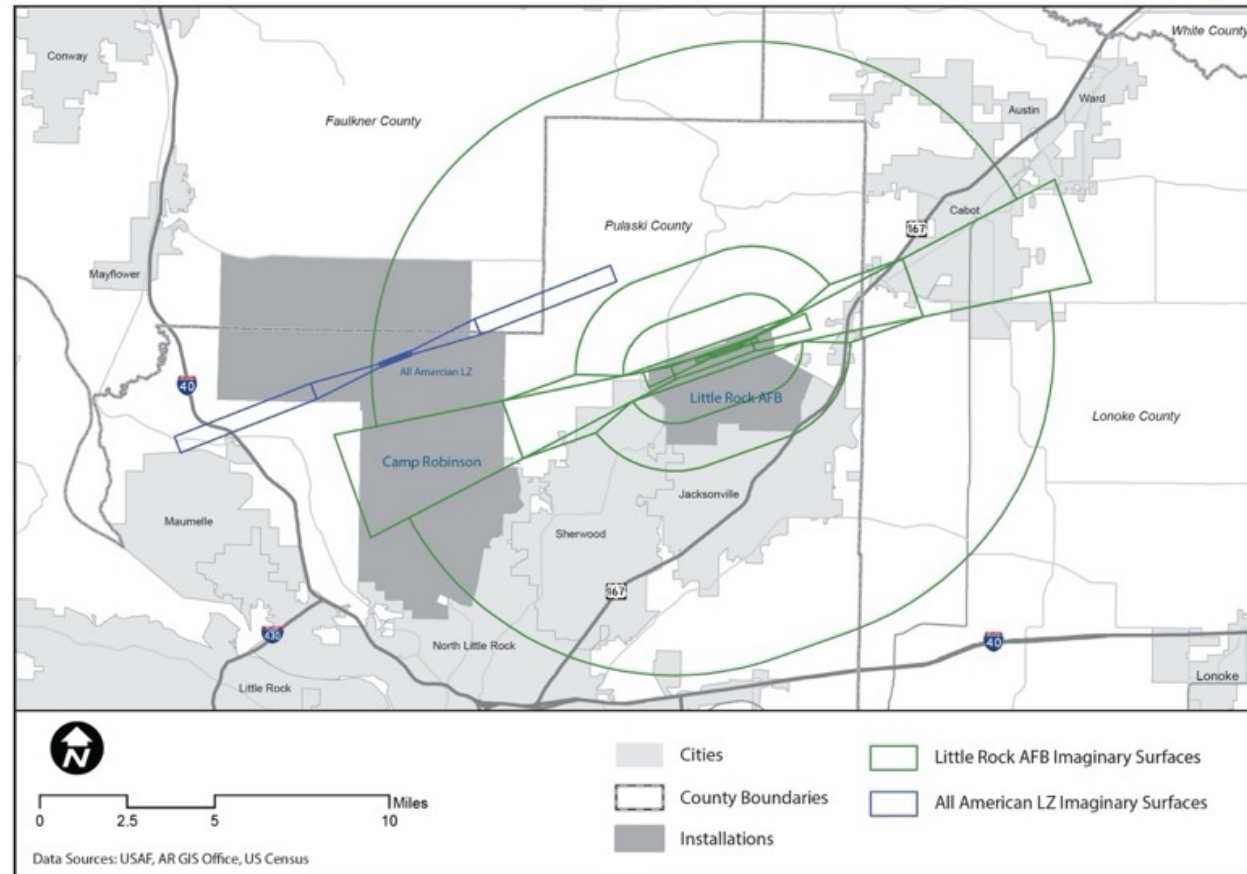
Map 3.18: All American Landing Zone (Camp Robinson): Aviation Noise Zones

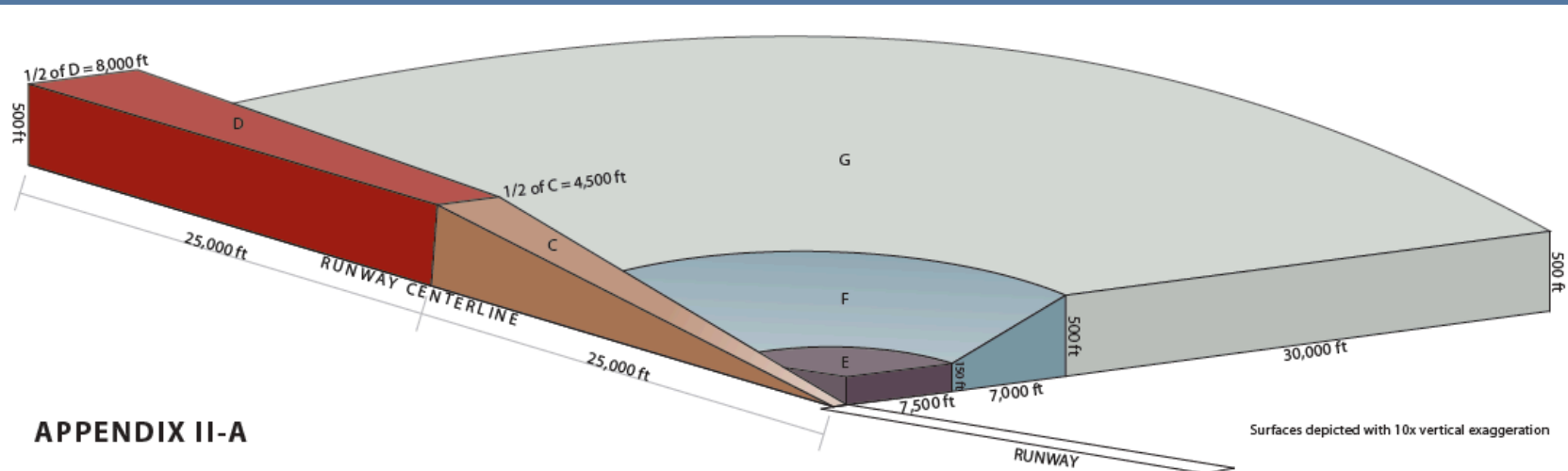


LITTLE ROCK AFB + AALZ FAA PART 77 IMAGINARY SURFACES



Map 3.19: Airfield Imaginary Surfaces: Little Rock Air Force Base and All American Landing Zone





APPENDIX II-A

AIR FORCE RUNWAY AIRSPACE IMAGINARY SURFACES*

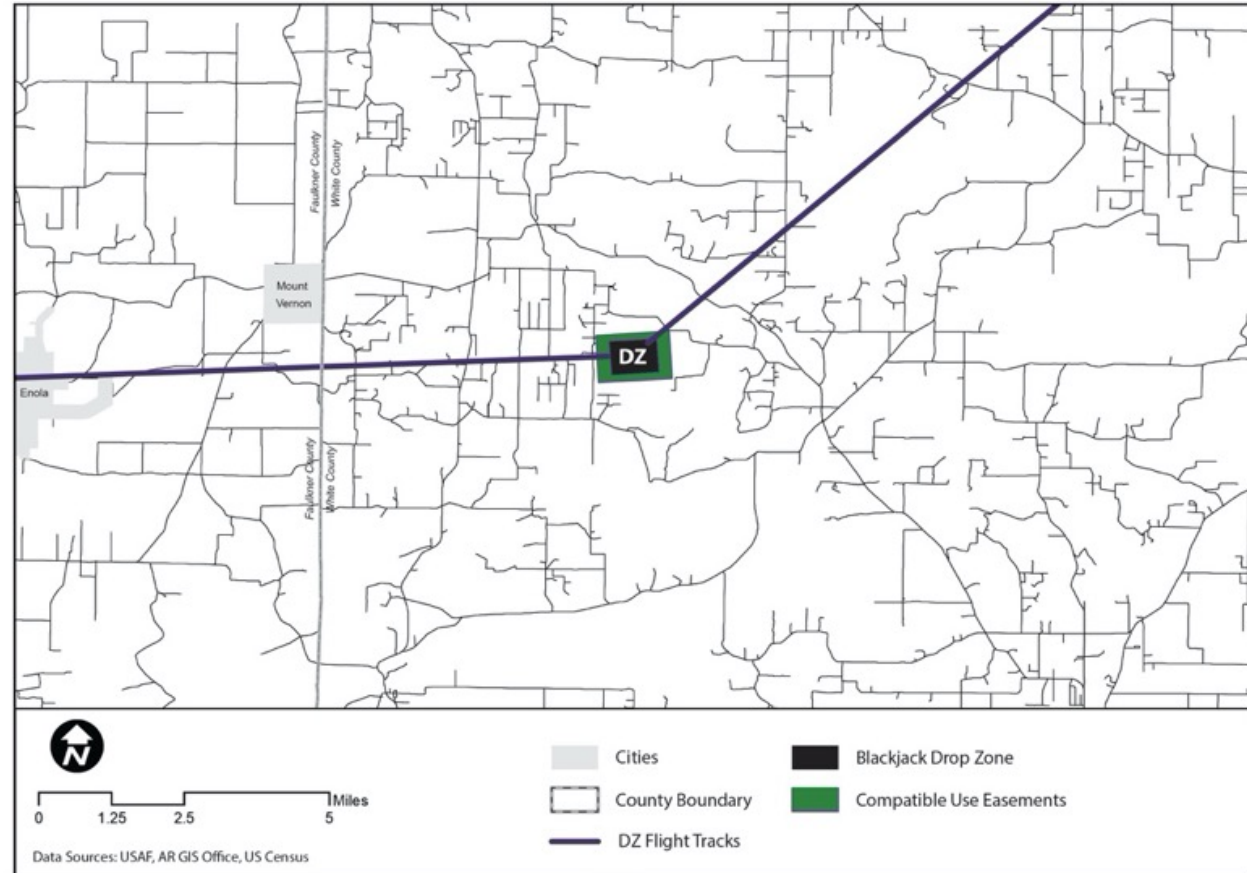
- A Primary Surface (not shown)
- B Clear Zone Surface (not shown)
- C Approach-Departure Clearance Surface
(50:1 Slope Ratio)
- D Approach-Departure Clearance Surface
(Horizontal)
- E Inner Horizontal Surface
(150 ft Elevation)
- F Conical Surface
(20:1 Slope Ratio)
- G Outer Horizontal Surface
(500 ft Elevation)
- H Transitional Surface (not shown)
- I Not used
- J Accident Potential Zone (APZ) (not shown)

*Reference: Department of Defense (DoD) Unified Facilities Criteria (UFC) 3-260-01, Table 3-7, portion of Table related to a Class B Runway

BLACKJACK DROP ZONE BUFFER AND AVIATION OPERATIONS



Map 3.22: Blackjack Dropzone: Overview and Dropzone Run-in Flight Tracks



Key Findings

- High degree of current compatibility with the existing land use pattern for Accident Potential and Aviation Noise Zones.
- Compatible use zoning affords a degree of protection for APZs, but not fully aligned with USAF guidance.
- Lack of full coverage of compatible use zoning for aviation noise impacts and lack of alignment with USAF guidance.
- Few current potential vertical obstructions to aerial navigation in imaginary surface areas. But...

Key Findings, cont'd

- Significant portions of the area covered by imaginary surfaces do not have compatible use zoning.
- Blackjack Drop Zone is protected from immediately adjacent encroachment through compatible use easements, but no other compatible use regulations in place.
- Limited ability to monitor for proposed vertical obstructions around Blackjack.
- FAA restrictions for UAS flight do not cover AALZ or Blackjack.

SUMMARY OF RECOMMENDATIONS MATRIX

KEY								
Planning Term: S (Short) = first 3 years; M (Mid) = next 10 years; L (Long) = next 20 years								
Relative Priority: H = High (red); M = Medium (orange); L = Low (green)								
Estimated Costs: \$ = < \$5,000; \$\$ = \$5,000 to \$25,000; \$\$\$ = greater than \$25,000								
Procedural Context	Relative Priority	#	Recommendation	Recommendation Description	Responsible Parties	Time-frame	Est. Costs	Funding Source
A. Comprehensive & Small Area Planning	High	A.1.	Prepare Comprehensive or Small Area Plans in Pulaski County, Jacksonville, and Cabot	The City of Jacksonville and Pulaski County should consider adoption of a statutory comprehensive plan or, in the case of Pulaski County, expansion of planning beyond the Lake Maumelle Watershed Planning Area. The Plan development process is an opportunity to deliberately address the direction and vision of the community for the next 10-20 years; a valuable exercise for a jurisdiction so closely influenced by the presence of two military installations.	City of Jacksonville Pulaski County City of Cabot	S	\$\$	Potential OEA Funding
	High	A.2.	Update Existing Comprehensive Plans in Sherwood and North Little Rock	Sherwood and North Little Rock have existing jurisdiction-wide comprehensive plans. These should be revised to reflect the applicable findings and recommendations of the 2020 Compatible Use Study.	City of North Little Rock City of Sherwood	S	\$	Potential OEA Funding
	Medium	A.3.	Prepare Updates to Other Policy and Planning Documents	Existing local government plans and policy documents should be revisited and revised to ensure future economic development, planning, and industry plans recognize the presence and impact of LRAFB on the economy and local land use patterns.	CUS Jurisdictions	S	\$	Potential OEA Funding

RECOMMENDATIONS OVERVIEW

Planning

- Update Plans & Policy Documents
- Adopt Plans for Pulaski Co., Jacksonville, & Cabot

Zoning & Codes

- Update Existing AICUZ Overlays
- Prepare Overlays for Pulaski & Lonoke Counties, and Cabot
- Address Height & Interference
- Address Military in Annexations

Subdivision Codes

- Plat Acknowledgements

RECOMMENDATIONS OVERVIEW, CONT'D

Notice to Owners & Occupants

- Permit Notice
- Purchaser and Tenant Disclosures
- Street Signage

Interagency Coop.

- CUS Implementation Committee
- Seek State MAGP Funding
- Joint MOU for Coordination

- Propose Legislative Revisions
- Prepare GIS Layers for Agreed-to Jurisdiction
- LRAFB Input on Infrastructure
- DCIP and AFCP
- Increase Statewide Coordination

RECOMMENDATIONS OVERVIEW, CONT'D

Interagency Coop. - continued

- REPI Program Stand-Up
- LRAFB updates to Local Officials
- Quality of Life Initiatives

Public Outreach

- Noise Reporting
- Ongoing CUS Website
- UAS Outreach materials and signage
- NLR Standards Available (not required)

RECOMMENDATIONS OVERVIEW, CONT'D

Ongoing Land Use Planning

- Establish/Maintain Military Planning & Coordination Committee
- Maintain/Update Joint MOU
- JECA continues coordination role

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SCOPE OF SERVICES

- TASK 1: PROJECT INITIATION & ADMINISTRATION
- TASK 2: STAKEHOLDER & PUBLIC INVOLVEMENT
- TASK 3: DATA COLLECTION INVENTORY & GIS ANALYSIS
- TASK 4: PUBLIC POLLING & KEYPAD SURVEY
- TASK 5: CONFLICT & COMPATIBILITY ANALYSIS IN APZs,
NOISE ZONES, AND OTHER MILITARY INFLUENCE AREAS
- TASK 6: LAND POLICY & REGULATION RECOMMENDATIONS
- TASK 7: PREPARE DRAFT STUDY
- TASK 8: PREPARE FINAL STUDY AND ADOPTION**



EXECUTIVE SUMMARY

- Chap 1: PURPOSE AND PROCESS
- Chap 2: CURRENT CONDITIONS & THE PATH FORWARD
- Chap 3: COMPATIBILITY ANALYSIS
- Chap 4: STATE OF ARKANSAS PLANNING & LAND USE FRAMEWORK
- Chap 5: LOCAL GOVERNMENT ZONING & LAND USE AUTHORITY
- Chap 6: FEDERAL LAND USE REQUIREMENTS & OPPORTUNITIES
- Chap 7: STRATEGIES & RECOMMENDATIONS

FINAL CUS REPORT, CONT'D

APPENDICES

- A LRAFB PUBLIC SURVEY RESULTS
- B ZONING, PLANNING & MILITARY IMPACTS, BY JURISDICTION
- C RECOMMENDATIONS SUMMARY MATRIX
- D ACA § 14-56-413
ACA § 14-56-426
ACA § 14-56-301, *ET SEQ.*
- E JACKSONVILLE AICUZ OVERLAY DISTRICT ORDINANCE
SHERWOOD AICUZ OVERLAY DISTRICT ORDINANCE

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NEXT STEPS

- **Today: Post final draft Chapters to Website**
- **December 4:**
 - **Photographs provided to Bob Price**
 - **Draft CUS Report (full) Distributed to Committee**
- **Team Completing Quality Control Review**
- **December 10th: CUS Policy & Technical Committees**
- **December 16th: Tentative, if needed, Final Committee Mtg.**
- **December 17th: Town Hall #4**
- **CUS Report Finalized**