



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

IMPLEMENTATION

**JOINT MEETING OF
THE EXECUTIVE AND
IMPLEMENTATION
COMMITTEES**

July 26, 2021

Little Rock Air Force Base CUS Implementation
Joint Executive and Implementation Committee Meeting

Monday, July 26, 2021 at 2:00 p.m.

AGENDA

1. Compatible Use Study (CUS) Implementation Project Introduction
2. Introduction of Consultant Team
3. Introduction of Executive Committee
4. Introduction of Implementation Committee
5. CUS Implementation Project Scope of Services Overview
6. CUS Implementation Project Schedule
7. Overview of CUS Recommendations
8. Review of CUS Implementation Deliverables
9. Next Steps



BENCHMARK



Project Team Contact Information:

Dr. Robert Price, Director
(501) 681-2288
rprice@cityofjacksonville.net

Kelly Cousino, Project Manager
(843) 882-5821
kcousino@planningandlaw.com

Vagn Hansen, Land Use & GIS Analyst
(910) 398-3743
vhansen@benchmarkplanning.com

Jason Winner, Military Subject Matter Expert
Project Website
jwinner@marstel-day.com

MILITARY INSTALLATION SUSTAINABILITY PROCESS

| | PHASE I CUS | PHASE II CUS Implementation | PHASE III Tools Adoption |
|-----------------------------------|---------------------------------------|--------------------------------|---|
| Phase Objective | Needs Assessment Tools Identification | Tools Development | Tools Adopted, Effective, Amended as Needed |
| Oversight | Policy Committee Technical Committee | CUS Implementation Committee | Military Planning and Coordination Committee (MPCC) |
| Funding Eligibility | OLDCC-Eligible | OLDCC-Eligible | Local Funding, as Needed |
| Memorandum of Understanding (MOU) | MOU Recommended | MOU Drafted | MOU Adopted and Effective |

Principal Compatible Use Study Findings

- High degree of current compatibility
- Existing zoning affords a degree of protection, though
 - not fully aligned with updated USAF guidance.
 - lacks of full coverage of compatible use areas
- Few current potential vertical obstructions to navigation in imaginary surface areas. But...
 - Significant portions of the area lack ongoing protections
- Blackjack Drop Zone is protected through easements, but has no other compatible use regulations in place.

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“Recommendations are used to help local jurisdictions guide community development and infrastructure investments that protects and preserves military readiness and defense capabilities while supporting continued economic development and public health, safety, and general welfare of those living and working near an active military installation.”



U.S. Department of Defense
Office of Local Defense
Community Cooperation

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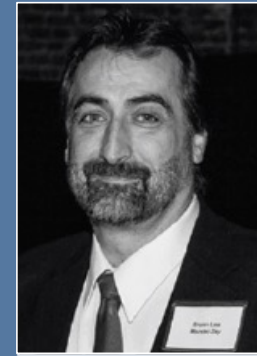
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OUR TEAM PRINCIPALS



PLANNERS &
ATTORNEYS

PLANNERS &
GIS SPECIALISTS

WEBSITE &
SOCIAL MEDIA

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

BENCHMARK

MARSTEL DAY
CONSERVATION & CONSULTING
FROM SEA TO STARS

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Executive Committee

- Col. Angela Ochoa
- Col. Bernard Smith
- Col. Tina Lipscomb
- Mayor Robert Johnson
- Dr. Robert Price
- Ret. Col. Nancy Shefflette
- Tom Anderson
- Mayor Terry Hartwick
- Mayor Virginia Young
- Judge Doug Erwin
- Judge Barry Hyde
- Judge Michael Lincoln
- Mayor Ken Kincade
- Mayor Charles Gastineau
- Mayor Caleb Norris
- Mayor Trae Reed

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Implementation Committee

- Ret. Col. Robert Ator
- Robert Birch
- Bart Gray
- Shane Carter
- Lt. Jessica Cicchetto
- Randall Green
- John Gray
- Ret. Col. Nancy Shefflette
- Anna Dixon
- Matthew Smock
- Michael Watson
- Alicia Wilmoth
- Sara Smith
- Mindy Strand
- Brad McCaleb
- Nicholas Lynch
- Van McClendon
- Rob Middleton
- Laura Nobles
- Dr. Robert Price
- Clay Rogers
- Larry Wilson
- Michael Wilson

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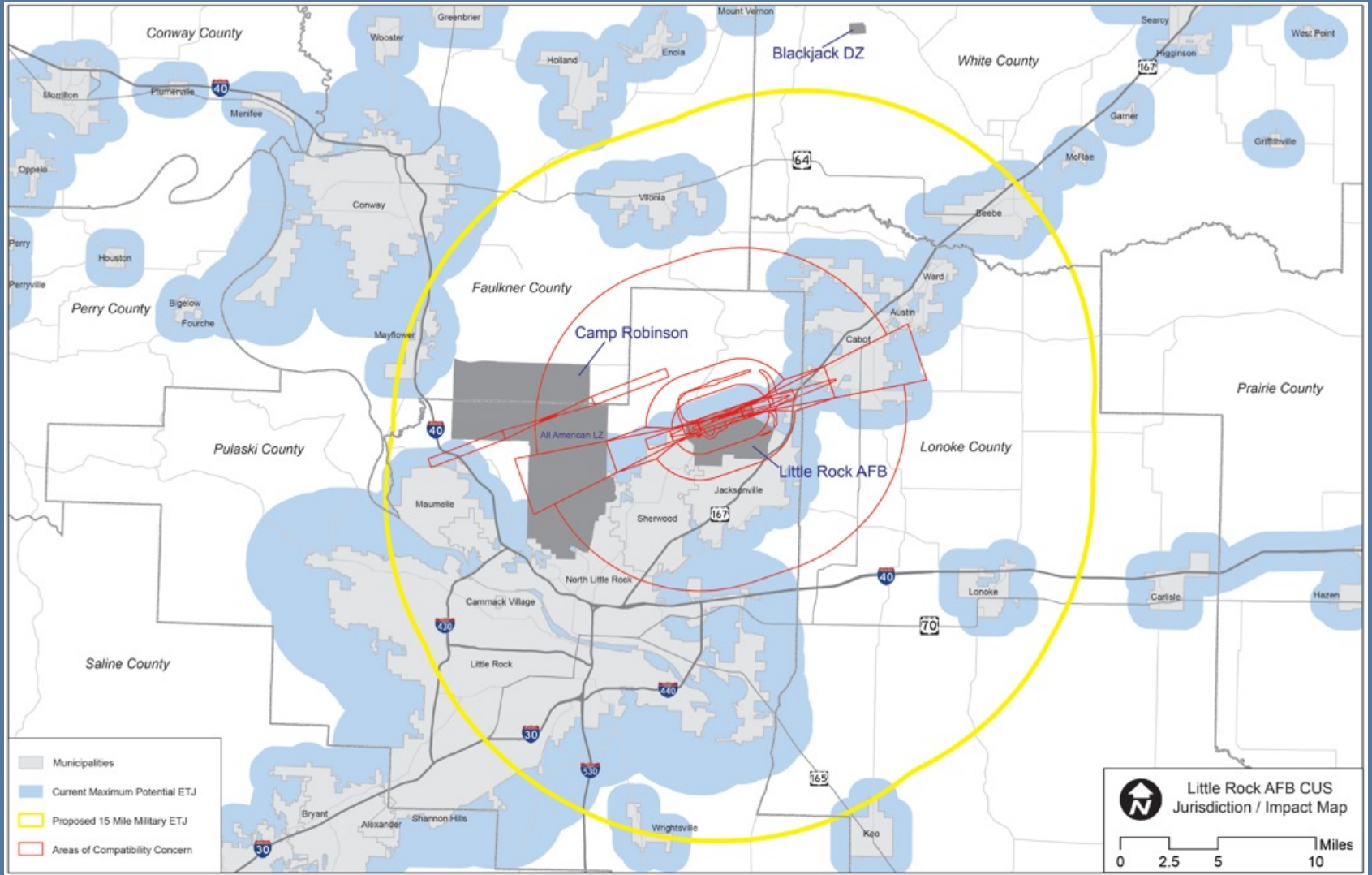
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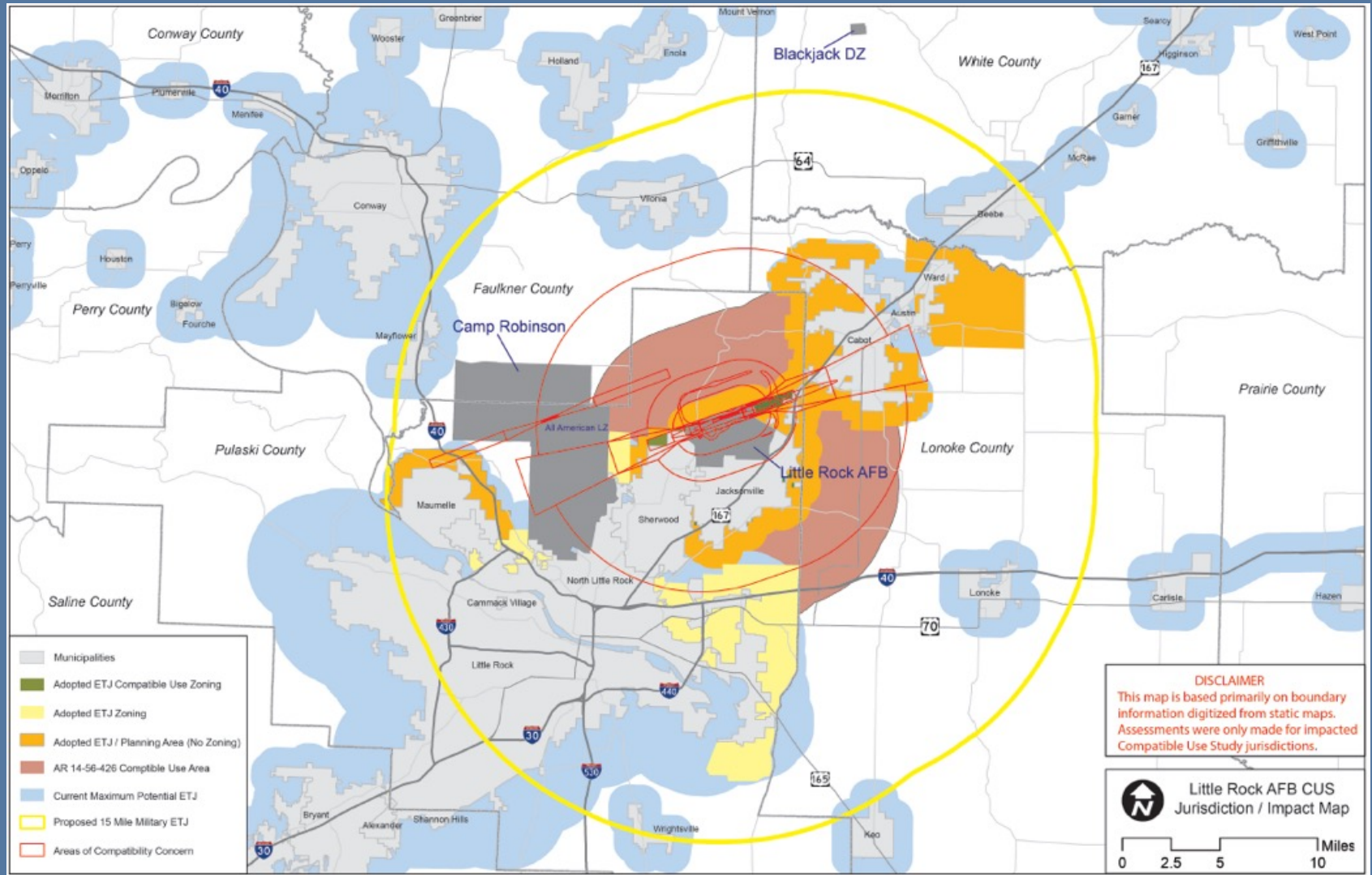
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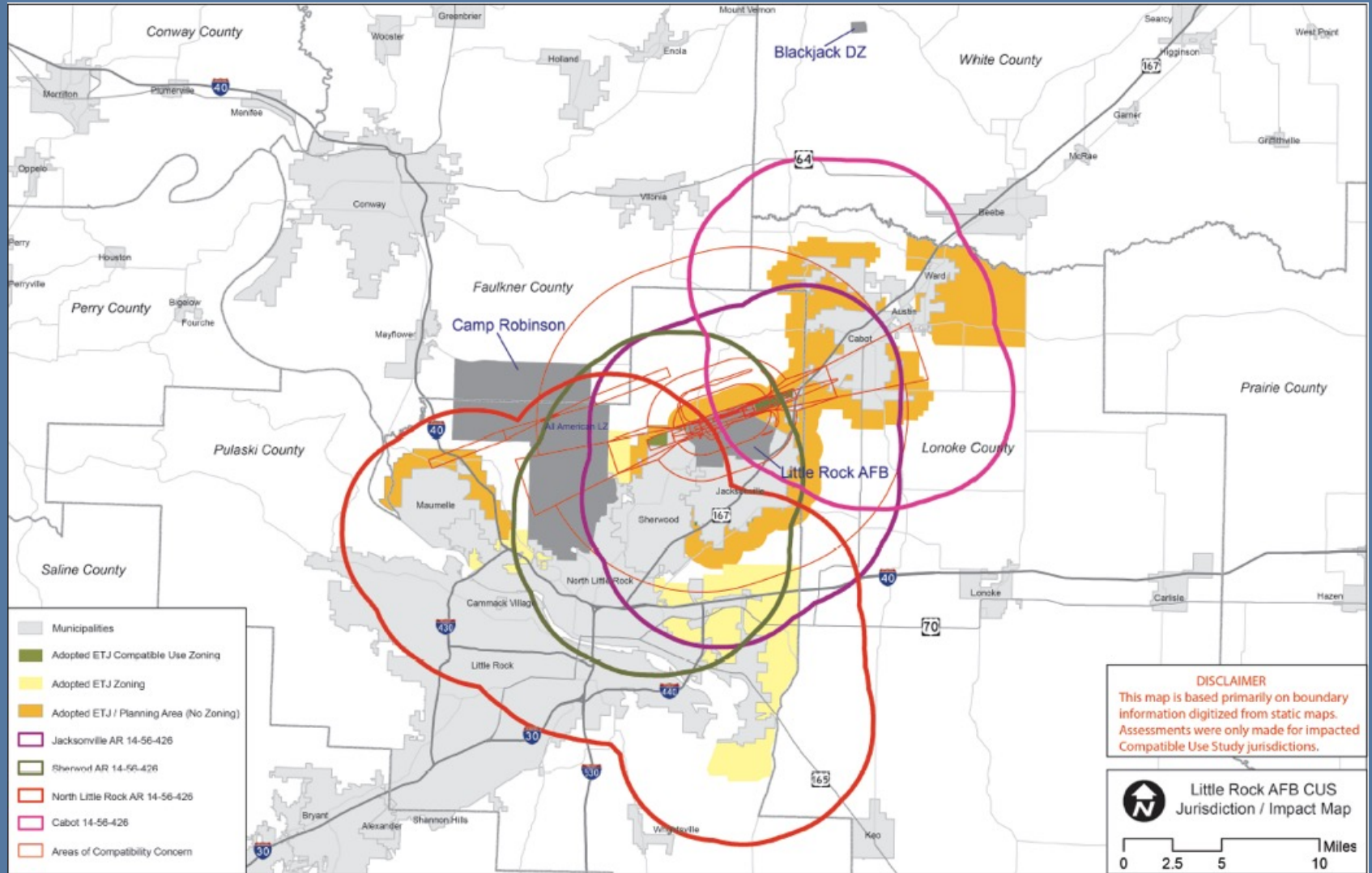
EXTENT OF LOCAL GOVERNMENT REGULATORY AUTHORITIES



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LEGISLATIVE REVISIONS

The subcommittee found, however, the statutes could benefit from clarification of the scope of municipal authority in territorial jurisdictions subject to A.C.A. § 14-56-426. The subcommittee also identified other potential revisions to A.C.A. § 14-56-426 that would help clarify the scope of regulation and make the legislation consistent with modern statutes in other states, including:

- Requiring notice of and coordination with LRAFB prior to major land use decisions in the impact areas;
- Clarifying whether or to what extent section -426 requires counties to regulate or zone for military uses;
- The applicability of future AICUZ and other studies updating impact areas and guidelines;
- Applying the requirement to permit single-family residences in appropriate areas only, based on current Air Force guidance;
- Requiring action on any new statutory mandate by local government within a fixed timeframe, with the requirement for a recurring review period to address changed conditions or guidelines;
- Clarifying, if needed, the distinctions between zoning and other statutory powers;
- Clarifying or exploring the applicability of the statutes to other Arkansas military, guard, and reserve installations.

The Scope of LRAFB's Review and Comment of Local Development Actions

While it is important that LRAFB receive notice of pending land developments presenting real threats to compatibility it also is in all parties' interest to avoid coordination on minor developments not likely to impact base operations.

The base and local governments will define an effective balance during CUS implementation, based on project size (acres, units, square footage), distance from the installations, or land use types.

**MEMORANDUM OF UNDERSTANDING
FOR
MILITARY COORDINATION**

This Memorandum of Understanding ("MOU") is entered into by and between Cannon Air Force Base, Curry County, Roosevelt County, the City of Fortales, and the City of Clovis (collectively referred to as the "Parties") for the purpose of encouraging compatible land uses and Party coordination in the vicinity of the training areas associated with Cannon Air Force Base and Melrose Air Force Range.

RECITALS

WHEREAS, the Parties to this MOU wish to accommodate Cannon AFB's mission, protect the quality of life of the surrounding community, and enhance the opportunity for appropriately sited and deliberately planned renewable energy infrastructure within the jurisdictions of the local government parties to this MOU; and

WHEREAS, Cannon AFB, the community, and local jurisdictions have historically cooperated to ensure the sustainability of the ongoing mission of Cannon AFB and the preservation of constitutionally protected property rights; and

WHEREAS, the Parties wish to adopt a Memorandum of Understanding in order to formalize the procedures that guide that cooperation, as recommended by the 2011 JLUS;

WHEREAS, Cannon Air Force Base and Melrose Air Force Range (together "Cannon AFB") historically have conducted flight training missions in the region and are anticipated to continue to do so for the foreseeable future; and

WHEREAS, the ongoing presence and operation of Cannon AFB is critical to the nation's defense and to the common good of Eastern New Mexico; and

WHEREAS, the Parties to this MOU recognize there are numerous land uses in the vicinity of Cannon AFB, including those associated with wind energy facilities; and

WHEREAS, the Parties wish to take certain steps to ensure the continued compatibility between Cannon AFB and land uses occurring in the vicinity of Cannon AFB; and

WHEREAS, it is the intent of the Parties that all land use decision-making powers, lawfully delegated to the local governments by the New Mexico Legislature, be preserved and that nothing herein is intended to diminish or cede those powers to any other entity or Party; and

MEMORANDUM OF AGREEMENT

**for
Implementation of the
Joint Base Lewis-McChord
North Clear Zone Action Plan & Implementation Program**

This Memorandum of Agreement ("MOA") establishes the roles and responsibilities of the Parties hereto in undertaking the tasks and obligations necessary to complete the Joint Base Lewis-McChord ("JBLM") North Clear Zone Action & Implementation Plan. The Parties, agreed as follows:

I. Parties:

The following are Parties to this MOA:

- a. State of Washington
- b. Pierce County
- c. City of Lakewood
- d. Joint Base Lewis-McChord (JBLM)
- e. South Sound Military & Communities Partnership

II. The Action & Implementation Plan and the Purpose of the MOA:

The JBLM North Clear Zone Action & Implementation Plan ("AIP") sets forth six (6) specific Actions to address incompatible uses in the North Clear Zone ("NCZ") associated with JBLM Air Force operations. The AIP describes, in detail, the strategy, phasing, responsible parties, estimated funding requirements, anticipated outcomes, opportunities, and specific implementation steps needed to advance the prioritized recommendations of the 2015 JBLM Joint Land Use Study related to incompatible land uses in the NCZ.

The purpose of this MOA is to establish a framework for collaboration between the Parties to effectuate the AIP and to cooperate in furtherance of the AIP goals. The AIP is attached hereto as Exhibit A.

RESOLUTION NO. 14-738

On motion of Council Member Guey, seconded by Council Member Hinkley, and on roll call all members present and voting "Yes", except Council Member Marinovich, who was "Absent", the following Resolution was adopted.

A Resolution to authorize the Plaquemines Parish President to sign on as a party to a Memorandum of Understanding for Military Coordination by and between Plaquemines Parish, Jefferson Parish, Naval Air Station/Joint Reserve Base New Orleans, and the Joint Land Use Working Group.

WHEREAS, it is in the interest of Plaquemines Parish Government to support the mission-readiness of the Naval Air Station / Joint Reserve Base New Orleans; and

WHEREAS, the proposed Memorandum of Understanding for Military Coordination seeks to improve communication and coordination between Plaquemines Parish Government, NAS/JRB New Orleans and the general public; and

WHEREAS, the Joint Land Use Study Implementation Committee, comprised of Plaquemines Parish officials, residents, and property owners, has developed said Memorandum of Understanding for Military Coordination as part of their yearlong work to implement the findings of said Study and recommended this resolution in the August 5, 2014 Policy Group meeting; and

WHEREAS, the Plaquemines Parish Council can authorize the President to sign as a party to the agreement;

NOW, THEREFORE:

BE IT RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the Plaquemines Parish President is hereby authorized to sign as a party to the Memorandum of Understanding for Military Coordination and execute any and all responsibilities necessary as laid out in the MOU going forward.

BE IT FURTHER RESOLVED BY THE PLAQUEMINES PARISH COUNCIL THAT the Secretary of this Council is hereby authorized and directed to immediately certify and release this Resolution and that Parish officials and employees are authorized to carry out the purposes of this Resolution, both without further reading and approval by the Plaquemines Parish Council.

I hereby certify the above and foregoing to be a true and correct copy of a Resolution adopted by the Plaquemines Parish Council at a meeting held in the Temporary Courthouse Building, 450 F. Edward Hébert Boulevard, Belle Chasse, Louisiana, on Thursday, September 11, 2014.

Kim M. Gougeon
Secretary

MEMORANDUM OF UNDERSTANDING

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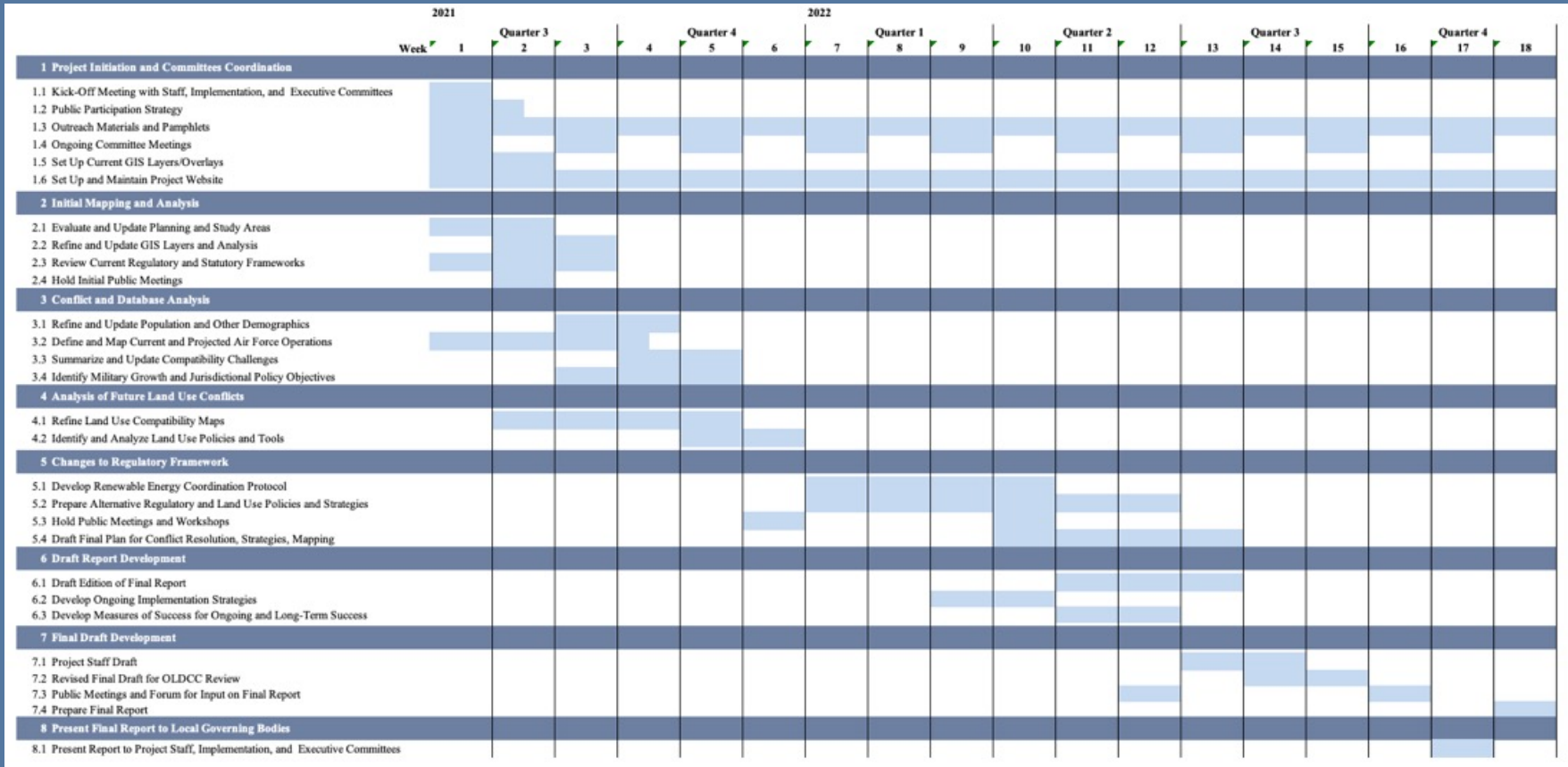
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Estimated Project Schedule



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High Priority CUS Strategies and Recommendations

The highest-priority recommendations within each procedural context are:

Procedural Context: Land Use and Small Area Planning

- Prepare or Revise Land Use Plans to Address Military Impact Areas
- Update Existing Land Use Plans in Sherwood and North Little Rock

Procedural Context: Zoning and General Code Provisions

- Prepare Updates to Existing AICUZ Overlay Boundaries in Sherwood and Jacksonville
- Prepare Updates to Existing AICUZ Overlay Regulations in Sherwood and Jacksonville
- Prepare AICUZ Overlay Regulations within Pulaski County, Lonoke County, and Cabot
- Add Height and Interference Review to Local Development Review Processes
- Include Review of Military Impacts During Consideration of Annexation Applications

Procedural Context: Subdivision Regulations

- Prepare Regulatory Requirement for Plat Acknowledgments

Procedural Context: Notice to Property Owners and Occupants

- Provide Notice on Local Permit Approval of Potential Military Impacts on Property
- Prepare Purchaser and Tenant Awareness Disclosures

Procedural Context: Inter-Agency Cooperation

- Appoint CUS Implementation Committee
- Seek Funding from State Military Affairs Grant Program
- Prepare a Memorandum of Understanding (MOU) for Regional Coordination with LRAFB
- Prepare Legislative Revisions to Clarify Scope of Local Government Authorities
- Prepare GIS Layers Illustrating Extent of Local Government Regulatory Authorities
- Facilitate LRAFB Input Prior to Local Approvals of New Growth-Inducing Infrastructure
- Monitor Defense Community Infrastructure Program (DCIP) for Funding Opportunities in the Region

Procedural Context: Public Outreach and Communication

- Set Up Military Planning & Coordination Website
- Prepare Public Outreach Materials on Civilian UAS Regulations and Risk Areas, Including Street Signs

Procedural Context: Ongoing Land Use Planning Activities

- Establish a Standing Military Planning & Coordination Committee
- Maintain Updated MOU for Continued Community-Wide Coordination
- Support the Jacksonville Economic & Cultural Alliance as the Coordinating Agency for Ongoing Inter-Agency Coordination



Executive Summary



Little Rock AFB Compatible Use Study Executive Summary

I. Executive Summary

The purpose of the Compatible Use Study (CUS) is to encourage local governments, together with the state, to work closely with Little Rock Air Force Base (AFB) to implement measures that promote compatible development in the areas surrounding the installation, and to preserve an installation. The CUS is a Compatible land use planning a military installation. The CUS stakeholders.

II. What is a Compatible

A Compatible Use Study is a c around the country to promote governments, and other stake

A CUS is not regulatory in natu are implemented afterwards, t plan policies, and other tools. from a collaborative, expansiv

The Jacksonville Economic De primary funding provided by th by the Arkansas Economic De worked with partners Benchm

A Policy Committee and a Tec from the additional involvem committees included represen affected stakeholders.



Little Rock AFB Compatible Use Study Executive Summary

| Procedural Context | Relative Priority | CUS Recommendation | Implementation Time Frame | | |
|---|-------------------|--|---------------------------|---------------|---------------|
| | | | First 3 years | Next 10 years | Next 20 years |
| Zoning and General Code Provisions | High | Prepare Updates to Existing AICUZ Overlay Boundaries in Sherwood and Jacksonville | X | | |
| | High | Prepare Updates to Existing AICUZ Overlay Regulations in Sherwood and Jacksonville | X | | |
| | High | Prepare AICUZ Overlay Regulations within Pulaski County, Lonoke County, and Cabot | X | | |
| | High | Add Height and Interference Review to Local Development Review Processes | X | | |
| | High | Include Review of Military Impacts During Consideration of Annexation Applications | X | | |
| Subdivision Regulations | High | Prepare Regulatory Requirement for Plat Acknowledgments | X | | |
| Notice to Property Owners and Occupants | High | Provide Notice on Local Permit Approval of Potential Military Impacts on Property | X | | |
| | High | Prepare Purchaser and Tenant Awareness Disclosures | X | | |
| | Medium | Street Signage | X | | |



Appendices

- Appendix A: Public Survey Results.....
- Appendix B: Local Zoning and Military Impacts
- Appendix C: Summary of Recommendations
- Appendix D: Key State Statutes
- Appendix E: Local AICUZ Overlay Zoning Districts

254

| Funding 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 | | | | | | | | |
|--|-------------------|-----|--|--|--|------------|------------|-------------------------|
| Precedent 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 Macon & 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 directly 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 LBAF on the economy and local land use patterns. | CUS Jurisdiction | S | \$ | Potential OEA Funding |
| B. Zoning and General Code Revisions | High | B.1 | Prepare Updates to Existing AICUZ Overlay Boundaries in Sherwood and Jacksonville | The geographic extent of the existing AICUZ Overlay boundaries for the cities of Jacksonville and Sherwood should be updated to reflect current noise contours, as well as the accident potential areas within each city's municipal and extrajurisdictional (EJ) boundaries, as applicable. With respect to the City of Jacksonville, these extend greater than the statutory base 1-mile zoning powers. | City of Jacksonville City of Sherwood | S | \$\$ | Potential OEA Funding |
| | High | B.2 | Prepare Updates to Existing AICUZ Overlay Regulations in Sherwood and Jacksonville | The AICUZ Overlays for the cities of Jacksonville and Sherwood, should be updated to reflect current Air Force compatibility guidance and Arkansas § 14-50-426 statutory mandates and authorizations regarding the exercise of extrajurisdictional zoning powers. | City of Jacksonville City of Sherwood | S | \$\$ | Potential OEA Funding |
| | High | B.3 | Prepare AICUZ Overlay Regulations within Pulaski County, Lonoke County, and Cabot | In addition to Jacksonville and Sherwood, the following CUS Jurisdiction have commented noise impact areas within its jurisdiction or EJ and should adopt appropriate zoning standards: Lonoke County (within Cabot's EJ), Cabot and Cabot EJ, and Pulaski County. | Lonoke County, Cabot, and Pulaski County | S | \$\$ | Potential OEA Funding |
| | High | B.4 | Add Height and Interference Review to Local Development Review Processes | Other than the City of Lonoke, and its EJ, each CUS Jurisdiction has lands beneath airports or flight paths used by LBAF, Air American Landing Zone, or Black Jack Drop Zone. Proposals for development - either through zoning or building permit requests - should include verification that no structure or use will interfere with Air Force air operations. More rural areas without comprehensive zoning or permitting schemes may consider non-regulatory approaches. | Ward, Austin, Cabot, Jacksonville, Sherwood, Maumdin, North Little Rock, White County, Faulkner County, Pulaski County | S | \$\$ | Potential OEA Funding |
| | High | B.5 | Include Review of Military Impacts During Consideration of Annexation Applications | When unincorporated lands are considered for an annexation into the jurisdiction of a city in the Study Area, the impacts from or LBAF operations should be considered prior to final action. This puts the city, property owners, an Air Force in notice of relevant impacts and the implications of the requested application, if approved. | Ward, Austin, Cabot, Jacksonville, Sherwood, Maumdin, North Little Rock, Lonoke | S | \$ | Potential OEA Funding |
| C. Subdivision Regulations | High | C.1 | Prepare Regulatory Requirements for Plat Acknowledgements | Subdivision plats should include notice of potential military impacts, the potential for additional regulations to apply to the lots through zoning and building codes, and the source of further information and details on nearby operations at Little Rock AFB, Camp Bullis, or Black Jack. | CUS Jurisdiction with plat approval authority | S | \$\$ | Potential OEA Funding |
| D. Notice to Property Owners & Occupants | High | D.1 | Provide Notice on Local Permit Approval of Potential Military Impacts on Property | For zoning and building permits submitted for properties located in the noise, accident potential, and sleep area impact areas, notice of potential military impacts, potential additional regulations, and sources of further information and details should be included on documentation provided to the applicant. | CUS Jurisdiction | S | \$ | Potential OEA Funding |
| | High | D.2 | Prepare Purchaser and Tenant Awareness Disclosure | Make a notice available to indicate potential military impacts and sources of further information and details, for purchasers or tenants of properties in noise, accident potential, and sleep area impact areas. Propose legislation to require notice or disclosure. | CUS Jurisdiction, Arkansas Realtors Association, North Pulaski Board of Realtors, Arkansas Legislature | S | \$ | Potential OEA Funding |
| | Medium | D.3 | Street Signage | Consider posting signage on roads within the CUS Study Area notifying the public of potential Air Force impacts, including noise or accident potential and drop zone buffers. | Arkansas DOT, Lonoke County, Cabot, Pulaski County, Jacksonville, Sherwood, White County | S | \$\$ | Local and State Sources |



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Deliverables

1. MOU
2. Legislative Revisions
3. GIS Layers
4. Overlay Zoning
5. Regulations for Height and Interference
6. Review process for potential Height and Interference
7. Documents to facilitate LRARB review of Growth-Inducing Infrastructure
8. Documents to facilitate LRARB review of proposed Annexations
9. Documents to Govern MPCC
10. Noise Level Reduction Materials
11. Documents for Regulatory Notice/Awareness
12. Property Disclosure Forms
13. Small Area Plans for Pulaski, Cabot, and Jacksonville
14. Updates to NLR and Sherwood Plans
15. Revisions to "other policies" and plans
16. Updates to Elected Officials
17. UAV outreach Materials
18. Set up MPCC website & manage project website
19. Noise complaints
20. Street Sign language

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5. CUS Implementation Project Scope of Services Overview
6. CUS Implementation Project Schedule
7. Overview of CUS Recommendations
8. Review of CUS Implementation Deliverables
9. Next Steps



BENCHMARK



Project Team Contact Information:

Dr. Robert Price, Director
(501) 681-2288
rprice@cityofjacksonville.net

Kelly Cousino, Project Manager
(843) 882-5821
kcousino@planningandlaw.com

Vagn Hansen, Land Use & GIS Analyst
(910) 398-3743
vhansen@benchmarkplanning.com

Jason Winner, Military Subject Matter Expert
Project Website
jwinner@marstel-day.com

NEXT STEPS

- Implementation Committee Kick-Off Work
- Polling Availability for Sept. 1 and 2 Stakeholder Meetings
- Set Up Project Website
- Update Facebook Page
- Assemble and Update Jurisdictional GIS Overlays
- One-on-One Focus Group Meetings on Sept. 1 and Sept. 2
- Committees Joint Session Sept. 1 or Sept. 2
- Committees reconvene in November

