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ADMINISTRATION

SOUTHWEST REGION

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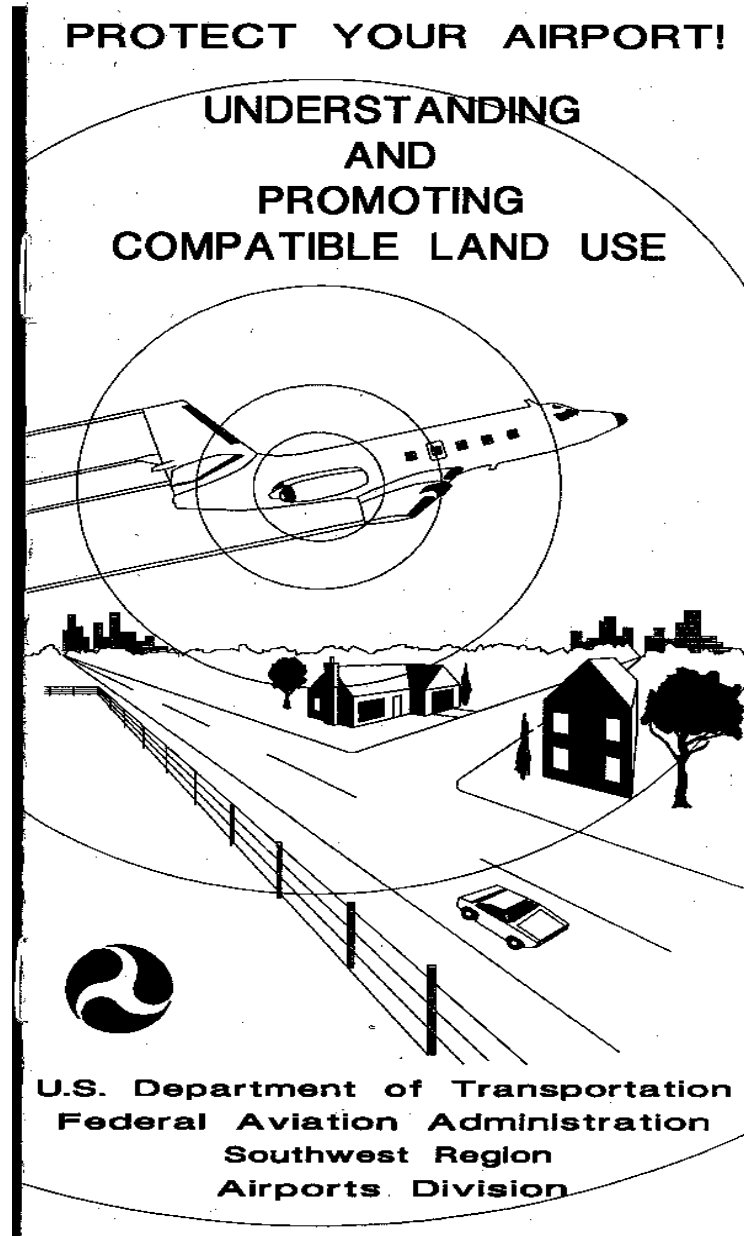
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## **PREFACE**

Airports are facing increased pressure from the public to be more sensitive of their impacts on the surrounding environs. Concerns for the quality of life of nearby residences and related land uses is just one of many issues which airports are having to resolve on a daily basis. The resolution of this issue is becoming increasingly important in order to protect current investments in the airport infrastructure as well as to allow any future development of the facility.

This brochure is intended to briefly discuss this particular issue and provide suggestions for the prevention and/or resolution to this valid public concern.

## **THE PROBLEM: What is it?**

Compatible land uses versus noncompatible land uses is a subject of great confusion. What are compatible and noncompatible land uses? When is it the responsibility of the airport sponsor to try to maintain compatible land uses around the airport? How does the sponsor go about it?

## **COMPATIBLE LAND USE**

Compatible land uses are those which do not normally suffer as a result of airport operations. Compatible land uses such as industrial or commercial may actually flourish with an airport nearby, aiding in the community's economic growth. With the growth of these businesses comes more demand on air transportation, possibly necessitating airport facility expansion. The relationship between the airport and these types of land uses may be viewed as symbiotic in nature, each profiting from the other's nearby existence.

## **Wildlife Attractants On Or Near Airports.**

### **NONCOMPATIBLE LAND USE**

Noncompatible land uses have historically led to problems of public concern. Residents living near the airport are almost always unhappy with noise, and often have concerns about approaching and departing aircraft. Such a situation frequently strains relations between the airport and its neighbors, and could result in legal action to force a solution. It is in the best interest of everyone that land uses such as residences, schools, hospitals, etc. not be located near an airport.

Waste disposal facilities and airports often appear to be logical neighbors to many local governments. No one wants to live adjacent to either an airport or a waste disposal facility. Why not put them together in an isolated area?

Unfortunately, waste disposal sites are a notorious haven for birds and therefore pose a potential hazard for aircraft. The FAA has developed guidance on locating waste disposal sites as well as other wildlife attractants in relation to airports. These criteria may be found in the FAA Advisory Circular 150/5200-33, **Hazardous**

### **THE SPONSOR'S RESPONSIBILITY**

It is the responsibility of the airport sponsor to promote compatible land uses around the airport. This could include promotion of zoning laws that have been or will be taken to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes that are compatible with normal airport/aircraft operations. This includes the consideration of both existing and planned land uses. The airport sponsor should encourage and support other jurisdictions in the area in their efforts of land use planning. Not only does this make good sense, it is a part of the airport sponsor's Federal grant assurances.

### **PREVENTION AND/OR RESOLUTION**

Coordination with the planning agencies having jurisdiction over areas surrounding an

airport is a must in promoting compatible land uses. Development of a Land Use Plan, zoning, and additional building code requirements, are just a few of many options which are urged for consideration and implementation. Proper planning will provide alternative ideas for land owners considering development of their property. Implementation of the plan will eliminate the potential of complaints and it may pave the way for future economic growth.

FAA assistance is provided by your Airport Development Office (ADO). Prevention and/or resolution of noncompatible land uses will protect the present investment at the airport, result in a facility capable of growth to meet future aviation demands, and ensure the airport is also a "good neighbor" with its surroundings.

### **FAA ASSISTANCE**

The FAA has information concerning land use planning in the forms of advisory circulars and reports that are available to the airport sponsor upon request. Inclusion of a compatible land use section in an Airport Master Plan will go a long way in the prevention of noncompatible land uses.

Federal Aviation Regulations (FAR) Part 150, Airport Noise Compatibility Planning is a tool available to the airport sponsor to help him in his prevention and/or resolution of compatibility problems. This Federally assisted program looks at ways to reduce existing and future noise impacts as well as preventing or reducing noncompatible land uses around the airport.

