

APPENDIX F LAND USE ALTERNATIVES

The subsequent pages provide information on the current land use management and mitigation measures from the previous Noise Compatibility Plan (NCP) and an additional measure that was considered for inclusion in the Updated Part 150 NCP. The implementation status of the current measures was determined and updates were recommended where appropriate. The proposed measure was evaluated for the anticipated benefits and costs associated with its implementation. The measures were reviewed with the membership of the Planning Advisory Committee (PAC). The local planning professionals were invited to meet with the consultant if they had any questions or concerns. Copies of all of the materials that were sent are located in Appendix G, *Public Involvement*.

Based upon the comments received during the PAC meetings and the consultant's experience with the implementation of similar measures implemented at numerous airports throughout the U.S., recommendations for the acceptance, update or complete withdrawal of each measure were presented to the PAC prior to the development of the final recommended NCP.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-1 (CURRENTLY APPROVED MEASURE)

Description: Offer a program for noise insulation of noncompatible structures for noncompatible residences within the DNL 65+ dB contour of the year 2003 Future Condition Noise Exposure Map, with program implementation in exchange for an avigation easement.

Status: This measure was implemented. The boundary was updated based on the 2001 NEM Update. With the completion of Phase X in 2007, the CRAA has sound insulated 702 homes.

Recommendation: Continue measure with modification of program boundary based on Future (2012) NCP. Additional 310 housing units would be eligible for sound insulation (85 are currently eligible). Total cost would be \$10,850,000 based on \$35,000 per housing unit. See Alternative LU-C regarding the additional homes to be included.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-2 (CURRENTLY APPROVED MEASURE)

Description: Offer a program for noise insulation of noncompatible structures for noncompatible churches within the DNL 65+ dB contour of the year 2003 Future Condition Noise Exposure Map, with program implementation in exchange for an avigation easement.

Status: This measure was implemented. There are no churches located within the Future (2012) NCP.

Recommendation: Continue approved measure LU-2.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-3 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from the City of Columbus and Franklin County to amend their Land Use Compatibility Standards to achieve the level of compatibility identified in the recommended Land Use Compatibility Guidelines.

Status: The measure was partially implemented. The recommended guidelines called for restrictions on certain land uses within the AEO subdistrict boundaries. In some cases the jurisdictions have adopted the recommendations for land uses within AEO subdistricts. However, in other cases the guidelines adopted are not as strict as the original recommendation.

Recommendation: Continue approved measure LU-3.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-4 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from the City of Columbus and Franklin County to amend the boundaries of the Airport Environs Overlay (AEO) District to correspond to the DNL 60 dB and greater noise contours.

Status: This measure was not implemented. Both the City of Columbus and Franklin County set the AEO boundary at the 65 DNL contour.

Recommendation: Continue measure with modification to include proposed Airport Land Use Management District (ALUMD). See Alternative LU-B for more information on the ALUMD.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-5 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from Franklin County to amend the Franklin County Zoning Resolution, Section 660.07, Avigation Easement, to require applicants for rezoning, change of use, or special use permit to convey an avigation easement to the appropriate airport.

Status: This measure was partially implemented. Section 660.07 requires conveyance of avigation easements for variance or conditional use permits only.

Recommendation: Modify approved measure LU-5 to include Gahanna & Jefferson Township.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-6 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from Jefferson Township and the City of Gahanna to adopt the Airport Environs Overlay (AEO) District as part of their official zoning regulations.

Status: This measure was not implemented.

Recommendation: Continue measure with modification to include proposed Airport Land Use Management District (ALUMD). See Alternative LU-B for more information on the ALUMD.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-7 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from Franklin County, Jefferson Township, Mifflin Township, and the City of Gahanna to adopt subdivision codes applicable to the Airport Environs Overlay (AEO) District.

Status: This measure was not implemented.

Recommendation: Continue measure with modification to include proposed Airport Land Use Management District (ALUMD) as measure boundary. See Alternative LU-B for more information on the ALUMD.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-8 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from Franklin County, Jefferson Township, Mifflin Township, and the City of Gahanna to adopt building codes applicable to the Airport Environs Overlay (AEO) District.

Status: This measure was not implemented.

Recommendation: Continue measure with modification to include proposed Airport Land Use Management District (ALUMD) as measure boundary. See Alternative LU-B for more information on the ALUMD.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-9 (CURRENTLY APPROVED MEASURE)

Description: Seek cooperation from the Board of Realtors to participate in a fair disclosure program for property located within the AEO District.

Status: This measure was not implemented.

Recommendation: Continue measure with modification to include proposed Airport Land Use Management District (ALUMD) as measure boundary. See Alternative LU-B for more information on the ALUMD.

**NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-10
(CURRENTLY APPROVED MEASURE)**

Description: Periodically place advertisements in the real estate sections of local newspapers delineating the boundaries of the AEO District.

Status: This measure was not implemented.

Recommendation: Continue with modification to advertise Airport Land Use Management District (ALUMD) boundaries through a variety of media (e.g. Website), not specifically real estate sections of newspapers. See Alternative LU-B for more information on the ALUMD.

**NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-11
(CURRENTLY APPROVED MEASURE)**

Description: Purchase the Buckles property to prevent imminent noncompatible development from occurring.

Status: This measure was not implemented.

Recommendation: Withdraw approved measure LU-11. The Buckles property is currently being discussed for a commercial use, therefore making the land use compatible.

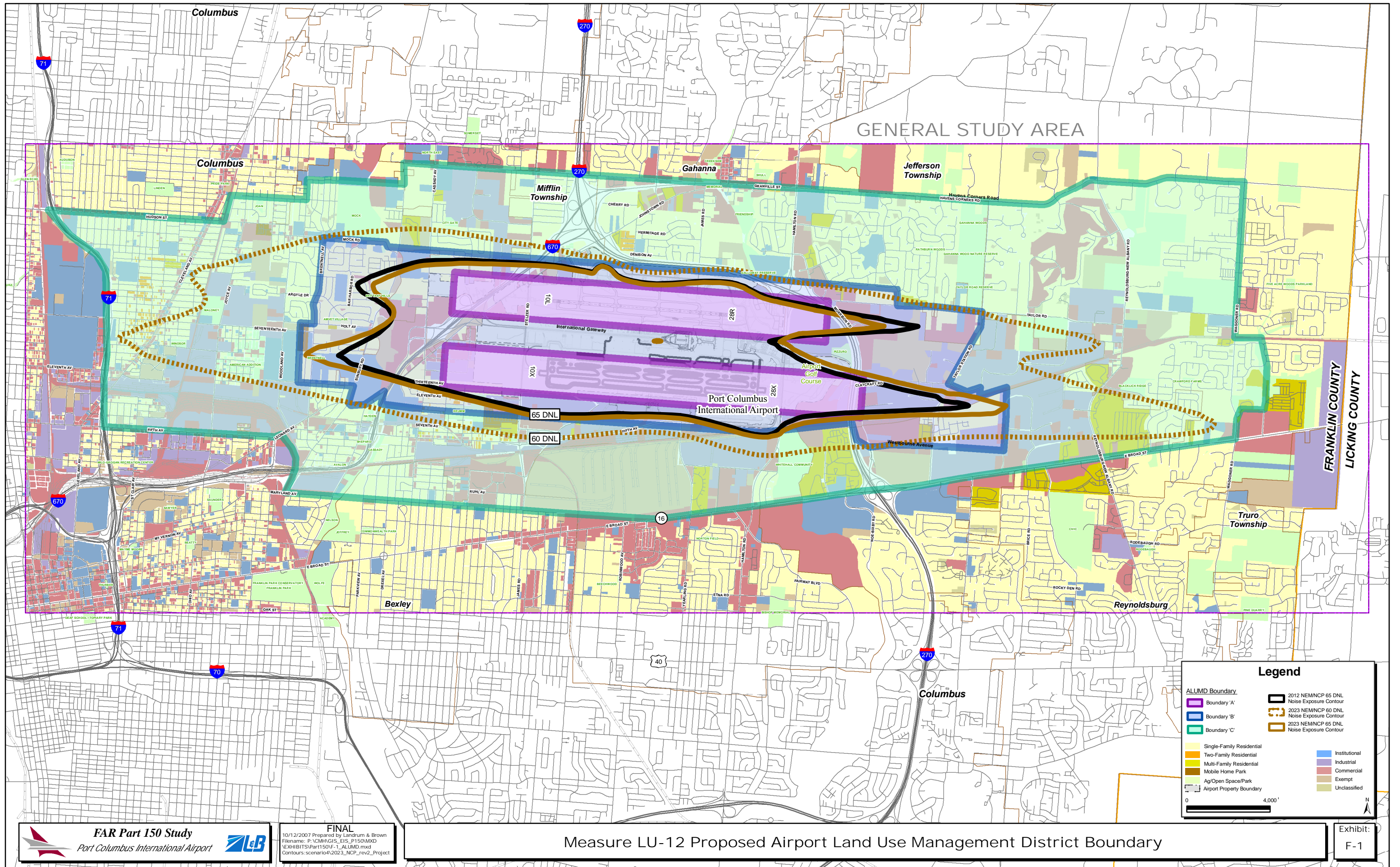
NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-A

TITLE:	Purchase non-compatible residential properties within the 65 DNL on Johnstown Road.
DESCRIPTION:	Measure LU-1 recommends sound insulation of homes within the 65 DNL. These homes on Johnstown Road are within the 65 DNL, have received sound insulation, and are isolated from other residential land uses by the surrounding commercial and industrial development. The intent of this measure is to remove these residential land uses due to their proximity to the airport and the lack of an established neighborhood.
BENEFITS:	This measure would eliminate residential structures within the 65 DNL.
DRAWBACKS:	This measure would be costly to implement because land is being sold in this area at commercial values much higher than residential land value. In fact at the time of this Study, two of the homes were for sale. These homes have already been sound insulated therefore, that investment would be lost.
FINDINGS AND RECOMMENDATION:	Since these properties are located in an area that is transitioning to commercial and industrial uses, any remaining homes will likely be converted to such compatible uses in the near future. This alternative is NOT RECOMMENDED for inclusion in the NCP.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-B EXHIBIT F-1

TITLE:	Develop an Airport Land Use Management District (ALUMD) based on the 20-year Noise Exposure Map/Noise Compatibility Program (NCP) noise contour, natural geographic and jurisdictional boundaries.
DESCRIPTION:	<p>This measure would develop a fixed boundary within which land use controls can be recommended. These land use controls may include noise overlay zoning, updates to subdivision regulations and building codes, and formal fair disclosure policies.</p> <p>This measure would identify a boundary, within which, the airport has some influence, either economically, from aircraft overflights, or restrictions on use of land or height of structures. All jurisdictions within the ALUMD have been contacted and coordinated with to discuss incorporating this boundary into their planning documents.</p> <p>The ALUMD is envisioned with a series of sub-districts where different land use controls can be applied. It is recommended that the sub-districts also be fixed boundaries so that normal increases and decreases in the airport's noise contours do not require reestablishing the land use boundaries.</p> <p>Because there are nine jurisdictions with various land use and zoning regulations, implementation would require the assistance of the Mid-Ohio Regional Planning Agency (MORPC) or some similar organization be used to help coordinate and facilitate this process.</p>
BENEFITS:	This measure would establish a fixed boundary within which consistent land use planning for compatibility purposes can be conducted.
DRAWBACKS:	There are nine jurisdictions with various land use and zoning regulations.
FINDINGS AND RECOMMENDATION:	This alternative is RECOMMENDED for inclusion in the NCP.

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GENERAL STUDY AREA

Legend

ALUMD Boundary	2012 NEANCP 65 DNL Noise Exposure Contour	Institutional
Boundary 'A'	2023 NEANCP 60 DNL Noise Exposure Contour	Industrial
Boundary 'B'	2023 NEANCP 65 DNL Noise Exposure Contour	Commercial
Boundary 'C'		Exempt
Single-Family Residential		Unclassified
Two-Family Residential		
Multi-Family Residential		
Mobile Home Park		
Ag/Open Space/Park		
Airport Property Boundary		

0 4,000'

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-C EXHIBIT F-2

TITLE:	Modify the sound insulation program boundaries identified in approved measure LU-1 to reflect the Future (2012) NCP.
DESCRIPTION:	<p>Approximately 98 homes inside the 65 DNL of the Future (2012) NCP would be eligible for sound insulation. The CRAA has developed a methodology for providing sound insulation for specific areas outside but adjacent to the 65 DNL of the Future (2012) NCP contour. The policy of providing sound insulation to the areas adjacent to the 65 DNL is intended to preserve the integrity of contiguous, stable, and viable residential neighborhoods of similar housing design, construction type and materials.</p> <p>The methodology for implementing this policy is to provide sound insulation for homes where a majority of the street would be eligible for sound insulation because of their location within the 65 DNL of the Future (2012) NCP. Applying this methodology would result in an additional 64 homes being eligible for sound insulation.</p> <p>The homes eligible for sound insulation would be given a priority status that is dependent on location and prior eligibility for sound insulation. Area A (highest priority) would include homes located within the 65 DNL of the Future (2012) NCP that have never been eligible for sound insulation. Area B (second highest priority) would include the homes in the areas adjacent to Area A that would maintain continuity within the neighborhood. Area C (lowest priority) would include the homes that were previously eligible for sound insulation but had declined to participate in the program.</p>
BENEFITS:	The implementation of this measure would help to reduce the adverse impact of airport related noise on the occupants of the homes. Sound insulation reduces the interference of airport noise with household activities such as sleeping, talking on the phone and watching television.
DRAWBACKS:	Sound insulation does not alter the noise impacts outside the home.
FINDINGS AND RECOMMENDATION:	This alternative is RECOMMENDED for inclusion in the NCP, which would modify approved measure LU-1.

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