



Bellevue

Offutt Air Force Base (AFB) is located within the southern section of the City of Bellevue along the Missouri River. Approximately 55.5 square miles (referenced herein as “Area”) of the City’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). Since all of the City and ETJ are located in the Area, numerous land uses exist which are typical for a community with a population of 53,505. All six JLUS Compatibility Zones impact the Area as depicted on the following table. These include the Clear Zone, Accident Potential Zones I & II, Noise Contour MCA, Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

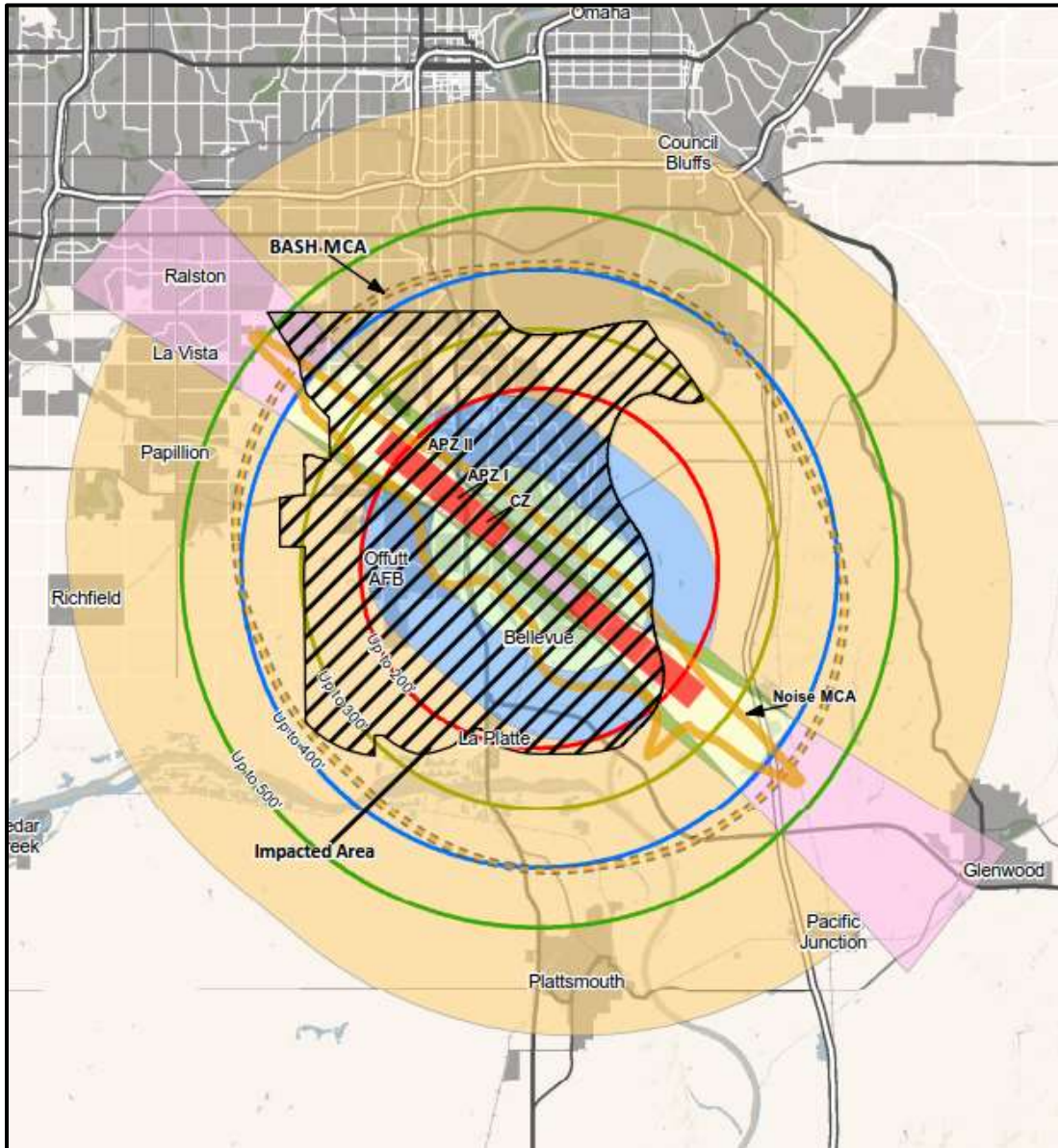
Bellevue has an adopted comprehensive plan (Plan). The City also has adopted zoning, subdivision, and building codes.

**JLUS Compatibility Zones**

Compatibility Zones	Impacted
Percent of City and ETJ within MCA	100%
Clear Zone	<input checked="" type="checkbox"/>
Accident Potential Zone I (APZ I)	<input checked="" type="checkbox"/>
Accident Potential Zone II (APZ II)	<input checked="" type="checkbox"/>
Noise Contour MCA	<input checked="" type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – City of Bellevue**



## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Various types of residential development are the most prevalent land use throughout the City. Commercial and office use are along Mission Avenue from Lincoln Road to Haworth Park, at the intersections of Hwy 370 and 36<sup>th</sup> Street, and Fort Crook Road and Harvell Drive. Much of the retail commercial uses are at the intersection of Hwy 75 and Cornhusker Road, along Fort Crook Road south of Harvell Drive, and along Galvin Road. Agricultural, parks and open spaces are located on the east side of the City along the Missouri River and agricultural uses along the Papio Creek and southeast Bellevue. Industrial uses are located south of Offutt AFB and along the rail line between Fort Crook Road and Hwy 75. Much of the flex space use is and the south and west side of Offutt AFB.

Comprehensive Plan - The Plan does reference Offutt AFB and the Air Installation Compatible Use Zone (AICUZ), but does not specifically reference JLUS. The land use section of the Plan reflects the existing urban development and anticipates further infill type development throughout the Area. The Plan anticipates residential development to the northwest and a combination of rural and low density residential development uses to the west and southwest. Light and heavy industrial land uses are anticipated south of Offutt AFB, with flex space abutting the west side of the base and mixed use to the southwest.

Zoning – Numerous zoning districts are located in the Area. These include open space and agriculture, residential, commercial, mixed use and industrial classifications.

Subdivision – The City has adopted subdivision regulations.

Building Codes – The City has adopted Building Codes.



## **Impacts of Land Uses of JLUS Compatibility Zones**

**Clear Zone** – The City enforces an AICUZ. The only use allowed in the clear zone is agriculture. This includes the use of land for agriculture as the primary purpose of obtaining a profit by raising, harvesting, and selling crops.

**Accident Potential Zone (APZ I)** - No residential uses are permitted within the APZ I. The Base Civil Engineer at Offutt AFB must be notified for comments on the proposed development and its conformance with the standards as set forth in the AICUZ report. Within each land use category, uses exist where further definition may be needed due to the variation of densities in people and structures. No passenger terminals and no major above-ground transmission lines are to be developed in APZ I. Within each land use category, uses exist where further definition may be needed due to the variation of densities in people and structures. Offices and facilities allowed in APZ I are to be low density, excluding chapels. The development of club houses are not recommended.

**Accident Potential Zone (APZ II)** - The only residential development allowed within the APZ II are single unit detached residential units. The Base Civil Engineer at Offutt AFB must be notified for comments on the proposed development and its conformance with the standards as set forth in the AICUZ report. Within each land use category, uses exist where further definition may be needed due to the variation of densities in people and structures. Offices and facilities allowed in APZ II are to be low density, excluding chapels. The development of club houses and areas of gathering people are not recommended.

**Noise Contour MCA** - The Noise Zone established in the AICUZ lists allowable developments within the 65-70dB, 70-75dB, 75-80 dB, and great then 80dB. Land uses and related structures that are generally compatible may require additional measures to achieve Noise Level Reduction (NLR) of 25, 30, or 35. These measures need to be incorporated into the design and construction of structures. Overall noise level reduction may not necessarily solve noise difficulties and additional evaluation is warranted. No residential uses are allowable in areas over 80dB. Other uses over 80dB are highly restrictive.

**Imaginary Surfaces MCA** – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 200 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards.

**Bird/Wildlife Air Strike (BASH MCA)** – The area impacted by the BASH MCA is within the entire City and most of the ETJ. Land west of 48<sup>th</sup> Street and north of Robin Drive is outside the BASH.



**Assessment and Recommendations**

All seven JLUS compatibility zones impact the Area. These include the Clear Zone, Accident Potential Zones I & II, Noise Contour MCA, Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of City’s plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
<p>The Plan does reference Offutt AFB and the AICUZ, but not the JLUS.</p>	<p>Incorporate reference to Offutt AFB and JLUS in the next update to the Plan to include:</p> <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA; and</li> <li>▪ Reduce potential conflicts within the BASH MCA.</li> <li>▪ Continue to mention the AICUZ and associated updates in future comprehensive plans and plan updates as needed.</li> </ul>
<p>The land areas outlined in the zoning ordinance are regulated to prevent uses which might otherwise be hazardous to aircraft operations. This includes uses which would attract birds or waterfowl, such as but not limited to, operations of sanitary landfills, maintenance of feeding stations, or the growing of certain vegetation.</p>	<p>It is recommended that the all new solid waste landfills be sited outside the BASH. It is recommended that the City submit plans of solid waste landfills within the MCA to Offutt AFB for review and comment prior to approval.</p>



## Sarpy County

Offutt Air Force Base (AFB) is located within Sarpy County. Approximately 14.1 square miles (referenced herein as “Area”) of the County’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). Land uses in the Area include residential developments, mixed use, parks, recreation, open space, and heavy industrial. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

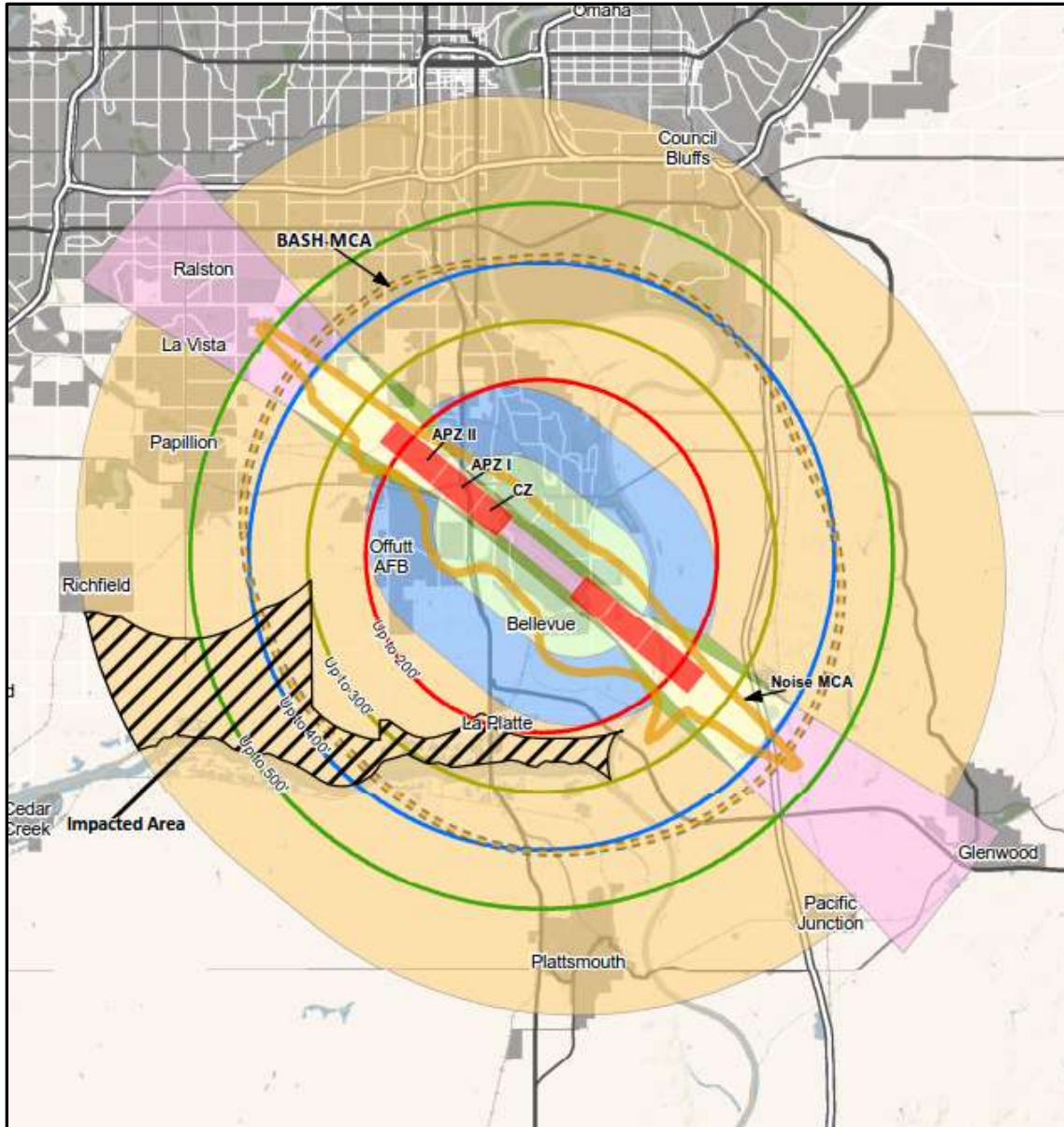
Sarpy County has an adopted comprehensive plan (Plan). The County also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of County (without ETJs) within MCA	5.7%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – Sarpy County**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Majority of the current land use in the Area is agricultural or farmstead. Residential neighborhoods are located south of Fairview Road to the Platte River between 42<sup>nd</sup> and 108<sup>th</sup> Street and south of Bellevue between Highway 75 and 42<sup>nd</sup> Street. To the south of the old PCS Nitrogen Fertilizer plant there are public/quasi-public, residential, commercial, floodplain, parks and recreation and agriculture uses. The parks and recreation and agriculture is owned by the Salvation Army and Hullabaloo Inc.

Comprehensive Plan - The Plan does reference Offutt AFB or JLUS. The Plan proposes future land uses residential estates, medium to high density residential, mixed use, heavy industrial, and parks, recreation, and open space. Based on the Plan, the locations of heavy industrial need to cater to specific user needs. The old PCS Nitrogen Fertilizer plant, located in the southern most point of the Bellevue ETJ, is located in close proximity to Highway 75 and I-29 and has rail access. The parks, recreation, and open space land along the Platte River have the potential to be used as flood control structures such as detention or retention facilities, drainage swales, and floodplain areas.

Zoning – Numerous zoning districts are located in the Area. These include open space and agriculture farming district, agricultural development district, agricultural residential district, residential estates district 2, residential single family, two family residential, general business, general manufacturing, and light industrial. A highway commercial overlay is located on both the east and west side along Highway 75, south of Bellevue and along Platteview Road on both the north and south sides.

Subdivision – The County has adopted subdivision regulations.

Building Codes – The County has adopted building codes.



## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 200 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards. Height limits are established in the County’s Zoning Ordinance for structures and buildings. No district allow the height of structures and buildings above 70 ft. However, the Light Industrial District (LI), Residential Estate II (RE2), Two Family Residential District (RD-50), and Residential Single Family District (RS-100) allows, through special permit, wind energy generation systems with heights up to 80 ft. General Business Districts (BG), Agricultural Farming (AG), Agricultural Residential (AGR), Agricultural Development (AGD), Two Family Residential District (RD-50), and Residential Single Family District (RS-100) allow for the construction of radio, television, and communication towers and transmitters.

Bird/Wildlife Air Strike (BASH MCA) – Those portions of the Area impacted by the BASH MCA are located in southeast Sarpy County, southwest of the Bellevue ETJ. The General Manufacturing District (IGM) permits solid waste management, processing, and transfer stations. Sanitary landfills are also allowed. A majority of this floodplain area is agriculture or residential.



**Assessment and Recommendations**

Two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of County’s plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
The Plan does reference Offutt AFB or JLUS.	Continue to include Offutt AFB and JLUS MCA’s in future comprehensive plans.
Some zoning districts permit through special use radio, television, and communication towers, transmitters and wind energy generation systems up to 80 ft.	It is recommended that the County submit permits to Offutt AFB for comment.
The AG, AGR, AGD Districts allow through special use the development of sanitary sewage treatment facilities.	It is strongly recommended that the construction of new wastewater treatment facilities or associated settling ponds be outside the BASH. During the site-location analysis for wastewater treatment facilities, developers should consider the potential to attract hazardous wildlife if an airport is in the vicinity of the proposed site, and airport operators should provide input of such facilities if they are in proximity to Offutt AFB.
IGM District permits through special use solid waste composite sites, solid waste disposal area, solid waste management facilities, and solid waste transfer stations. The AG district allows though special use sanitary landfills.	It is recommended that the all new solid waste landfills be sited outside the BASH. It is recommended that the County submit plans of solid waste landfills to Offutt AFB for review and comment prior to approval.



## Omaha

The City of Omaha is located north of Offutt Air Force (AFB) Base. Approximately 22.2 square miles (referenced herein as “Area”) of the City’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). Land uses in the Area includes residential developments, civic, commercial, open space and industrial land uses. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

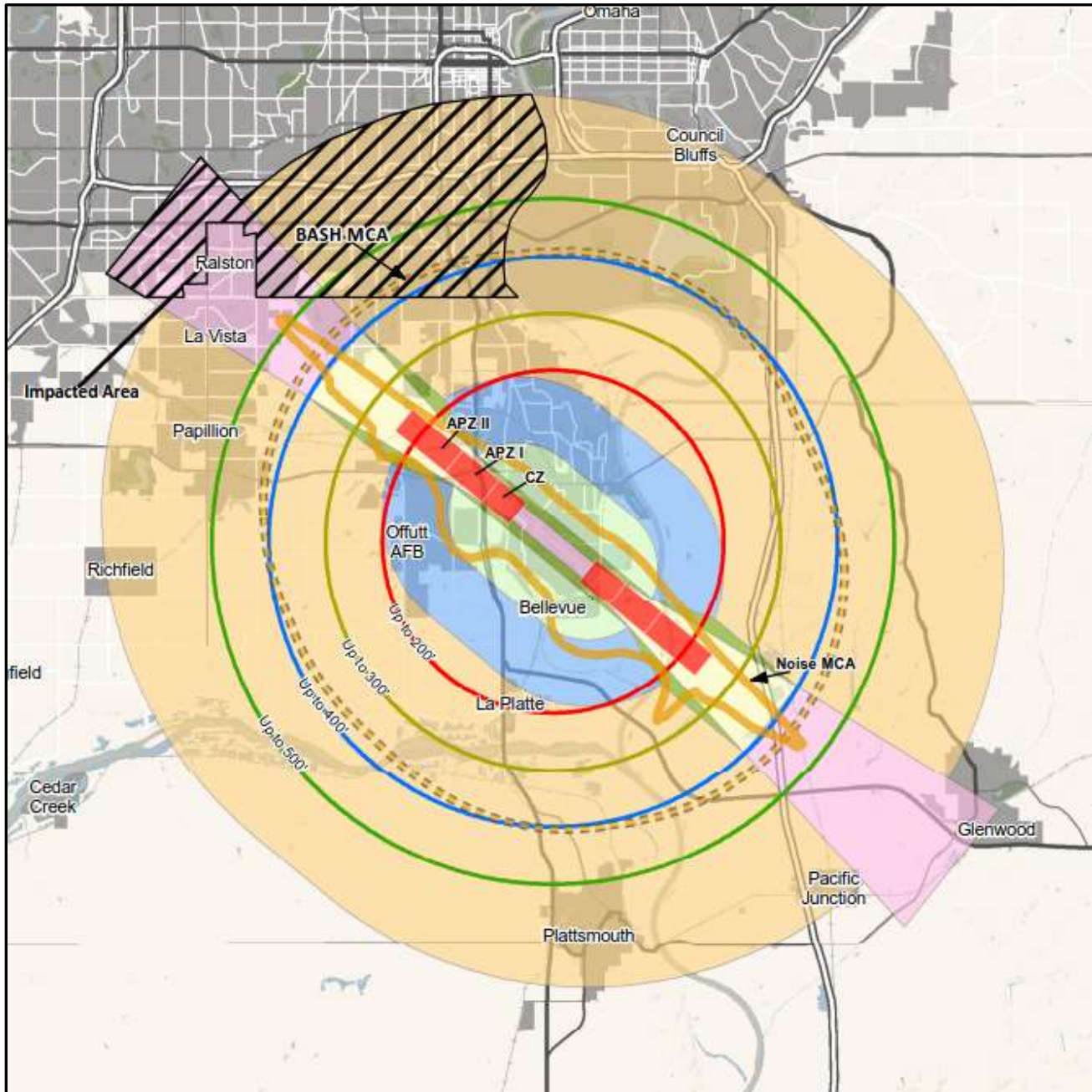
Omaha has an adopted master plan (Plan) which is comprised of sub-elements including concept, environmental, public facilities, housing, transportation, future land use, urban design, parks, and sanitary sewer. The City also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of City within MCA	17.0%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – City of Omaha**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Residential neighborhoods are located throughout the MCA from 108<sup>th</sup> Street on the west to the Missouri River on the east. Much of the Industrial uses are abutting the west side of Highway 75, adjacent the Missouri River, and south of I-80 to L Street. The flood plain areas are located south of I-80 along the Big Papillion Creek and Little Papillion Creek. South of L Street the Big Papillion Creek and Little Papillion Creek merge. The flood plain areas extends roughly from 60<sup>th</sup> street on the east to 72<sup>nd</sup> Street on the west.

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS. The land use section of the Plan reflects the existing urban development and anticipates further infill type development throughout the Area. A majority of the land use is designated residential with commercial development in the Avenue L corridor and industrial development along Highway 75, and along the Missouri River and I-80.

Zoning – The City has an adopted zoning ordinance. Numerous zoning districts are located in the Area. These include residential, commercial, and industrial classifications.

Subdivision – The City has adopted subdivision regulations.

Building Codes – The City maintains and has adopted building codes that apply to residential, commercial, and industrial construction.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 400 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards. Height limits are established in the City's Zoning Code for structures and buildings. No district allow the height of structures and buildings above 120 ft. within the Imaginary Surface MCA.



Offutt JLUS Executive Summary

Bird/Wildlife Air Strike (BASH MCA) – The area impacted by the BASH MCA is southeast Omaha. This area is east of 42nd Street and south of Q Street. With the exception of civic, commercial, open space and industrial land use, a majority of the area is low density residential with in the BASH MCA. Industrial use in most prominent along the west side of Highway 75. There are several construction debris landfills located within the BASH MCA.

**Assessment and Recommendations**

Two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of City’s plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
<p>The Plan does not reference Offutt AFB or JLUS. However, a significant portion of the impacted Area south of Q street is projected to remain residential, with land along Highway 75 staying industrial.</p>	<p>Incorporate reference to Offutt AFB and JLUS in the next update to the Plan to include:</p> <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA; and</li> <li>▪ Reduce potential conflicts within the BASH MCA.</li> </ul>
<p>Multiple districts allow for the development of communication towers and wind towers as a principle or special, use.</p>	<p>It is recommended that the City submit permits for communication and wind towers located within the MCA to Offutt AFB for comment.</p>
<p>Landfills are currently developed within the BASH MCA.</p>	<p>It is recommended that the all new solid waste landfills be sited outside the BASH. It is recommended that the City submit plans of solid waste landfills or expansion of current landfills (not including enclosed waste transfer sites) within the MCA to Offutt AFB for review and comment prior to approval.</p>



## Douglas County

Douglas County is located north and northeast of Offutt Air Force Base (AFB). Approximately 24.6 square miles (referenced herein as “Area”) of the County’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). The Area is fully developed and located within the Cities of Omaha and Ralston.

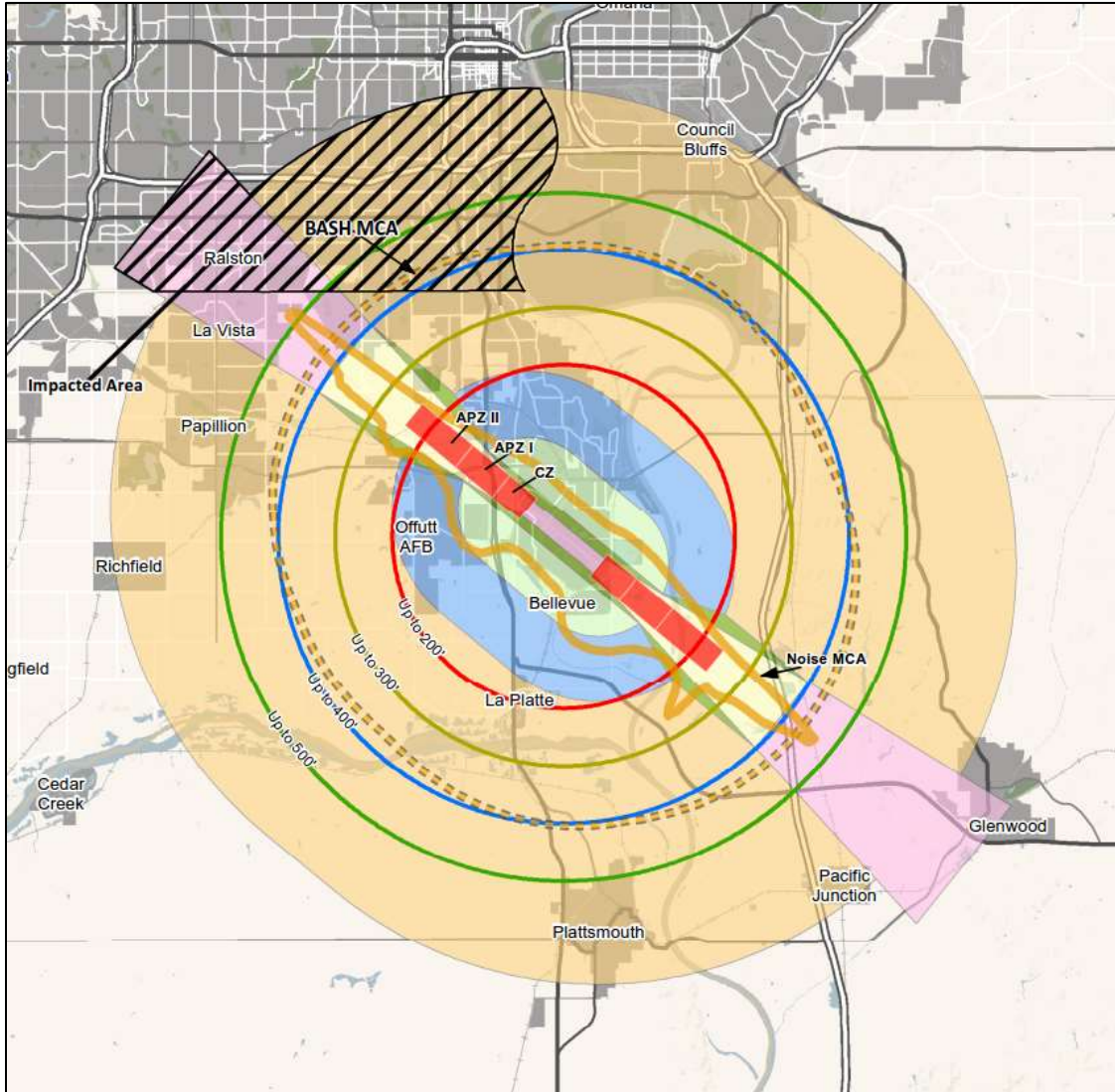
Douglas County has an adopted (2006) comprehensive plan (Plan) which is in the process of being updated. A updated Plan is anticipated to be adopted in 2018. The County also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of County within MCA	7.2%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – Douglas County**







## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Residential neighborhoods are located throughout the MCA from 108<sup>th</sup> Street on the west to the Missouri River on the east. Much of the Industrial uses are abutting the west side of Highway 75, adjacent the Missouri River, and south of I-80 to L Street. The flood plain areas are located south of I-80 along Big Papillion Creek and Little Papillion Creek.

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS.

Zoning – The County has no zoning jurisdiction in the Area.

Subdivision – The County has no subdivision jurisdiction in the Area.

Building Codes – The County has no building permit authority in the Area.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 300 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards.

Bird/Wildlife Air Strike (BASH MCA) – The area impacted by the BASH MCA is southeast Omaha. This area is east of 42nd Street and south of Q Street. With the exception of civic, commercial, open space and industrial land use, a majority of the area is low density residential within the BASH MCA. Industrial use is most prominent along the west side of Highway 75. There are several construction debris landfills located within the BASH MCA.



**Assessment and Recommendations**

Since all of the Area is located in the corporate limits of the Cities of Ralston or Omaha, Douglas County does not have land use, subdivision, or building permit authority. However, the County has numerous facilities throughout its jurisdiction. The construction of communication towers which would exceed 300 ft. in height would be the primary concern.

Assessment	Recommendations
The 2006 Comprehensive Plan does not reference Offutt AFB or JLUS.	Incorporate references to Offutt AFB and the JLUS in the 2018 Comprehensive Plan to include: <ul style="list-style-type: none"><li>• Address Offutt AFB and its role in the community</li><li>• Acknowledge the MCA and JLUS in the Comprehensive Plan</li></ul>



## Plattsmouth

The City of Plattsmouth is located south of Offutt Air Force Base (AFB). Approximately 15.2 square miles (referenced herein as “Area”) of the City’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). A majority of the City and ETJ are located in the Area. The City’s land use patterns are typical for a community with a population of 6,500. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

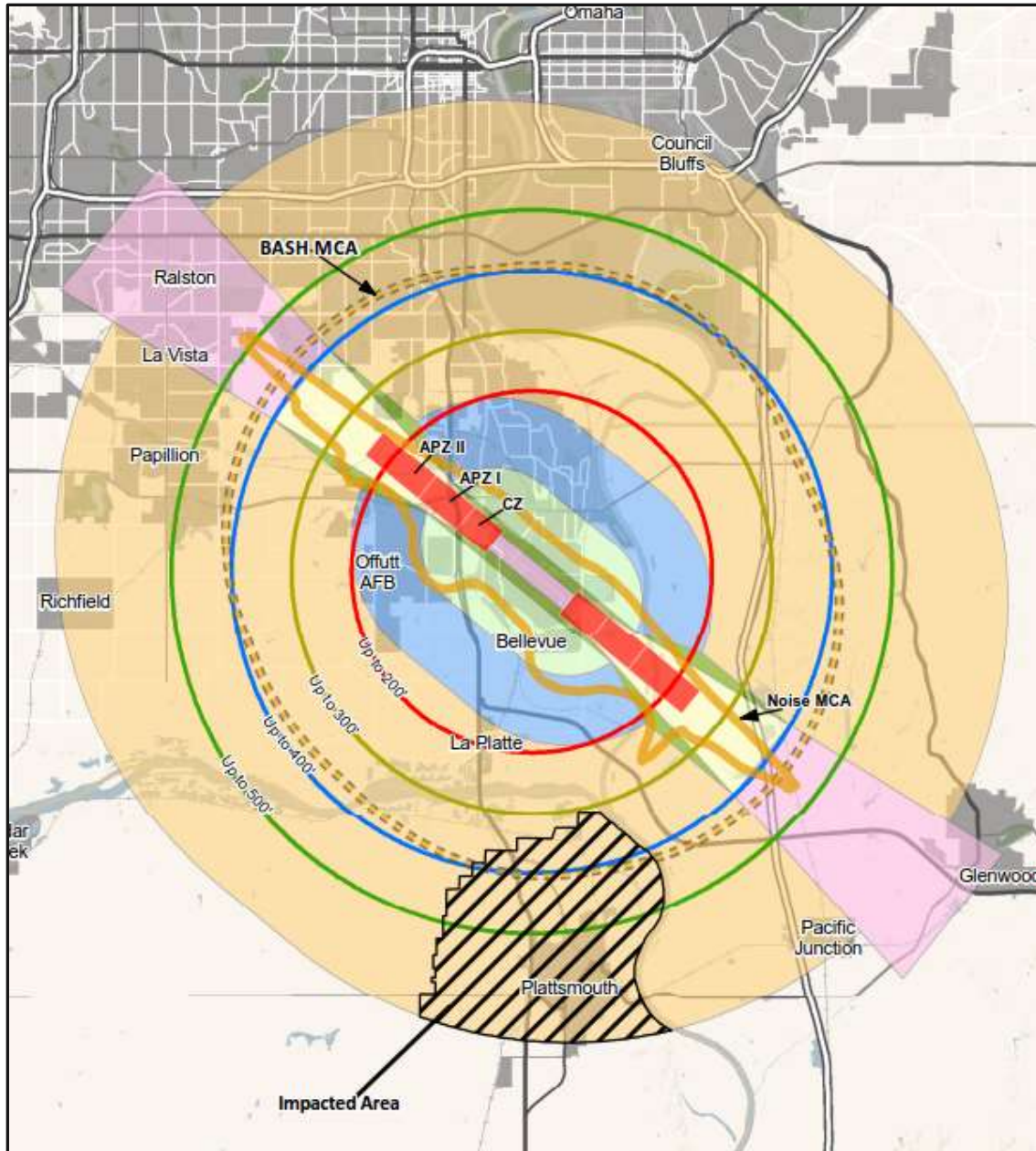
Plattsmouth has an adopted (2015) comprehensive plan (Plan). The City also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of City and ETJ within MCA	56.6%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – City of Plattsmouth**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Residential development surrounds the central business district and extends in all directions except east. Residential development is in a compact grid pattern with lower residential densities in topographically challenge areas along the Missouri River bluffs to the north and southeast. Agricultural and rural residential land uses are located in the northern and western quadrants of the Area. Commercial development is concentrated within the central business district and along Highway 75. Industrial land uses is limited to several larger industrial projects located southwest of the Highway 66 and 75 intersection as well at East Wiles Road and Chicago Avenue.

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS. The land use section of the Plan reflects the existing urban development and anticipates development to the west and south of the City. The future land use map anticipates residential development to the south and west of Highway 75. Continued commercial infill is anticipated along Highway 75. Industrial development is proposed along Highway 75 to the south. Overall, a majority of the projected development identified in the Plan is located in the western and southern portions of the Area and outside the MCA.

Zoning – Numerous zoning districts are located in the Area. These include open space and agriculture, residential, commercial, mixed use and industrial classifications.

Subdivision – The City has adopted subdivision regulations.

Building Codes – The City has adopted Building Codes.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.



## Offutt JLUS Executive Summary

Imaginary Surfaces MCA – The entire Area lies between in the 500 ft. height limit established by the Imaginary Surfaces MCA and between the 400 ft. and 500 ft. of the FAR 77.23(a)(2) Obstruction Standards. Height limits are established in the City’s Zoning Code for structures and range from 36 ft. to 72 ft. Height exceptions of up to 125% of the base district limits are permitted through a special use permit for private radio towers and some vertical projections.

Wind energy systems are permitted as a right or as a special use permit in all districts except the CBD district with height exceptions of up to 150% of the base district limits. Communication towers are permitted as a special use permit in the AG, RR, UC, GC, BP, GI and HI districts to a height of up to 180 ft. and above 180 ft. if consistent with the airport zoning regulations.

Bird/Wildlife Air Strike (BASH MCA) – The area impacted by the BASH MCA is roughly a mile north of Plattsmouth, but still within the City’s ETJ. Land east of Pioneer Trail and north of Oreapolis Road is within the floodplain.

### **Assessment and Recommendations**

Two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of City’s plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
The Comprehensive Plan does not reference Offutt Airforce Base or JLUS.	Incorporate reference to Offutt AFB and JLUS in the next update to the Comprehensive Plan to include: <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA; and</li> <li>▪ Reduce potential conflicts within the BASH MCA.</li> </ul>
BP, GI, and HI Districts allow for the development of communication towers as a principle use and in the AG, RR, UC and GC Districts as a special use permit.	Submit permits for communication towers located within the MCA to Offutt AFB for comment.



Offutt JLUS Executive Summary

Assessment	Recommendations
Wind energy conservation systems are allowable through special use permit in every zoning district except the CBD District.	Submit permits for wind energy conservation systems within the MCA to Offutt AFB for comment.
AG and RR Districts allow landfills as a special use permit.	It is recommended that the all new solid waste landfills be sited outside the BASH. It is recommended that the City submit plans of solid waste landfills within the MCA to Offutt AFB for review and comment prior to approval.



Cass County

Cass County is located south and southeast of Offutt Air Force Base (AFB). Approximately 19.7 square miles (referenced herein as "Area") of the County's jurisdiction is located within the JLUS Military Compatibility Area (MCA). Land uses in the Area include agriculture, rural subdivision, extraction activities, and recreational and open space uses. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

Cass County has an adopted (2014) comprehensive plan (Plan). The County also has adopted zoning, subdivision, and building codes.

**JLUS Compatibility Zones**

Compatibility Zones	Impacted
Percent of County within MCA	3.5%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>





**Map of JLUS Compatibility Zones – Cass County**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Land uses along the Platte River that are within the MCA include agriculture production, rural residential subdivisions, sand extraction, commercial, recreational and open space. Land along the river is located in a 100-year flood plain and is subject to the County's Conservation Overlay District (CON).

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS. The land use section of the Plan reflects the existing urban development and anticipates further large lot residential development along the southern side of the Platte River. Agriculture is anticipated to be the dominant land use in the Area.

Zoning – Numerous zoning districts are located in the Area. These include Agricultural (AG-1), Transitional Agricultural (TA-1), Residential (R-2), Mixed Use (MUD), Commercial (C-1), and Industrial (I-1).

Subdivision – The County has adopted subdivision regulations.

Building Codes – The County has adopted Building Codes.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.

Imaginary Surfaces MCA – The entire Area lies in the 500 ft. height limit established by the Imaginary Surfaces MCA and between the 200 ft. and 500 ft. contours of the FAR 77.23(a)(2) Obstruction Standards. Height limits are established in the County's Zoning Code for structures. No district allows the height of buildings above 65 ft. However, permitted modifications are allowed for specified structures up to 125 ft. Communication towers and wind energy conservation systems over 125 ft. are permitted as a conditional use.

Bird/Wildlife Air Strike (BASH MCA) – The area impacted by the BASH MCA is mostly within the Conservation Overlay. Land within the BASH, but outside the Conservation Overlay is zoned as Transitional Agriculture (TA).



**Assessment and Recommendations**

In summary, two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height including FAA Part 77.23(a)(2) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of County’s Plan and land use regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
<p>The Comprehensive Plan does not reference Offutt AFB or the JLUS.</p>	<p>Incorporate reference to Offutt AFB and JLUS in the next update to the Comprehensive Plan to include:</p> <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA; and</li> <li>▪ Reduce potential conflicts within the BASH MCA.</li> </ul>
<p>I-1 and TA-1 Districts allow for the development of communication towers as a conditional use.</p>	<p>Submit permits for communication towers that exceed 200 ft. located within the MCA to Offutt AFB for comment.</p>
<p>Wind Energy Conservation Systems are allowable through conditional use in R-2, C-1, I-1, and TA-1 Districts.</p>	<p>Submit permits for wind energy conservation systems that exceed 200 ft. located within the MCA to Offutt AFB for comment.</p>
<p>Sanitary sewage treatment facilities are permitted in I-1 District and as a conditional use in the R-2 and TA-1 Districts.</p>	<p>The construction of new wastewater treatment facilities or associated settling ponds be outside the BASH. During the site-location analysis for wastewater treatment facilities, consideration should be provided to the potential of attracting hazardous wildlife.</p>



## Council Bluffs

The City of Council Bluffs is located northeast of Offutt Air Force Base (AFB). Approximately 20.1 square miles (referenced herein as “Area”) of the City’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). Land uses in the Area includes agricultural land, residential developments, retail and entertainment centers, public parks and recreation areas, and industrial operations. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

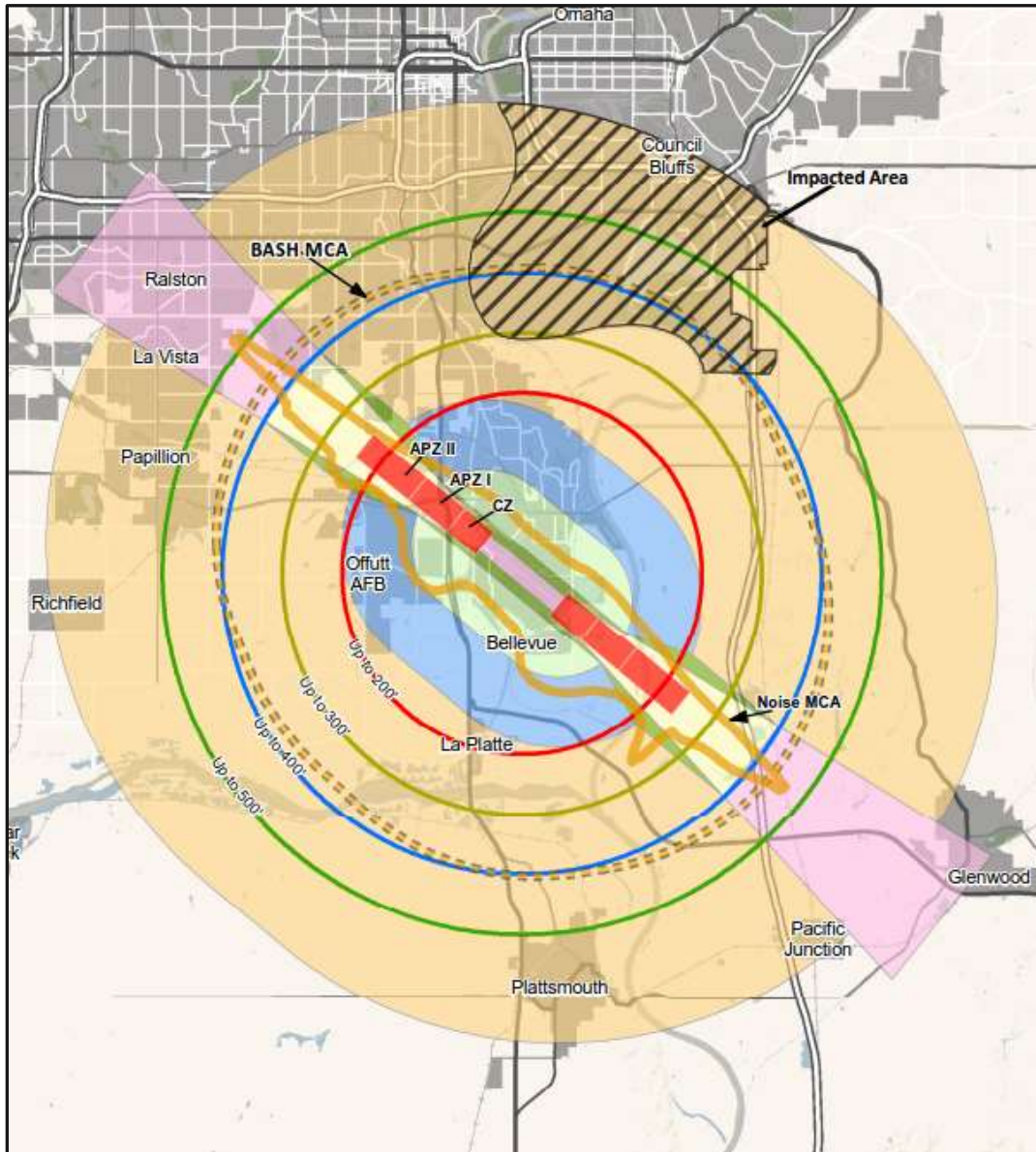
Council Bluffs has an adopted comprehensive plan (Plan). The City also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of City within MCA	46.1%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – City of Council Bluffs**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use - The Area contains a mixture of land use types. Residential neighborhoods are located around Lake Manawa, along Veterans Memorial Highway west of South 24<sup>th</sup> Street, and west of South Expressway immediately north of I-80. Commercial uses are located throughout the Area, but are concentrated at I-29 and I-80 intersections and along Veterans Memorial Highway. Large commercial developments include Ameristar Casino, the Mid-American Center, Horseshoe Casino, Marketplace, Metro Crossing, and Lake Manawa Power Center. Industrial development is located in four distinct areas including north of I-80 from South 24<sup>th</sup> Street to the Missouri River, Veterans Memorial Highway and South 24<sup>th</sup> Street, northeast of the South Expressway/I-80 interchange, and I-29 south of Veterans Memorial Highway to Mills County. Notable industrial users include Warren Distribution, Tyson, Primrose, Omaha Standard: Palfinger, Echo Interstate Lighting, Mid-American Energy, and Google. Recreational land uses include Manawa State Park, Council Bluffs Recreation Complex, River Alley OHV Park, Fox Run and Lakeshore golf courses, and several neighborhood parks. A significant portion of the Area is currently in agriculture crop production and floodway areas associated with the Missouri River.

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS. The land use section of the Plan reflects the existing urban development and anticipates further infill type development throughout the Area. Due to poor drainage patterns and lack of infrastructure, the Plan designates land west of the Twin City neighborhood and land south of 55<sup>th</sup> Avenue as agriculture and open space. Land located in the Missouri River floodway is proposed for permanent open space and agricultural.

Zoning – Numerous zoning districts are located in the Area. These include open space and agriculture, residential, commercial, and industrial classifications.

Subdivision – The City has adopted subdivision regulations. Subdivisions within the City's two mile ETJ are subject to joint review by Pottawattamie County and the City.

Building Codes – The City maintains and has adopted building codes that apply to agricultural, residential, commercial, and industrial construction.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.



Offutt JLUS Executive Summary

Noise Contour MCA - Not applicable.

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 300 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards. Height limits are established in the City’s Zoning Code for structures and buildings. No district allow the height of structures and buildings above 300 ft. However, the I-3/Heavy Industrial District permits heights up to 300 ft. with heights above 300 ft. allowed by conditional use permit. The I-3 District is intended to accommodate heavy industrial uses. Only the Mid-American Energy coal plat southeast of Lake Manawa is designated as I-3. The City also permits communication up to 200 ft. towers in any zoning districts through a conditional use permit approved by the City.

Bird/Wildlife Air Strike (BASH MCA) – The area impacted by the BASH MCA is southwest Council Bluffs. This area is south of Veterans Memorial Highway and west of Lake Manawa. With the exception of residential, recreational, and industrial land uses along Veterans Memorial Highway, a majority of the area is agriculture and Missouri River floodway. Areas south of 55<sup>th</sup> Avenue have been identified by the Plan to remain agriculture and open space due to routine flooding and limited storm water facilities.

**Assessment and Recommendations**

In summary, two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height including FAA Part 77.23(a)(2) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of City’s plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
The Plan does not reference Offutt AFB or JLUS. However, a significant portion of the impacted Area south of Veterans Memorial Highway is projected to remain agricultural and open space.	Incorporate reference to Offutt AFB and JLUS in the next update to the Plan to include: <ul style="list-style-type: none"><li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li><li>▪ Reduce potential conflicts within the Imaginary Surface MCA and FAA Part 77.23(a)(2); and</li><li>▪ Reduce potential conflicts within the BASH MCA.</li></ul>



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Assessment	Recommendations
The I-3 District permits up to 300 ft. The height of towers and smoke are not specific limited and established through a conditional use permit.	It is recommended that the City submit building permits, zoning actions and subdivisions located in the MCA that involve structures and buildings that exceed 300 ft. for review and comment by Offutt AFB prior to approval.
The A-1 and A-2 Districts allows the development of habitat and wetland areas which could be an attractant for birds.	It is recommended that City submit building permits, zoning actions and subdivisions located in the MCA that are potential attractant for birds.





## Pottawattamie County

Pottawattamie County is located to the northeast of Offutt Air Force Base (AFB) on the Iowa side of the Missouri River. Approximately 12.6 square miles (referenced herein as “Area”) of the County’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). This Area includes agricultural land, several large industrial uses, and acreage type residential properties. Two JLUS Compatibility Zones impact the Area as depicted on the following table. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

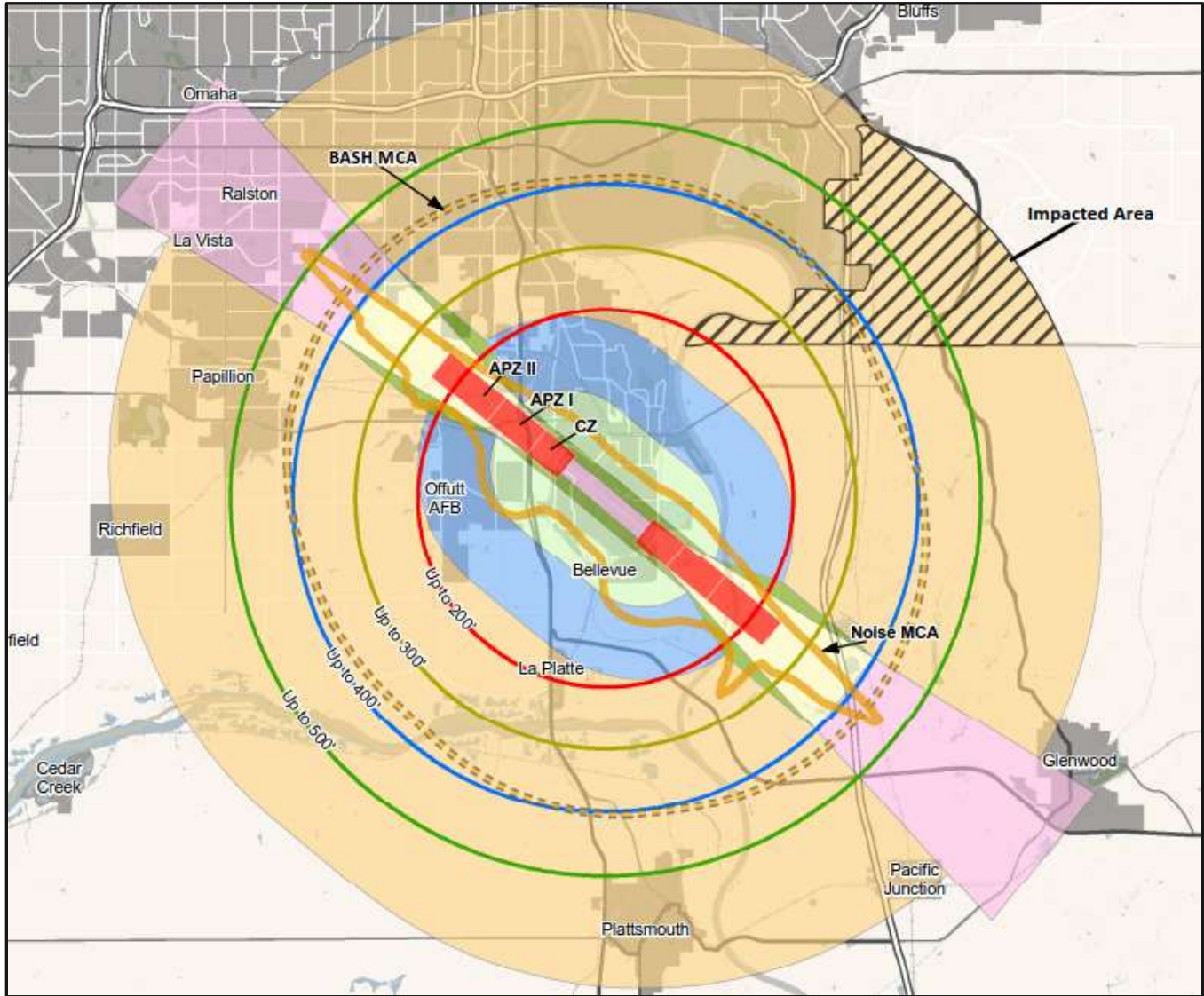
The County has an adopted comprehensive plan (Plan). The County also has adopted zoning, subdivision, and building codes.

### JLUS Compatibility Zones

Compatibility Zones	Impacted
Percent of County within MCA	1.3%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input type="checkbox"/>
Noise Contour MCA	<input type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – Pottawattamie County**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use – Land uses in the Area include agricultural; large industrial uses including SIRE Ethanol, Bunge, and a coal combustion residue landfill operated by Mid-American Energy; and acreage residential lots within the Loess Hills. Mid-American Energy Electric Plant is located immediately to the north of the Area.

Comprehensive Plan - The Plan does not reference Offutt AFB or JLUS. The Plan proposes future land uses consisting of riverfront agricultural production (A-3 District), loess hills preservation (A-4 District), and urban transitional in the Area. The urban transitional district encompasses land along I-29 immediately south of Council Bluffs. Based on past development activity and the Council Bluffs 2030 Plan, continued industrial development is anticipated in this corridor as Council Bluffs expands southward.

Zoning - The Area is currently designed A-3/River Front and Agricultural Production District, A-4/Loess Hills District, and I-2/General Industrial District. The A-3 District is intended for agricultural production in the 100-year flood plain of the Missouri River and its associated tributaries. The A-4/Loess Hills District is intended for agricultural production and low density residential development of the Loess Hills. The I-2/General Industrial District is intended primarily for convenience commercial, agricultural storage and processing, distribution, industrial assembly and heavy manufacturing.

Subdivision – The County has adopted subdivision regulations. Portion of the Area are covered by the City of Council Bluffs ETJ relative to subdivision regulations.

Building Codes – The County maintains and has adopted building codes that apply to agricultural, residential, commercial, and industrial construction.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) - Not applicable.

Noise Contour MCA - Not applicable.



Offutt JLUS Executive Summary

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 200 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards. Height limits are established in the County’s Zoning Code for structures and buildings. The A-3 district permits towers up to 500 ft. as a principal use and towers over 500 ft. as a conditional use. The A-4 District permits towers and is silent on height limitations. Windfarms are also a conditional use in the A-3 and A-4 Districts.

Bird/Wildlife Air Strike (BASH MCA) – The BASH MCA impacts lands west of I-29. Land uses include industrial adjacent to I-29, a coal combustion residue landfill, agricultural crop production, and the Missouri River floodway. With the exception of land along I-29, the Area has been identified in the Plan to remain agriculture.

**Assessment and Recommendations**

Two JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77) and the Bird/Wildlife Air Strike Hazards (BASH). Considering these impacts, along with a review of County plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
The Comprehensive Plan does not reference Offutt AFB or the JLUS.	Incorporate reference to Offutt AFB and JLUS in the next update to the Comprehensive Plan to include: <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA; and</li> <li>▪ Reduce potential conflicts within the BASH MCA.</li> </ul>
The A-3 and A-4 Districts have no height limitations on structures and buildings. The A-3 District permits towers not exceeding 500 ft. as a principal use and towers over 500 ft. as a conditional use. The A-4 District permits towers and is silent on height limitations. Windfarms are also conditional uses in the A-3 and A-4 Districts.	It is recommended that Pottawattamie County submit building permits, zoning actions and subdivisions located in the MCA that involve structures and buildings that exceed 200 ft. for review and comment by Offutt AFB prior to approval.



Offutt JLUS Executive Summary

<b>Assessment</b>	<b>Recommendations</b>
The I-2 District permits towers over 200 ft.' as a conditional use.	It is recommended that Pottawattamie County submit building permits, zoning actions and subdivisions located in the MCA that involve structures and buildings that exceed 200 ft. for review and comment by Offutt AFB prior to approval
Demolition rubble landfills are permitted as conditional uses A-3 and I-2 Districts. Coal combustion residue landfills are permitted in the I-2 District.	It is recommended that Pottawattamie County submit building permits, zoning actions and subdivisions located in the MCA that are potential attractant for birds.



Mills County

Mills County is located to the east of Offutt Air Force Base (AFB) on the Iowa side of the Missouri River. Approximately 71.3 square miles (referenced herein as “Area”) of the County’s jurisdiction is located within the JLUS Military Compatibility Area (MCA). This Area includes agricultural land, commercial and industrial uses, and acreage type residential properties. Four JLUS Compatibility Zones impact the Area as depicted on the following table. These include the Accident Potential Zone II, Noise Contour MCA, Imaginary Surfaces MCA regulating building and structure height (FAA Part 77), and the Bird/Wildlife Air Strike Hazards (BASH). A map of the compatibility zones relative to the Area is illustrated on the following page.

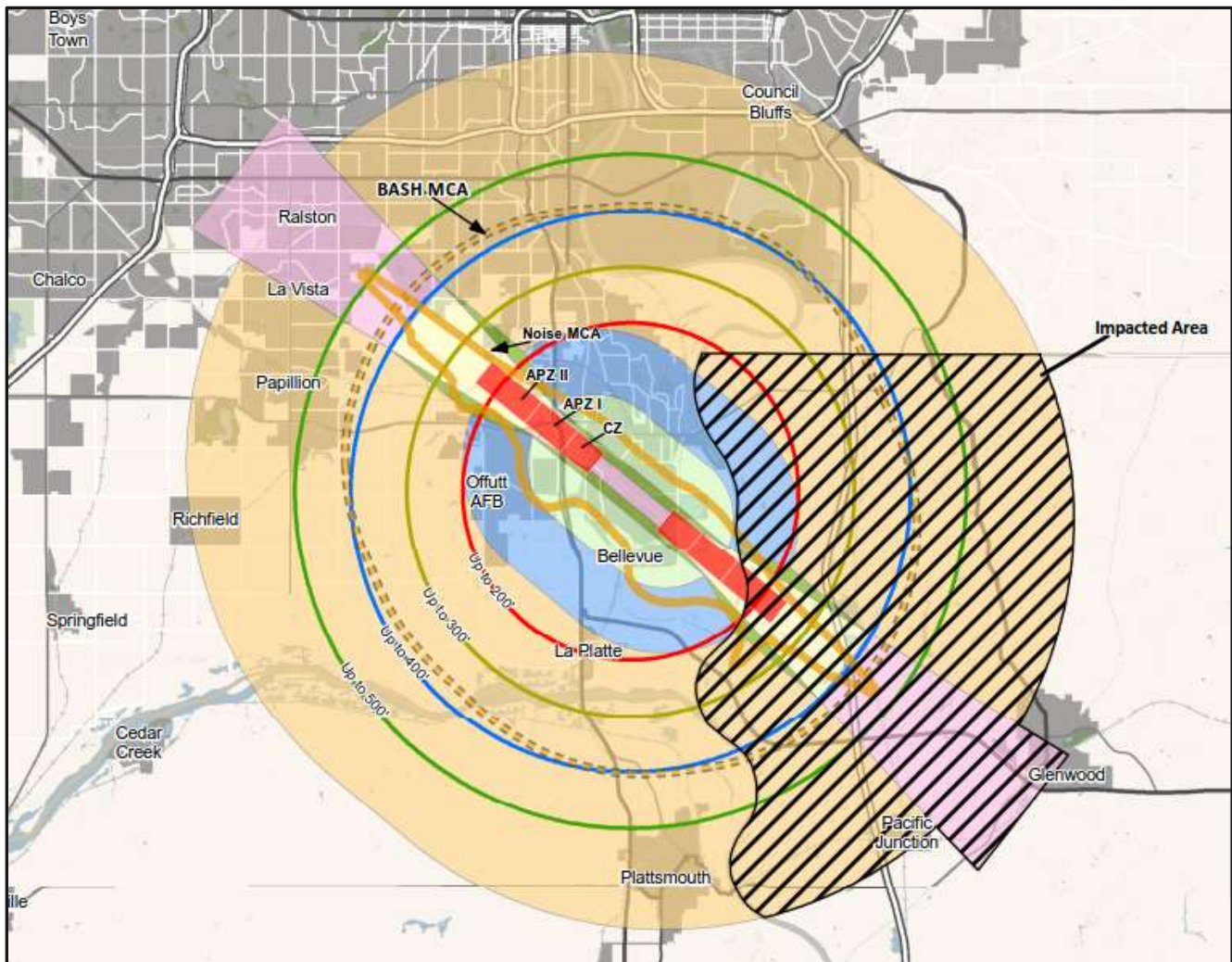
The County has recently adopted amendments to the Mills County Comprehensive Plan (Plan). The County also has adopted zoning, subdivision, and building codes.

**JLUS Compatibility Zones**

Compatibility Zones	Impacted
Percent of County within MCA	16.2%
Clear Zone	<input type="checkbox"/>
Accident Potential Zone I (APZ I)	<input type="checkbox"/>
Accident Potential Zone II (APZ II)	<input checked="" type="checkbox"/>
Noise Contour MCA	<input checked="" type="checkbox"/>
Imaginary Surfaces MCA	<input checked="" type="checkbox"/>
Bird/Wildlife Air Strike (BASH) MCA	<input checked="" type="checkbox"/>



**Map of JLUS Compatibility Zones – Mills County**





## **Existing Land Use, Comprehensive Plan, and Development Regulations**

Existing Land Use – The predominate land use in the Area is agricultural within the Missouri River floodplain and acreage residential lot subdivisions within the Loess Hills with emerging commercial and industrial development at the intersections of I-29/Highway 370 and I-29/Highway 34. The Area also encompasses the City of Pacific Junction with a population of 471.

Comprehensive Plan - The County's current comprehensive plan does reference Offutt AFB or JLUS. The Plan proposes future land uses in the Area continuing to be agricultural and Loess Hills conservation. Continue growth of commercial uses are proposed at the intersections of I-29/Highway 34. Further, industrial development is envisioned at the intersections of I-29/Highway 370.

Zoning - The Area contains a mixture of zoning classifications that reflect the existing land uses in the Area and the goals established in the comprehensive plan. Zoning classifications include Agricultural, Loess Hills Conservation, Agricultural/Residential, Highway Commercial, Corridor Commercial Overlay, and Industrial.

Subdivision – The County has adopted subdivision regulations.

Building Codes – The County maintains and has adopted building codes that apply to agricultural, residential, commercial, and industrial construction.

## **Impacts of Land Uses of JLUS Compatibility Zones**

Clear Zone – Not applicable.

Accident Potential Zone (APZ I) - Not applicable.

Accident Potential Zone (APZ II) – The APZ II Zone extends up to three quarters of a mile into the County north of the Highway 34 Bridge over the Missouri River. Land use consists of agricultural. The U.S. Government owns the properties impacted by the APZ II Zone.

Noise Contour MCA – The 65 DNL noise contour extends almost three miles crossing I-29 south of Gaston Avenue. The primary land use is agricultural crop production with several farmsteads and agricultural buildings. The U.S. Government owns a portion of the land impacted by the Noise Contour MCA.

Imaginary Surfaces MCA – The entire Area lies in 500 ft. height limit established by the Imaginary Surfaces MCA and between 200 ft. and 500 ft. of the FAR 77.23(a) (2) Obstruction Standards. Height limits are established in the County's Zoning Code for structures and buildings.





Offutt JLUS Executive Summary

Bird/Wildlife Air Strike (BASH MCA) – The BASH MCA impacts lands east and west of I-29 north of the Highway 34 intersection. Land uses include commercial and industrial uses at the I-29/Highway 34 intersection and agriculture, Industrial, and Loess Hills along I-29 at the Mills/Pottawattamie County border.

**Assessment and Recommendations**

Four JLUS compatibility zones impact the Area. These include Imaginary Surfaces MCA regulating building and structure height (FAA Part 77.23(a) (2)), the Bird/Wildlife Air Strike Hazards (BASH), Noise Contour MCA, and the Accident Potential Zone II. Considering these impacts, along with a review of County plans and regulations, the following conclusions are noted in the following table.

Assessment	Recommendations
The Comprehensive Plan does reference Offutt AFB or JLUS.	Continue to incorporate references to Offutt AFB and JLUS in future Comprehensive Plan updates to include: <ul style="list-style-type: none"> <li>▪ Graphic and text references on the MCA and related policies, objectives and strategies to address compatibility;</li> <li>▪ Reduce potential conflicts within the Imaginary Surface MCA;</li> <li>▪ Reduce potential conflicts within the BASH MCA;</li> <li>▪ Reduce potential conflicts within the Noise Contour MCA; and</li> <li>▪ Reduce potential conflict in the APZ II.</li> </ul>
There are no zoning restrictions with in the APZ II and Noise contour.	It is recommended that the County establish an AICUZ Overlay in which all uses not meeting the standards uses and noise standards of the underlying zoning district shall be prohibited. The APZ II and warrants land use planning controls for the protection of the public and the noise contours containing levels of noise exposure based on current aircraft operations plotted at increments of 5 decibels (dB), ranging from Ldn 65 to Ldn 70 should have restrictions.
Maximum height for the I District and manufacturing equipment, smoke stacks, silos, and approved above ground landfills can be 200 ft.	It is recommended that Mills County submit building permits, zoning actions and subdivisions located in the MCA that involve structures and buildings that exceed 200 feet for review and comment by Offutt AFB prior to approval.



Offutt JLUS Executive Summary

<b>Assessment</b>	<b>Recommendations</b>
AG, AR, LH, V, C-1, C-2, and I Districts permit communication towers over 150' through conditional use.	It is recommended that Mills County submit building permits, zoning actions and subdivisions located in the MCA that involve communication towers that exceed 200 feet for review and comment by Offutt AFB prior to approval.
Heavy Industrial uses are permitted in the I District and a conditional use in the AG District.	It is recommended that Mills County submit building permits, zoning actions and subdivisions located in the MCA that involve structures and buildings that exceed 150 feet and could have the potential for air pollutants that could obstruct the flight path for review and comment by Offutt AFB prior to approval.
The AG, AR, and I Districts permit sanitary landfills through a conditional use.	It is recommended that Mills County submit building permits, zoning actions and subdivisions located in the MCA that are potential attractant for birds.