

RESOURCE GUIDE

Joint Land Use Study



JOINT LAND
USE STUDY

MAPA

Omaha - Council Bluffs
Metropolitan Area
Planning Agency

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LOCAL CONTACTS

Offutt Air Force Base Contacts

Location	Position	Contact Number
Offutt AFB	55th Civil Engineer Squadron Director	402.294.5501
Offutt AFB	Portfolio Optimization Chief	402.294.3444
Offutt AFB	Base Community Planner	402.294.5411

Nebraska Contacts

County/City	Position	Contact Number
Cass County	Zoning Administrator	402.296.9359
Douglas County	Planning & Zoning Coordinator	402.444.3531
Sarpy County	Planning & Building Director	402.593.1555
City of Bellevue	Planning Director	402.293.3032
City of Papillion	Planning Director	402.597.2000
City of Plattsmouth	City Administrator	402.296.2522 ext. 302
City of La Vista	City Planner	402.331.4343
City of Omaha	Planning Director	402.444.5150

Iowa Contacts

County/City	Position	Contact Number
Mills County	Building & Zoning Official	712.527.4347
Pottawattamie County	Planning Director	712.328.5792
City of Council Bluffs	Planning Coordinator	712.328.4629
City of Glenwood	City Clerk	712.527.4717

AIR QUALITY

Air quality is defined by numerous components regulated at the federal and state level. For Compatibility, the primary concerns are pollutants that limit visibility,

such as particulants, ozone, etc. and potential non-attainment of air quality standards that may limit future changes in operations at Offutt Air Force Base.

STRATEGIES

- Air Quality Monitoring
- Air Quality Partnerships
- Investigate Higher Ozone Concentration Area
- Update 2013 Nebraska Air Quality Report

CONTACTS

**Nebraska Department of
Environmental Quality**

Contact: Air Quality Division

Phone: 402.471.2186

Iowa Department of Natural Resources

Contact: Air Quality Bureau Chief

Phone: 515.725.9534

BIOLOGICAL RESOURCES

Biological resources include federal and state listed species (threatened and endangered species) and their habitats. These resources may also include areas such as wetlands and migratory corridors that are critical

to the overall health and productivity of an ecosystem. The presence of sensitive biological resources may require special development considerations and should be included early in the planning process.

STRATEGIES

- Zebra Mussel Eradication (Base Lake)
- Control Bird and Wildlife Attractants Near Base
- BASH Consideration in Agency Projects
- Modify Zoning for BASH
- Flood Plain Buffers Around AFB
- Flood Management Through Zoning

CONTACTS

Nebraska Invasive Species Council

Contact: NISC Program Coordinator

Phone: 402.472.3133

Papio-Missouri Natural Resources District

Contact: General Manager

Phone: 402.444.6222

Nebraska Game and Parks Commission

Contact: Environmental Analyst Supervisor

Phone: 402.471.5438

Iowa Department of Natural Resources

Contact: Senior Environmental Specialist

Phone: 712.243.1934

WATER QUALITY/QUANTITY

Water quality/quantity concerns include the assurance that adequate water supplies of good quality are available for use by the installation and surrounding communities

as the area develops. Water supply for agriculture and industrial use is also considered.

STRATEGIES

- Develop a comprehensive and integrated flood management plan

CONTACTS

Papio-Missouri Natural Resources District

Contact: General Manager

Phone: 402.444.6222

Nebraska Game and Parks Commission

Contact: Environmental Analyst Supervisor

Phone: 402.471.5438

Nebraska Department of Natural Resources

Contact: Water Planning Division Head

Phone: 402.471.2899

FLOODPLAIN

There are 14 wetlands that cover 147 acres on Offutt AFB that are regulated by the US Army Corp of Engineers (USACE). The base's location next to the Missouri and Platte Rivers also puts it in close proximity

to floodzones. During heavy rainfall, this area is prone to flooding, and flooding onto Offutt AFB may cause delays in missions and operations.

STRATEGIES

- Floodplain Buffers Around Offutt
- Flood Management Through Zoning

CONTACTS

Nebraska Department of Natural Resources

Contact: Water Planning Division Head
Phone: 402.471.2899

Papio-Missouri Natural Resources District

Contact: General Manager
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INFRASTRUCTURE

Infrastructure refers to public facilities and services such as sewers, water, electric,

and roadways that are required to support development (existing and proposed).

STRATEGIES

- Monitor Development or Increase Usage of Highway 34
- Encourage Compatible Land Development

INFRASTRUCTURE

CONTACTS

County/City

Cass County

Douglas County

Sarpy County

City of Bellevue

City of Papillion

City of Plattsmouth

City of La Vista

City of Omaha

Mills County

Pottawattamie County

City of Council Bluffs

City of Glenwood

Position

Zoning Administrator

Planning & Zoning Coordinator

Planning & Building Director

Planning Director

Planning Director

City Administrator

City Planner

Planning Director

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Planning Coordinator

City Clerk

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LAND USE

The basis of land use planning and regulation relates to the government's role in protecting the public's health, safety, and welfare.

Local jurisdictions' general plans and zoning ordinances can be the most effective tools for preventing or resolving land use compatibility

issues. These tools ensure the separation of land uses that differ significantly in character. Land use separation also applies to properties where the use of one property may adversely impact the use of another.

STRATEGIES

- Update Plans and Amend Regulations with AICUZ Recommended Land Use
- Update Local Jurisdictional Comprehensive Plans to Include Military Compatibility Policies that Support and Promote Compatible Land Use
- Update Local Jurisdiction Zoning Regulations
- Ensure Federal Aviation Regulation Part 77 Compliance
- Establish State Legislation
- Prepare and Execute a Formal Notification MOU for Development Proposals
- Economic Development Marketing

LAND USE

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City of Omaha
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Pottawattamie County
City of Council Bluffs
City of Glenwood

Position

Zoning Administrator
Planning & Zoning Coordinator
Planning & Building Director
Planning Director
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City Administrator
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ROADWAY CAPACITY

Roadway capacity relates to the ability of existing freeways, highways, arterials, and other local roads to provide adequate

mobility and access between military installations and their surrounding communities.

STRATEGIES

- Access Planning
- Traffic Impact Analysis

CONTACTS

Nebraska Department of Transportation

Contact: District 2 Engineer

Phone: 402.595.2534

Metropolitan Area Planning Agency

Contact: Transportation and Data Manager

Phone: 402.444.6866

VERTICAL OBSTRUCTIONS

Vertical obstructions are created by buildings, trees, structures, or other features that may encroach into the navigable airspace or line of sight radar signal transmission pathways used by

the military. These obstructions can be a safety hazard to both the public and military personnel and potentially impact military readiness.

STRATEGIES

- Amend Zoning for Imaginary Surfaces Heights and Slopes
- Discourage Placement of Tall Structures within Safety Flight Corridors
- Foster Enhanced Public Awareness of Military Flight Paths Through Accurate Mapping
- Ensure FAA Part 77 Compliance

CONTACTS

Omaha Public Power District

Contact: Division Manager Production
Engineering & Fuels

Phone: 402.636.3320

Omaha Public Power District

Contact: Manager Special Projects

Phone: 402.636.2418

MidAmerican Energy Company

Contact: Vice President, Generation

Phone: 515.242.3420

LIGHT AND GLARE

This factor refers to man-made lighting (street lights, airfield lighting, building lights) and glare (direct or reflected light) that disrupts vision. Light sources from commercial, industrial, recreational, and residential uses at night can cause

excessive glare and illumination, impacting the use of military night vision devices and air operations. Conversely, high intensity light sources generated from a military area (such as ramp lighting) may have a negative impact on the adjacent community.

STRATEGIES

- Dark sky ordinance

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ENERGY DEVELOPMENT

Development of energy sources, including alternative energy sources (such as solar, wind, geothermal, or biofuels) could pose

compatibility issues related to glare (solar energy), or vertical obstruction (wind generation), or water quality / quantity.

STRATEGIES

- Update Comprehensive Plans for Renewable Energy Development
- Coordinate with DOD Siting Clearinghouse
- Identify Suitable Locations for Wind Energy
- Coordinate with Wind Developers to Reach an Agreement that Supports Wind Energy and Military Compatibility
- Regulations on Non-Reflective Solar Panels
- No Solar Concentration
- Develop Solar Siting Guidelines

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