

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**.

F.1 Potential Land Use Controls

Land use controls fall into two categories, preventative and corrective. Preventive land use management techniques seek to prevent the introduction of additional noise-sensitive land uses within existing and future airport noise contours. Corrective or remedial measures are intended to convert existing, non-compatible uses to compatible uses. These potential measures are discussed in **Appendix D** and summarized below:

Preventative

- Compatible Use Zoning
- Subdivision Regulations
- Building Codes
- Capital Improvement Programs
- Growth Risk Assessment
- Fair Disclosure Policies

Corrective

- Sound Insulation
- Land Acquisition
- Purchase Guarantee
- Avigation Easements

The following pages provide a description of each land use alternative evaluated, along with an assessment of the benefits, drawbacks, and a recommendation. Measures LU-1 through NA-12 are the currently approved land use measures from the 2007 NCP Update. Measure LU-11 was previously withdrawn.

F.2 Currently-Approved Land Use Measures

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

Description: Offer a program for noise insulation of noncompatible structures for noncompatible residences within the 65+ DNL contour of the Future (2012) Noise Compatibility Program (NCP) condition, in exchange for an avigation easement.

Status: This measure was implemented. The boundary was updated based on the 2007 NEM/NCP Update. The CRAA has sound insulated nearly 800 housing units through this program. All homes eligible for sound insulation based on the 2007 NEM/NCP Update Study, have been sound insulated or have been offered sound insulation and the owner(s) declined or did not respond to the offer.

Recommendation: Continue measure with modification of program boundary based on the 65 DNL noise contour for the Future (2025) NEM/NCP Noise Exposure Contour. There are two housing units that are located within the 65+ DNL of the Future (2025) NEM/NCP Noise Exposure Contour. One housing unit is located in a commercial area on Taylor Station Road. The owner of this housing unit was offered sound insulation and did not respond or declined the offer. The other housing unit is located on Stockton Trail Way. The housing units in this area along Stockton Trail Way were constructed after the Noise Exposure Maps from the 2007 Part 150 Study were published. It is expected that these homes would have been constructed to meet the recommended interior sound attenuation guidelines and would already reduce noise to below acceptable levels. Therefore, these housing units are considered compatible and no housing units are recommended for sound insulation at this time.

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

Description: Offer a program for noise insulation of noncompatible structures for noncompatible churches within the 65+ DNL contour of the Future (2025) Noise Compatibility Program (NCP) condition in exchange for an avigation easement

Status: This measure was implemented. Two churches were identified within the 65 DNL of the 2002 Part 150 noise compatibility study. One church, the Wonderland Community Church, is located to the northeast of CMH. The CRAA purchased an avigation easement on the property and it is now considered a compatible land use. The Mount Judia Church located east of CMH on Morrison Road was contacted for potential inclusion in the program and did not respond. No other churches were identified within the 65+ DNL contour of the Future (2012) NEM/NCP noise exposure contour from the 2007 Part 150 Study.

Recommendation: Continue approved measure LU-2. No churches are located within the 65+ DNL of the Future (2025) NCP Noise Exposure Contour

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. Both the City of Columbus and Franklin County have adopted land use development standards similar to what was recommended in the previous NCP. However, in some cases these standards are not as strict as was recommended.

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 reflect the proposed Airport Land Use Management District (ALUMD).

Status: This measure was not implemented. Both 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 Measure LU-12 for more information on the ALUMD.

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

Description: Seek cooperation from Franklin County, the City of Gahanna, and Jefferson Township to amend each jurisdiction's zoning resolution to require applicants for rezoning, change of use, or special use permit to convey an aviation easement to the appropriate airport.

Status: This measure was partially implemented. Section 660.07 of the Franklin County Zoning Resolution requires conveyance of aviation easements for variance or conditional use permits only.

Recommendation: Continue approved measure LU-5.

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

Description: Seek cooperation from Jefferson Township and the City of Gahanna to adopt the proposed Airport Land Use Management District (ALUMD) as part of their official zoning regulations.

Status: This measure was not implemented. Coordination with local jurisdictions has occurred; however, zoning regulations have not been updated.

Recommendation: Continue approved Measure LU-6. See Measure LU-12 for more information on the ALUMD.

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

Description: Seek cooperation from Franklin County, Jefferson Township, and the City of Gahanna to adopt subdivision codes applicable to the proposed Airport Land Use Management District (ALUMD).

Status: This measure was not implemented. Coordination with local jurisdictions has occurred; however, subdivision regulations have not been updated.

Recommendation: Continue approved Measure LU-7. See Measure LU-12 for more information on the ALUMD.

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

Description: Seek cooperation from Franklin County, Jefferson Township, and the City of Gahanna to adopt building codes applicable to the proposed Airport Land Use Management District (ALUMD).

Status: This measure was not implemented. Coordination with local jurisdictions has occurred; however, building codes have not been updated.

Recommendation: Continue approved Measure LU-8. See Measure LU-12 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 proposed Airport Land Use Management District (ALUMD).

Status: This measure was not implemented.

Recommendation: Continue approved Measure LU-9. See Measure LU-12 for more information on the ALUMD.

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

Description: Periodically place advertisements in a variety of media outlets delineating the boundaries of the Airport Land Use Management District (ALUMD).

Status: This measure was not implemented.

Recommendation: The ALUMD has not been adopted. The CAAA makes the noise exposure maps and other noise compatibility information available on its website.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-12 (CURRENTLY APPROVED MEASURE)

Description: Develop an Airport Land Use Management District (ALUMD) based on the 2023 Noise Exposure Map/Noise Compatibility Program (NCP) noise contour, natural geographic and jurisdictional boundaries.

Status: This measure was not implemented. The intent of this measure was to eliminate changing boundaries set by the current noise exposure contours and establish a fixed boundary for consistency. The suggested fixed boundary was not implemented. The City of Columbus and Franklin County continue to apply an Airport Environs Overlay Zone, the boundaries of which correspond to the noise exposure contour from the previous Part 150 Noise Compatibility Study Update which is subject to periodic review and potential revision.

Recommendation: Continue approved measure LU-12.

F.3 Consideration of Alternative Land Use Measures

The following pages describe alternative land use measures that were considered in this Part 150 Study in accordance with 14 CFR Part 150 §150.23(e) and §B150.7.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-A

TITLE:	Purchase vacant properties within the 65+ DNL to prevent the development of new incompatible land uses.
BACKGROUND AND INTENT:	Several areas of vacant land have been identified within the 65+ DNL. Previous Part 150 Study Updates have recommended purchasing vacant property to prevent new incompatible development from occurring, including areas east of Hamilton Road to the south and southwest of I-270 in the City of Gahanna. Other areas of vacant property within the 65+ DNL occur along Taylor Station Road to the east of CMH in the City of Gahanna; and along Johnstown Road to the west of CMH in Franklin County (Mifflin Township).
BENEFITS:	This measure would prevent potential new incompatible development within the 65+ DNL.
DRAWBACKS:	This measure would be costly to implement because land is being sold in these areas at commercial values much higher than residential land value.
FINDINGS AND RECOMMENDATIONS:	Coordination is ongoing with the City of Gahanna and Franklin County as described in the existing land use measures to ensure any new development is compatible with airport operations. Due to costs and other planning efforts, acquisition is not recommended at this time. Therefore, this alternative is NOT RECOMMENDED for inclusion in the NCP.

NOISE COMPATIBILITY PROGRAM ALTERNATIVE LU-B

TITLE:	Modify the sound insulation program boundaries identified in approved measure LU-1 and LU-2 to reflect the Future (2025) NEM/NCP Noise Exposure Contour.
BACKGROUND AND INTENT:	This alternative recommends modification to Measure LU-1 and LU-2 to redraw the program boundary based on the 65 DNL noise contour for the Future (2025) NEM/NCP Noise Exposure Contour. There are two housing units that are located within the 65+ DNL of the Future (2025) NEM/NCP Noise Exposure Contour. One housing unit is located in a commercial area on Taylor Station Road. The owner of this housing unit was offered sound insulation and did not respond or declined the offer. The other housing unit is located on Stockton Trail Way. The housing units in this area along Stockton Trail Way were constructed after the Noise Exposure Maps from the 2007 Part 150 Study were published. It is expected that these homes would have been constructed to meet the recommended interior sound attenuation guidelines and would already reduce noise to below acceptable levels. Therefore, these housing units are considered compatible and no housing units are recommended for sound insulation at this time. There are no churches identified within the 65+ DNL of the Future (2025) NEM/NCP Noise Exposure Contour.
BENEFITS:	This measure continues the policy of the CRAA to provide sound insulation for eligible properties within the 65+ DNL. At this time no eligible properties have been identified.
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 measures LU-1 and LU-2.