

Flying Cloud Airport

Joint Airport Zoning Board



27 February 2018

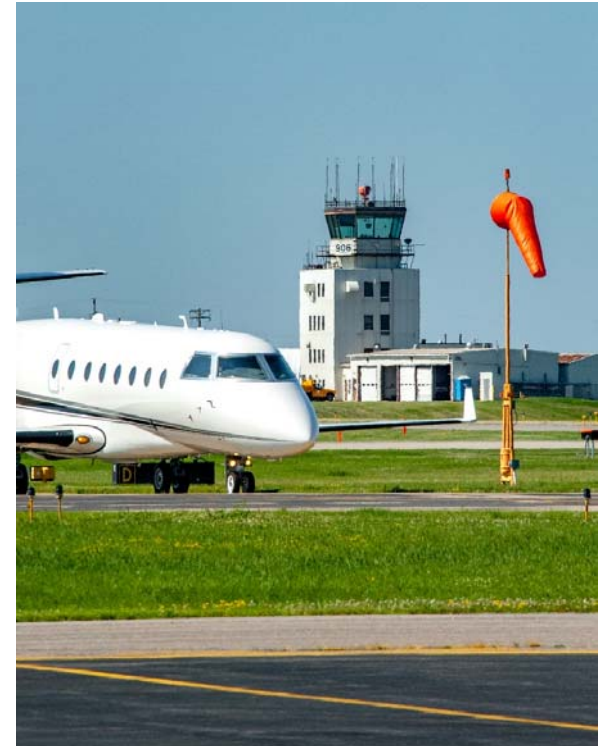
Public Hearing #1 – Overview of Proposed Airport Zoning Ordinance

Presentation Agenda

- Purpose & Goals
- Review of FCM Zoning Historical Timeline
- Summary of Draft FCM Airport Zoning Ordinance
- Next Steps

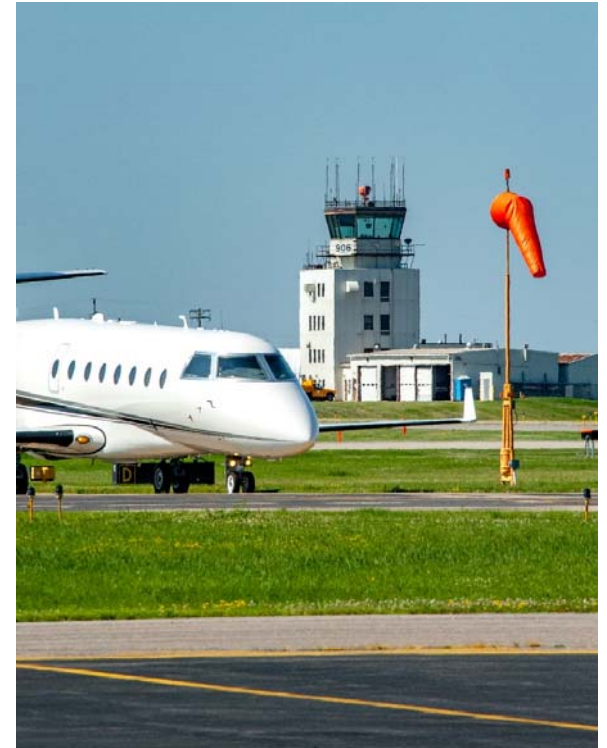
Terminology Key:

- Flying Cloud Airport = FCM
- Joint Airport Zoning Board = JAZB
- Minnesota Department of Transportation, Office of Aeronautics = MnDOT
- Federal Aviation Administration = FAA



Presentation Agenda

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JAZB Purpose & Goals

Why is airport safety zoning important now?

- State requirements/expectations and funding implications
- Pace of development in the vicinity of Flying Cloud Airport is increasing
- Revenue-generating use opportunities on airport property
- Certainty for surrounding community
- Finish what was started in 2009



JAZB Purpose & Goals

Through a collaborative process, the JAZB seeks to develop an airport zoning ordinance that achieves a **balance** between a reasonable level of **public safety** and compatible **community development**.



In determining what minimum airport zoning regulations to adopt, Minnesota State Statutes guide the JAZB to consider the **social and economic costs of restricting land uses** versus the **benefits derived from a strict application of the standards of the commissioner** (the State Model Zoning Ordinance).

JAZB Purpose & Goals

Goals for the FCM JAZB include:

- Develop an FCM zoning ordinance for review and approval by the Commissioner of Transportation for subsequent adoption by the Board and then by local communities
- Update relevant sections of 2010 draft Zoning Ordinance to reflect current conditions
- Ensure appropriate level of stakeholder/community engagement



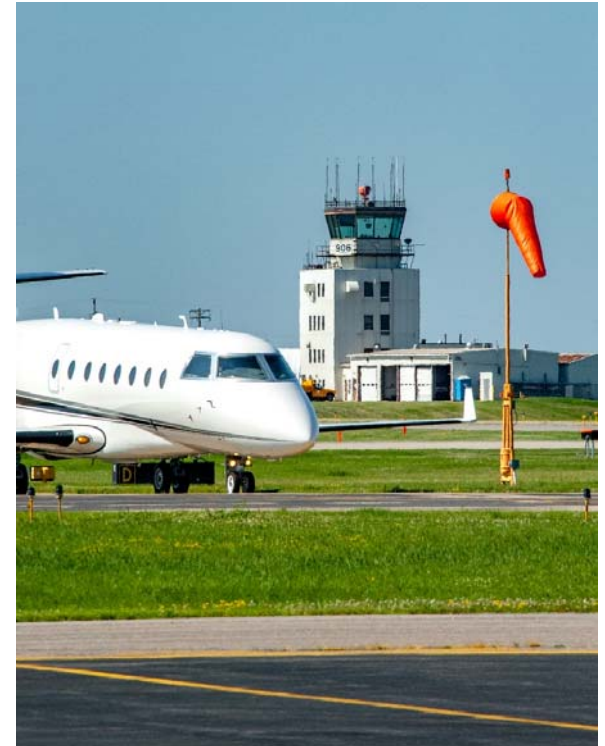
JAZB Participants

City of Eden Prairie
City of Shakopee

City of Chanhassen
Metropolitan Airports Commission

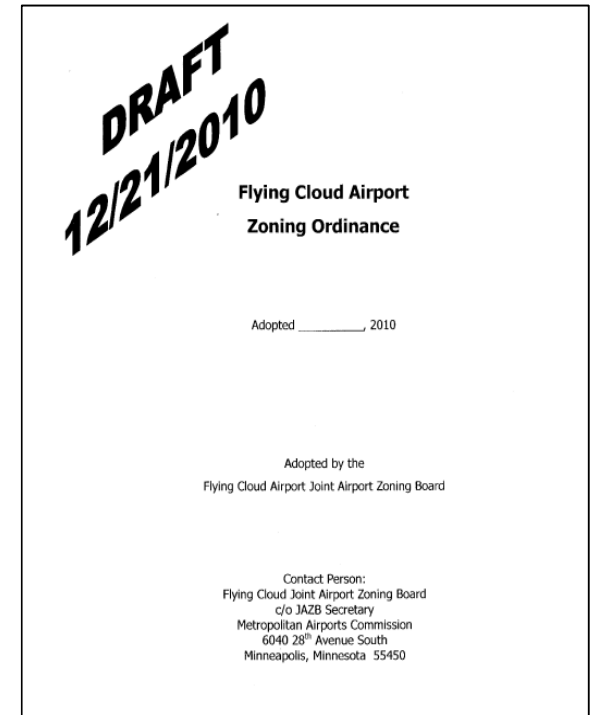
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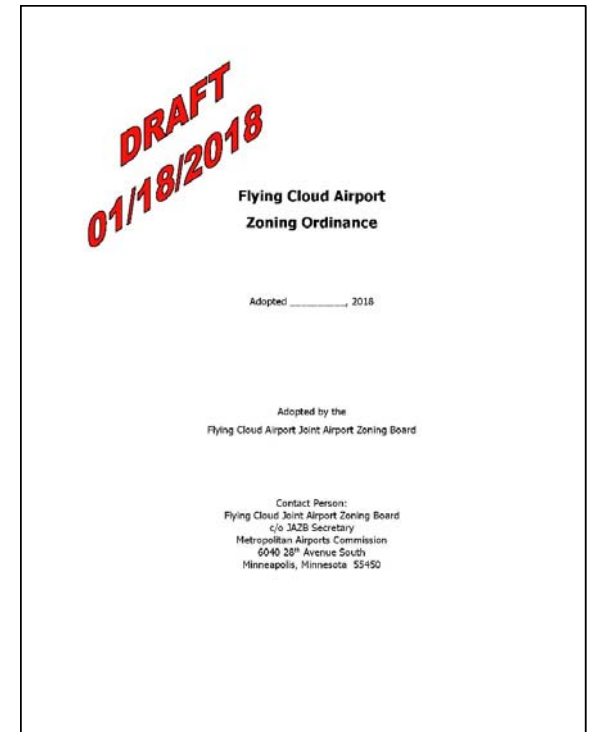
JAZB Historical Timeline and Accomplishments

- **July 2009:** First FCM JAZB meeting
- **August 2009 – April 2010:** JAZB develops Draft Airport Zoning Ordinance
- **April 2010:** First Public Hearing for the draft Ordinance
- **December 2010:** JAZB approves submittal of Draft Airport Zoning Ordinance to MnDOT Commissioner
- **Early 2011:** MAC requests that MnDOT temporarily suspend Ordinance review due to legal uncertainties surrounding airport zoning related litigation pending at the time
- **2011 – 2015:** Court cases resolved
- **2016:** Decision made to re-convene FCM JAZB to move forward with the Draft Airport Zoning Ordinance



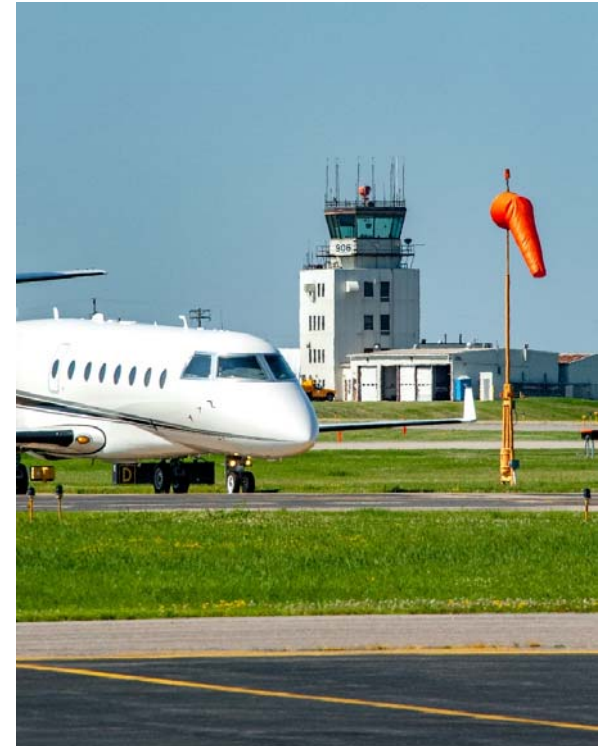
JAZB Historical Timeline and Accomplishments

- **September 2017:** First meeting of the re-convened FCM JAZB
- **October 2017 – January 2018:** JAZB reviews/updates Draft Airport Zoning Ordinance
 - Included updates to supporting studies: Safety/Risk Study and Economic Impact Analysis
- **January 18, 2018:** FCM JAZB formally approves updated Draft FCM Airport Zoning Ordinance for public review, comment, and hearing
- **February 27, 2018:** Public Hearing for updated Draft Airport Zoning Ordinance



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FCM Airfield Configuration

Runway 18-36 Length

- Updated Zoning Ordinance – 2,691 feet (existing length)
 - 2010 Draft Zoning Ordinance – 2,800 feet

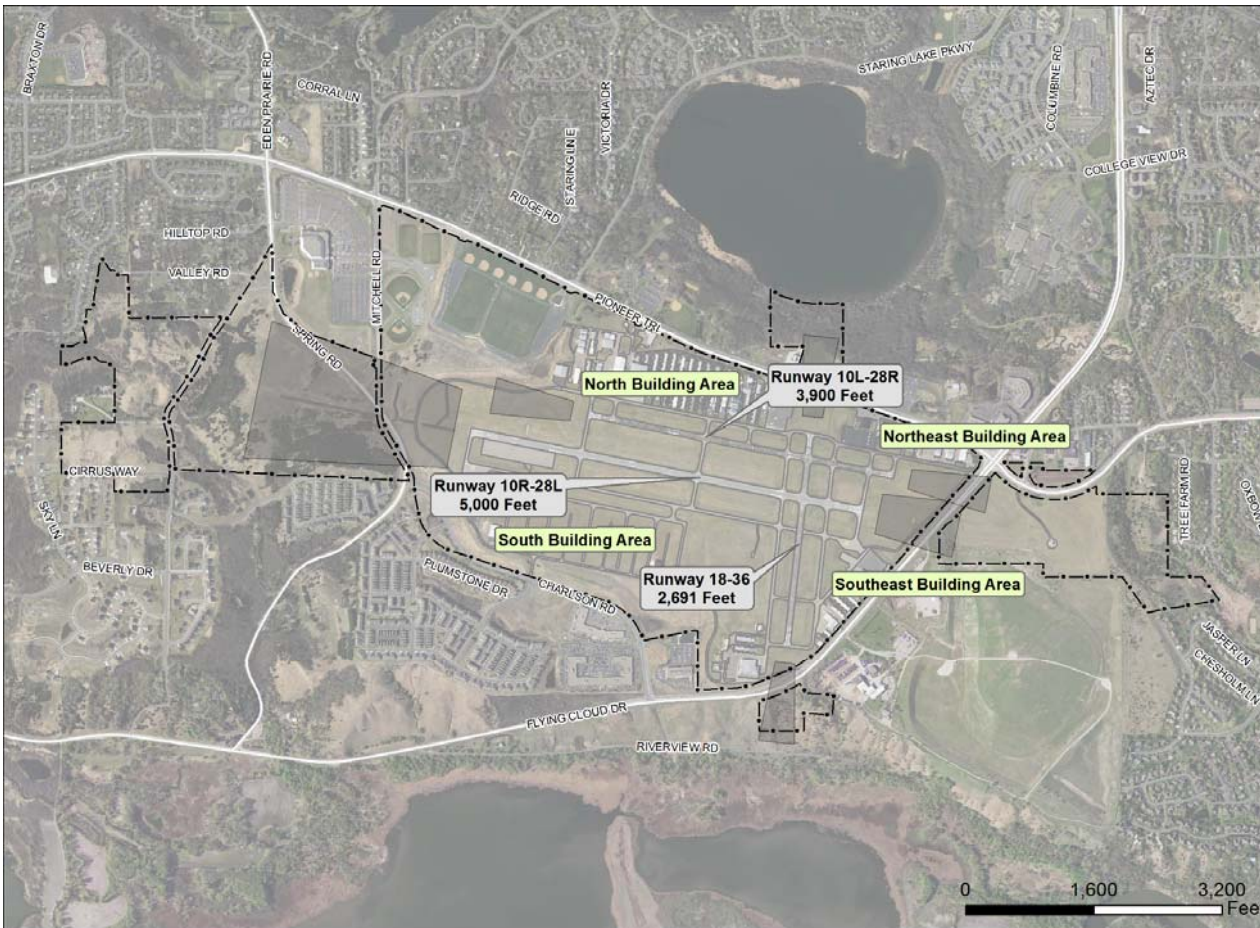
Runway 10L-28R (north parallel)

- Updated Zoning Ordinance – “Utility” designation
 - 2010 Draft Zoning Ordinance – “Other Than Utility” designation
 - No change to length or width

Runway 10R-28L (south parallel)

- No change

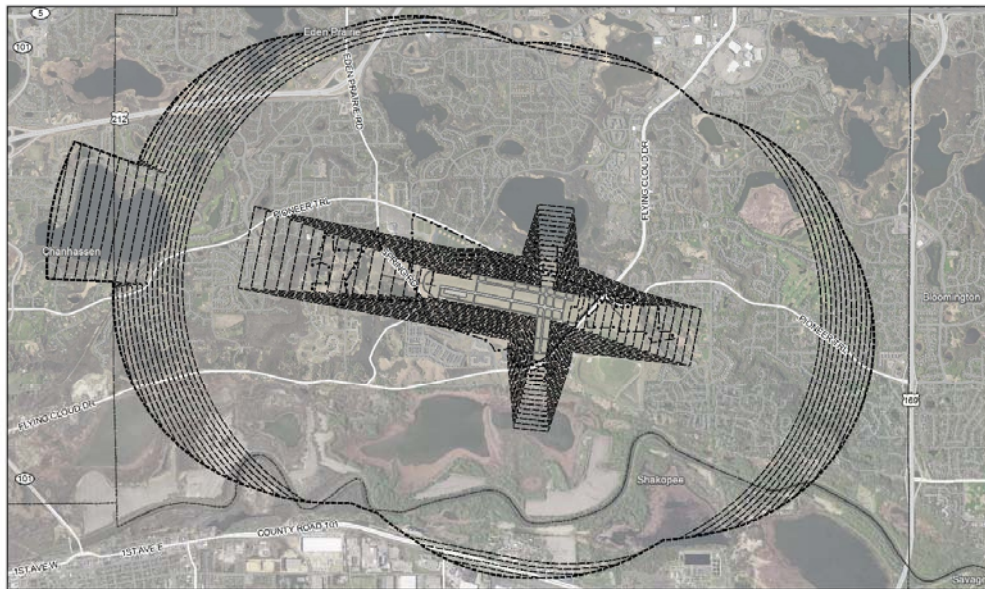
Airfield configuration changes from the 2010 Draft Zoning Ordinance result in less restrictive zoning areas



Airport Zoning Ordinance Overview

Two primary components

Height Limitations



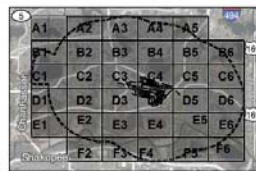
**FCM Safety Zones
Within Zoning Limits**

MCH - Airspace

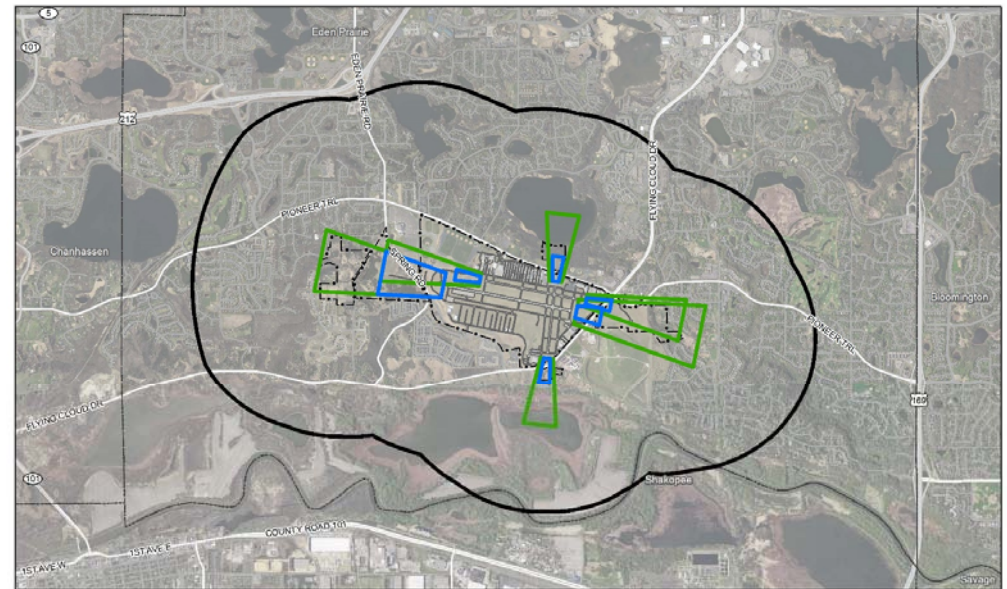
- FCM Property Line
- Part 77 Contours
- Airspace Zoning Limit



0 3,000 6,000 Feet



Land Use Limitations



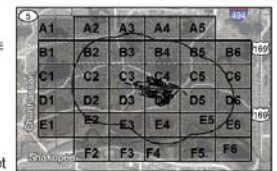
**FCM Safety Zones
Within Zoning Limits**

SZ - Index Sheet

- FCM Property Line
- JAZB Zone A
- JAZB Zone B
- JAZB Zone C



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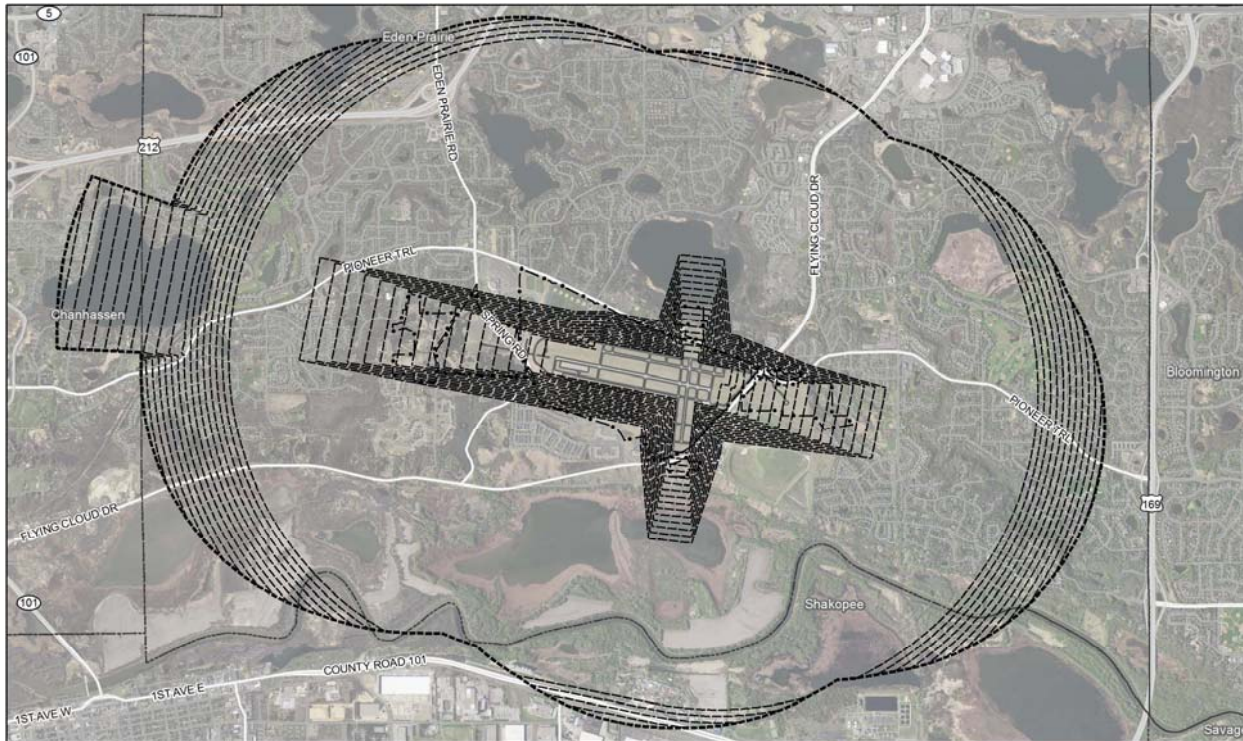


FCM Airspace Zones (Height)

Height limitations imposed by Zoning Ordinance

Based on FAA Airspace criteria

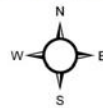
- Limits the height of structures and vegetation under FCM airspace surfaces.
- Penetrations to the Airspace Zones will require a variance issued by a Board of Adjustment
 - Exception – no variance required if the FAA issues a No Hazard airspace determination



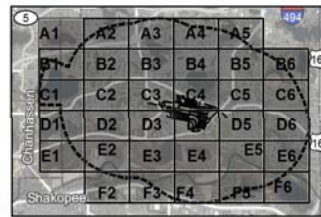
FCM Safety Zones Within Zoning Limits

MCH - Airspace

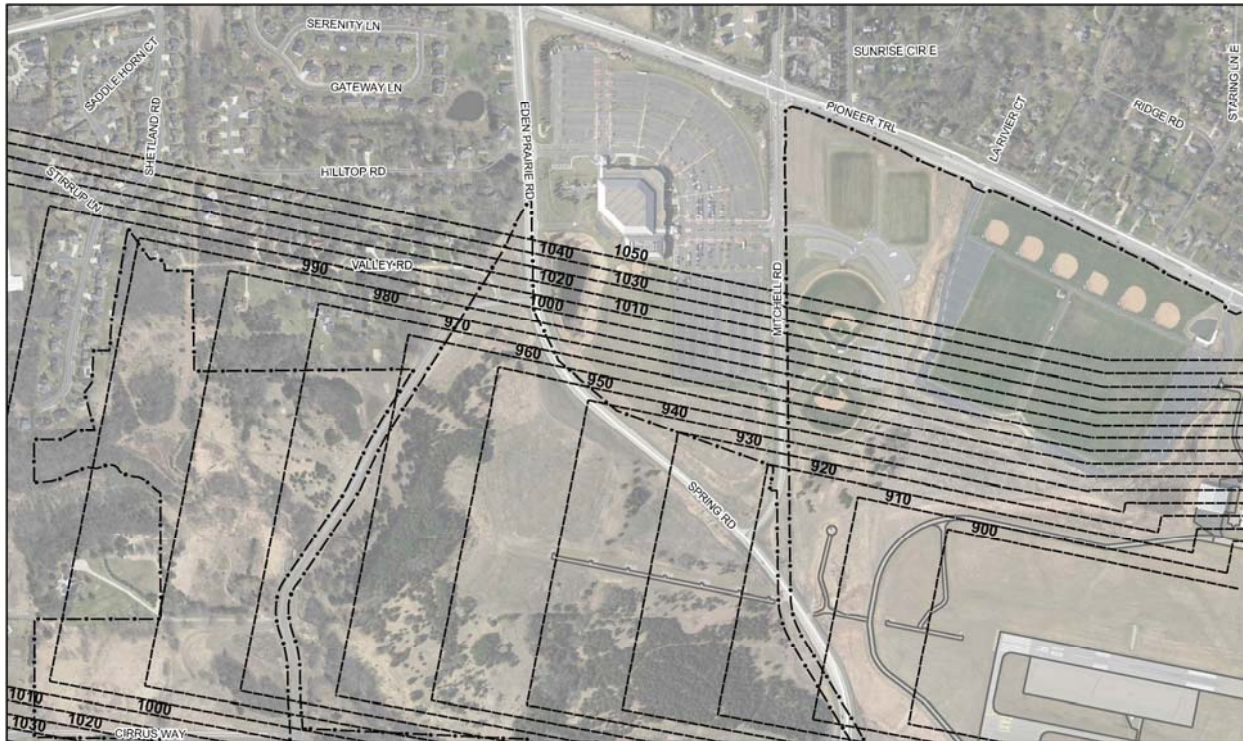
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0 3,000 6,000 Feet



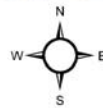
FCM Airspace Zones (Height)



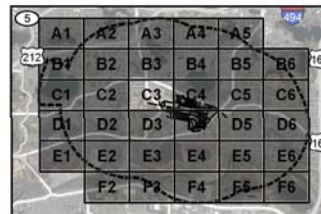
FCM Airspace Zones Within Zoning Limits

A - C3

- FCM Property Line
- Airspace Zoning Limit
- Part 77 Contours



0 500 1,000 Feet



Height limitations imposed by Zoning Ordinance

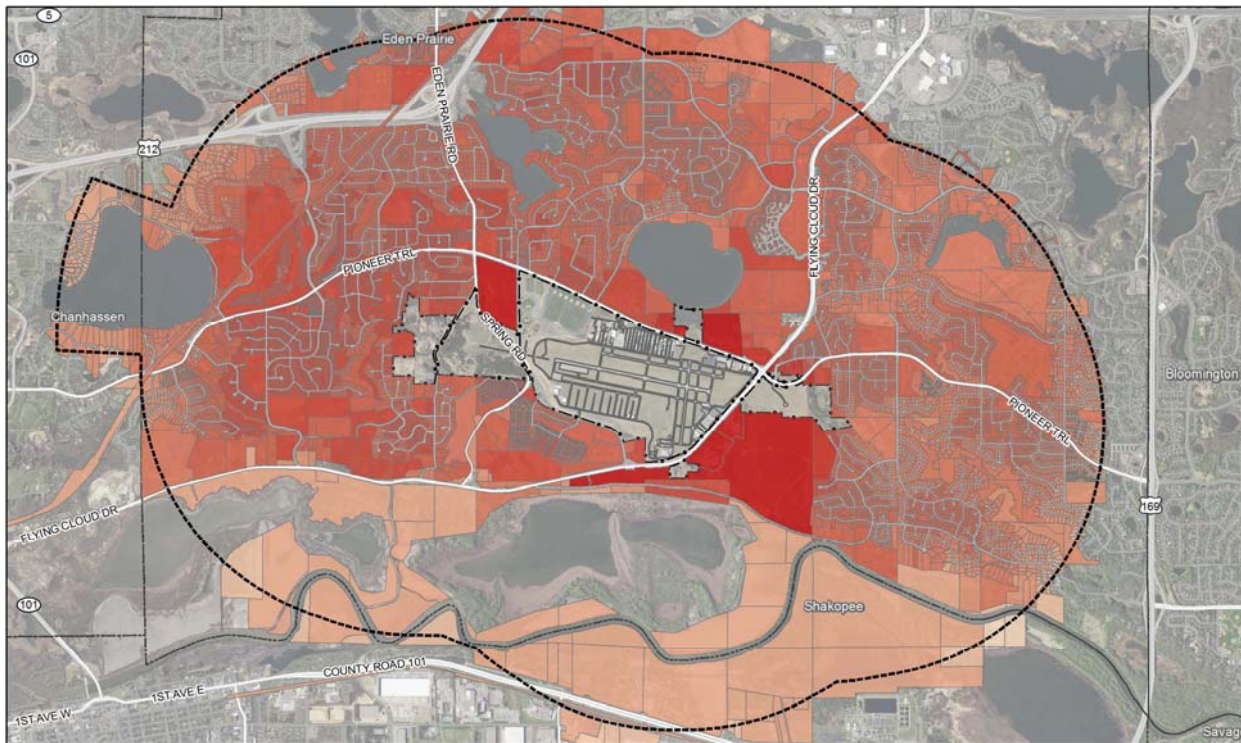
Based on FAA Airspace criteria

- Grid maps in the Draft Ordinance show airspace surface heights in 10-foot intervals
- Heights are expressed as mean sea level, not above ground level
- More specificity provided on Maximum Construction Height Without Permit maps

FCM Maximum Construction Height Without Permit (Height)

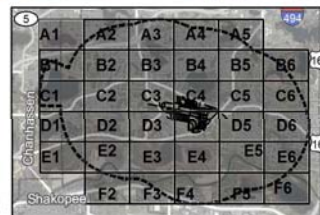
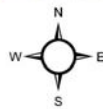
Establishes a height per parcel up to which an airport zoning permit is not needed

- Used updated 1-foot airspace contours and more precise ground elevation contours
- Provides a buffer to Airspace Zones
- Exceeding the Maximum Construction Height Without Permit will require an Airport Zoning Permit from the City Zoning Administrator

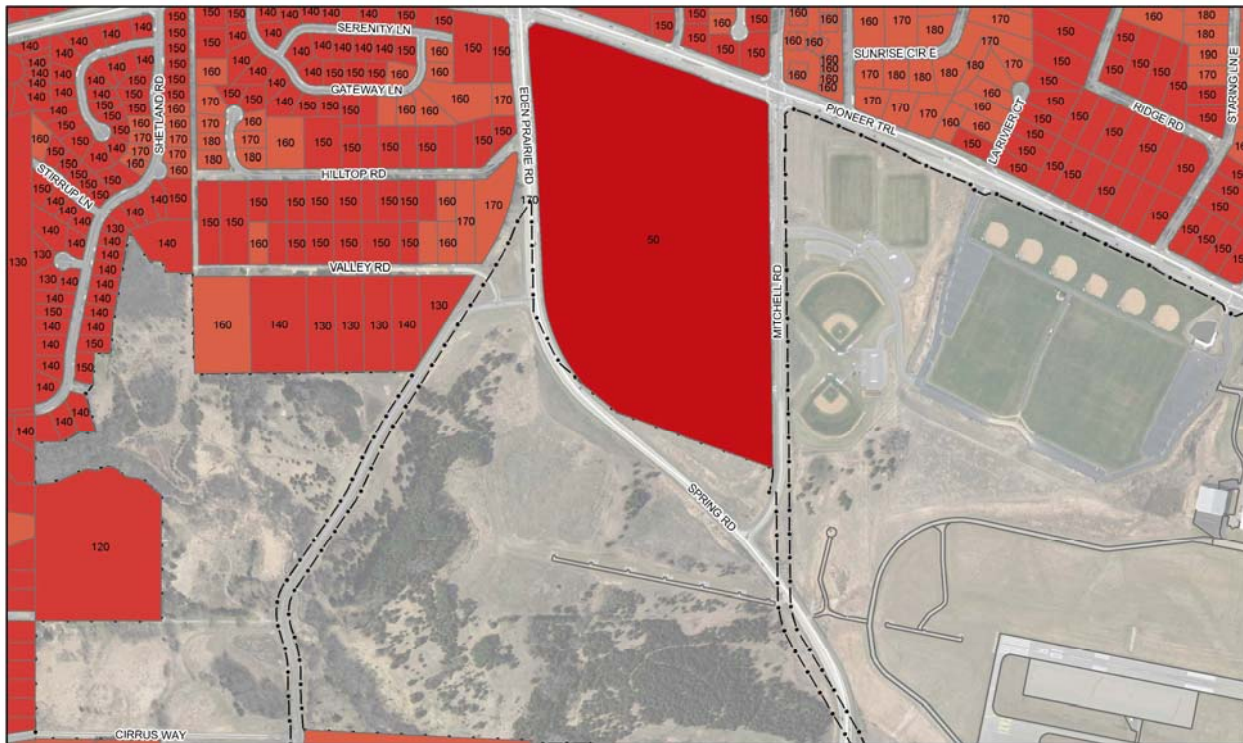


**FCM Safety Zones
Within Zoning Limits**

MCH - Index Sheet

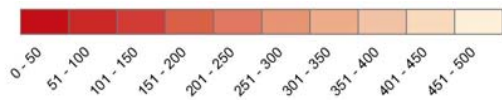


FCM Maximum Construction Height Without Permit (Height)

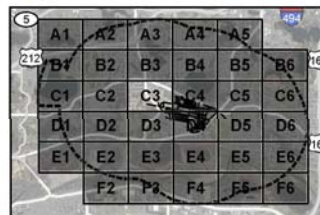


FCM Maximum Construction Heights Without Permit Within Zoning Limits

MCH - C3



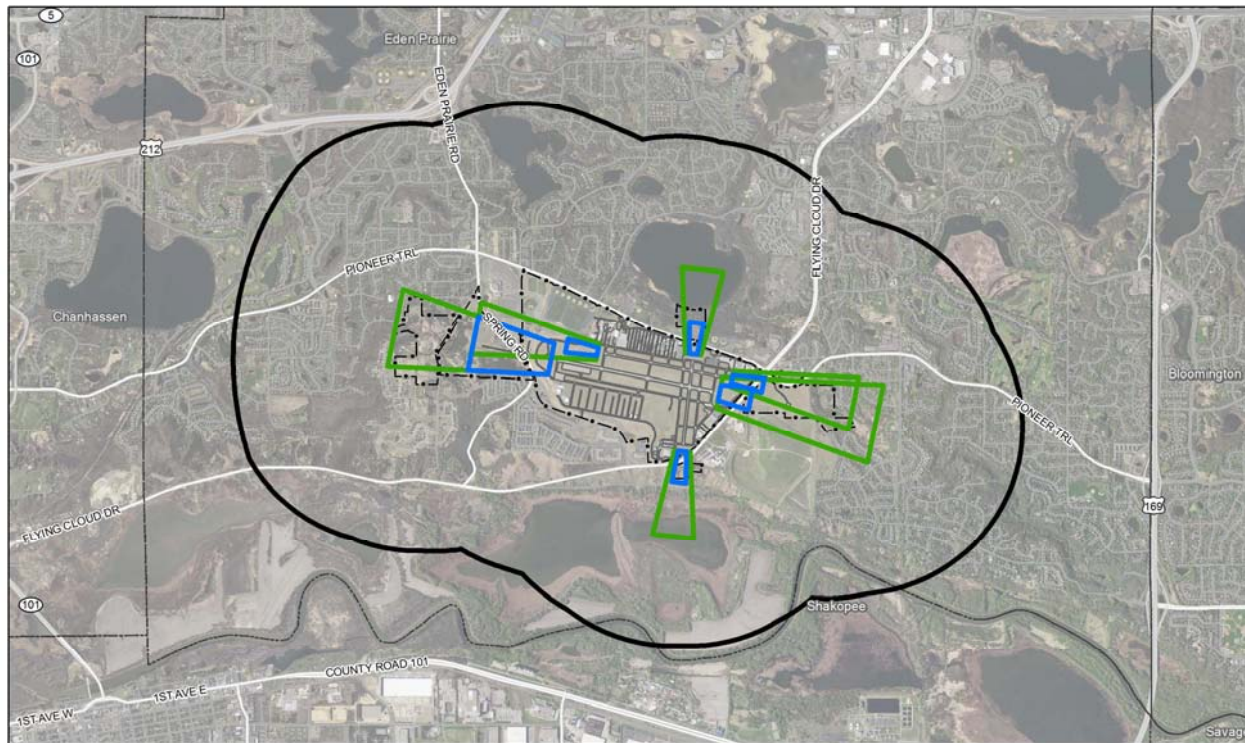
0 500 1,000 Feet



Establishes a height per parcel up to which an airport zoning permit is not needed

- Grid maps in the Draft Ordinance show Maximum Construction Heights Without Permit for each parcel
- Heights are expressed above ground level
- In most cases, the airport zoning height limitations would be less restrictive than maximum heights allowed in the municipal zoning code.

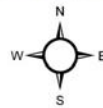
FCM Safety Zones (Land Use)



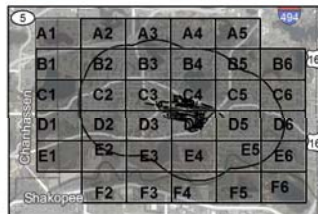
FCM Safety Zones Within Zoning Limits

SZ - Index Sheet

- FCM Property Line
- JAZB Zone A
- JAZB Zone B
- JAZB Zone C



0 3,000 6,000 Feet



JAZB Safety Zones Overview

JAZB Safety Zone A

- Most restrictive safety zone
- Prohibits the development of structures

JAZB Safety Zone B

- Less restrictive zone
- Prohibits certain land uses
- Allows residential development in Permitted Residential Areas
- Requires contiguous open space

JAZB Safety Zone C

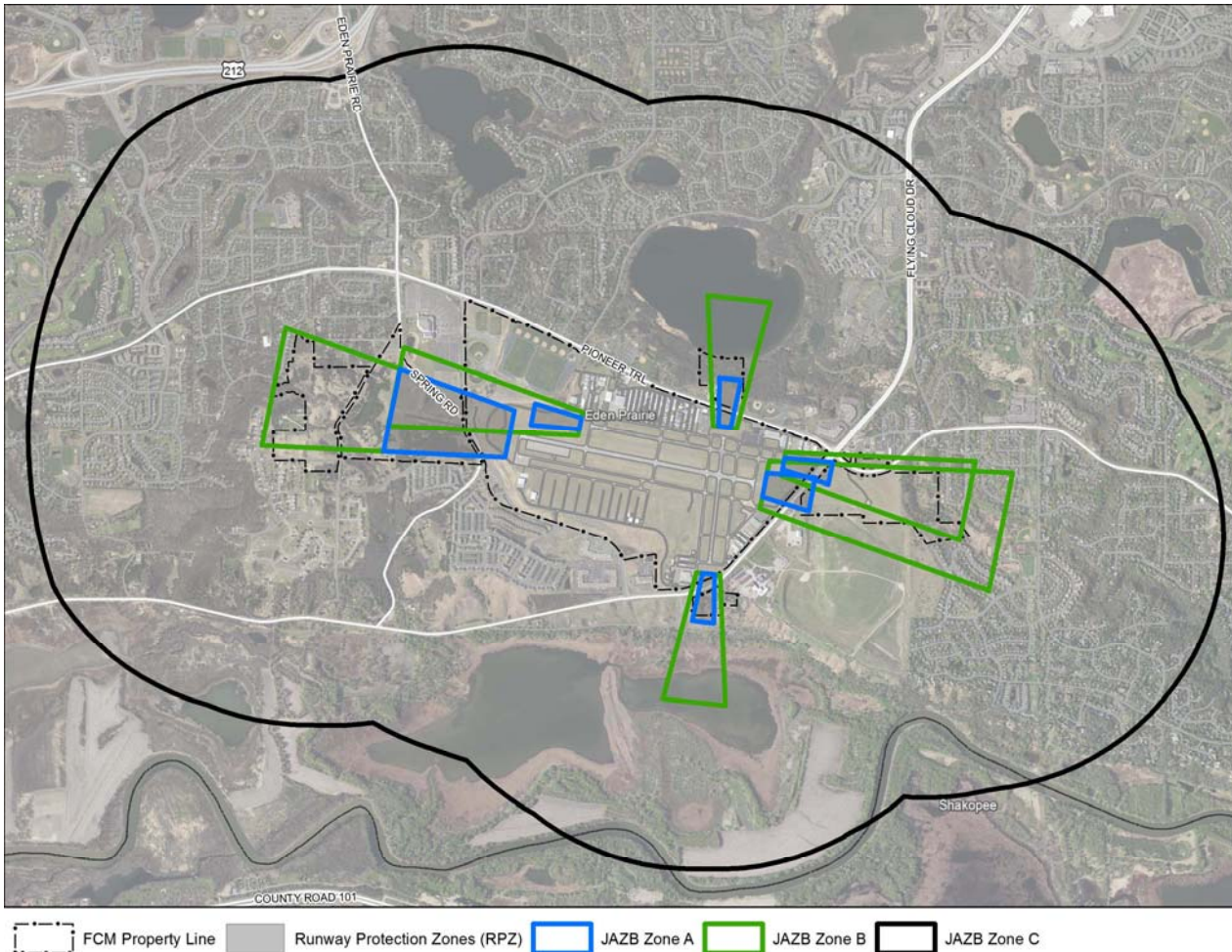
- Least restrictive zone
- General land use restrictions against flight interference

FCM Safety Zones (Land Use)

JAZB Safety Zone C

Black ellipsoid line

- Least restrictive safety zone
- General prohibitions against land uses that would:
 - Create or cause interference with the operations of radio or electronic facilities
 - Create or causes interference with radio or electronic communications between FCM and aircraft
 - Make it difficult for pilots to distinguish between Airport lights and other lights
 - Result in glare in the eyes of pilots using FCM
 - Impair visibility in the vicinity of FCM
 - Otherwise endanger the landing, taking off, or maneuvering of aircraft in the runway approach areas.
- These apply to Zones A & B as well

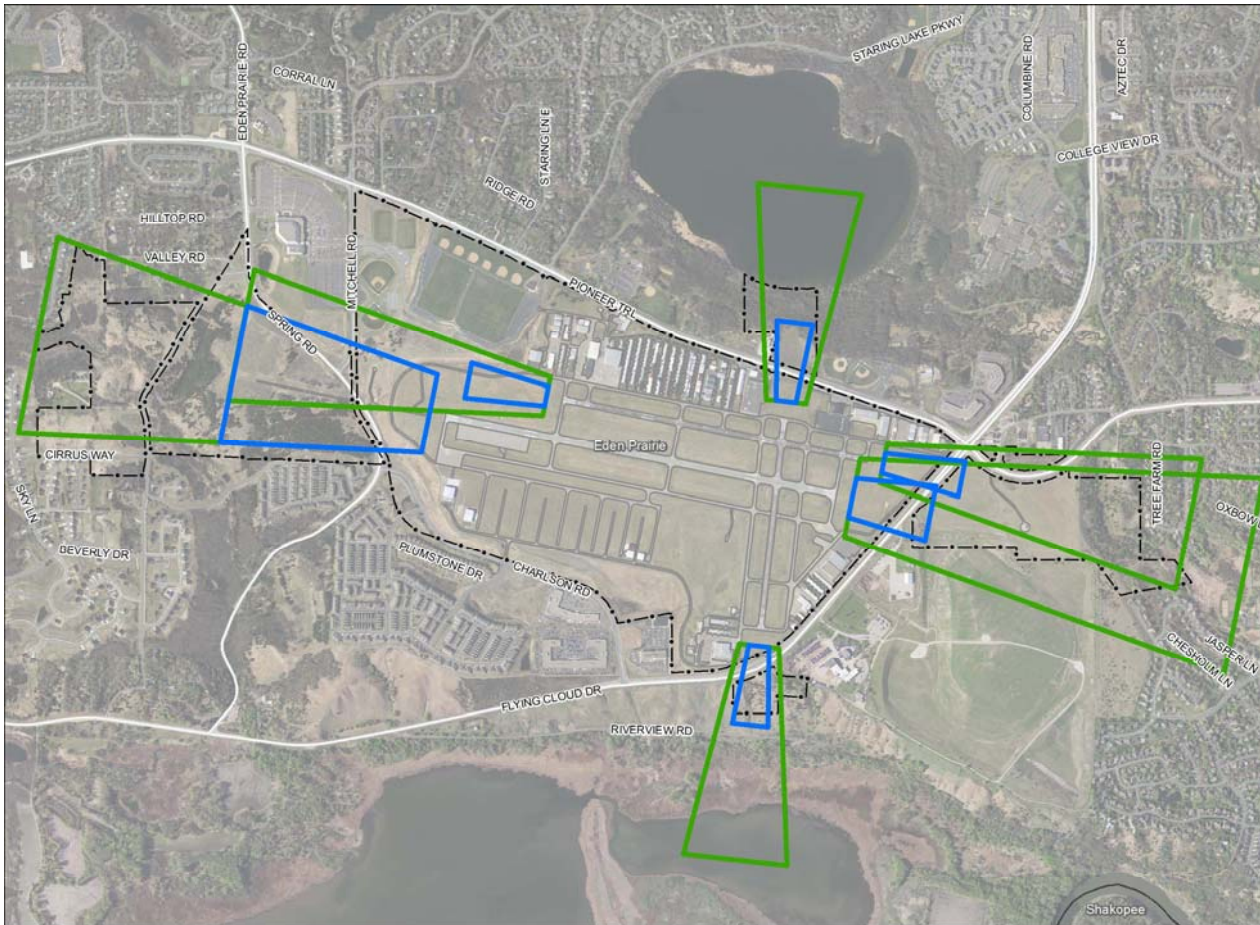


FCM Safety Zones (Land Use)

JAZB Safety Zone B

Green trapezoid

- More restrictive safety zone
- Prohibits certain land uses
 - Amphitheatres, churches, hospitals, nursing homes, schools, stadiums, theaters, wildlife attractants
- Based on State Model Zone dimensions
- Less restrictive land use controls than State Model Zone B
 - No minimum parcel size for development
 - No site population restrictions based on site acreage
 - Based on detailed safety/risk study and economic impact analysis



FCM Property Line JAZB Zone A JAZB Zone B

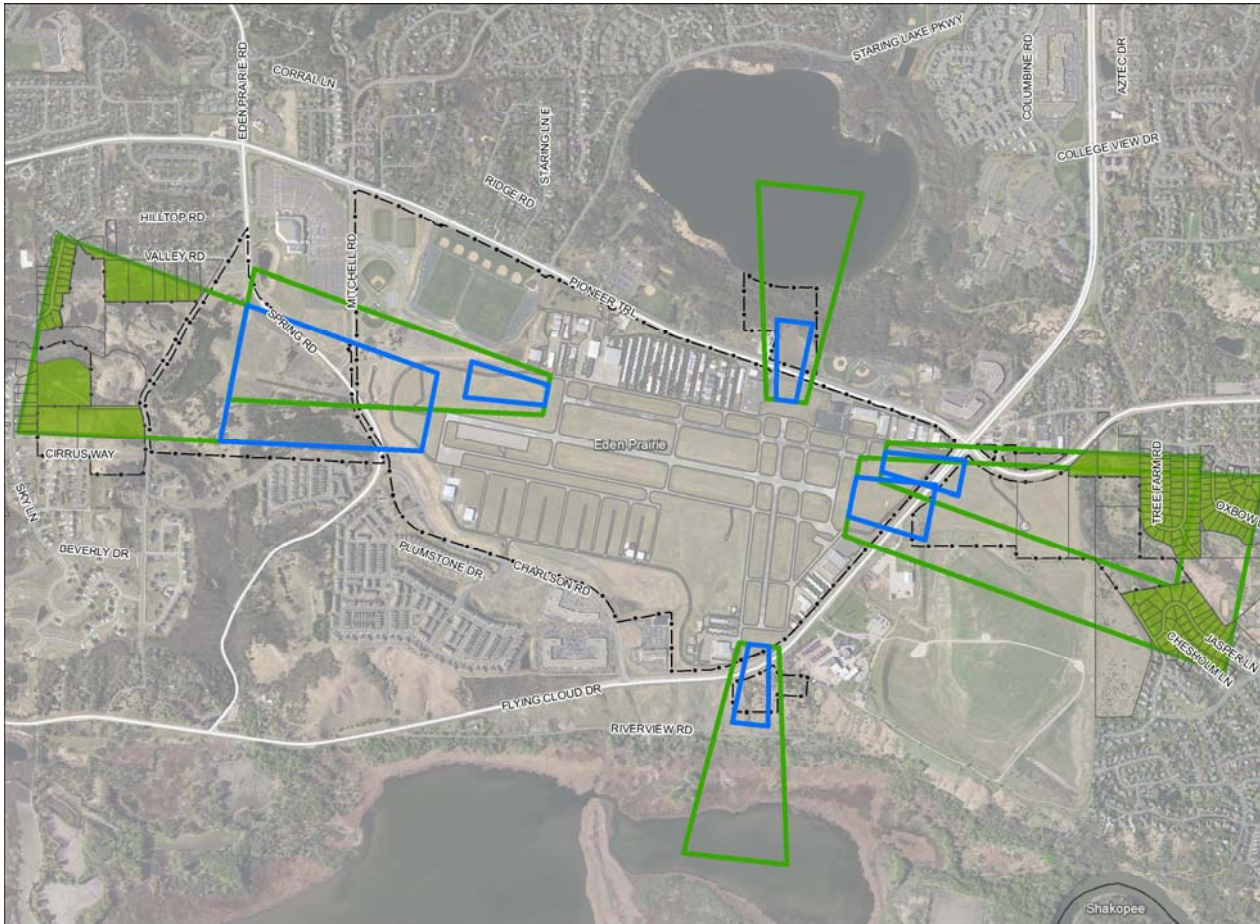
FCM Safety Zones (Land Use)

JAZB Safety Zone B

Green trapezoid

Permitted Residential Areas

- Allows for the improvement, expansion, and development of new residential uses in areas guided for residential development
- These Permitted Residential Areas are recognized and treated as conforming land uses



FCM Property Line JAZB Zone A JAZB Zone B Parcel Boundary Permitted Residential

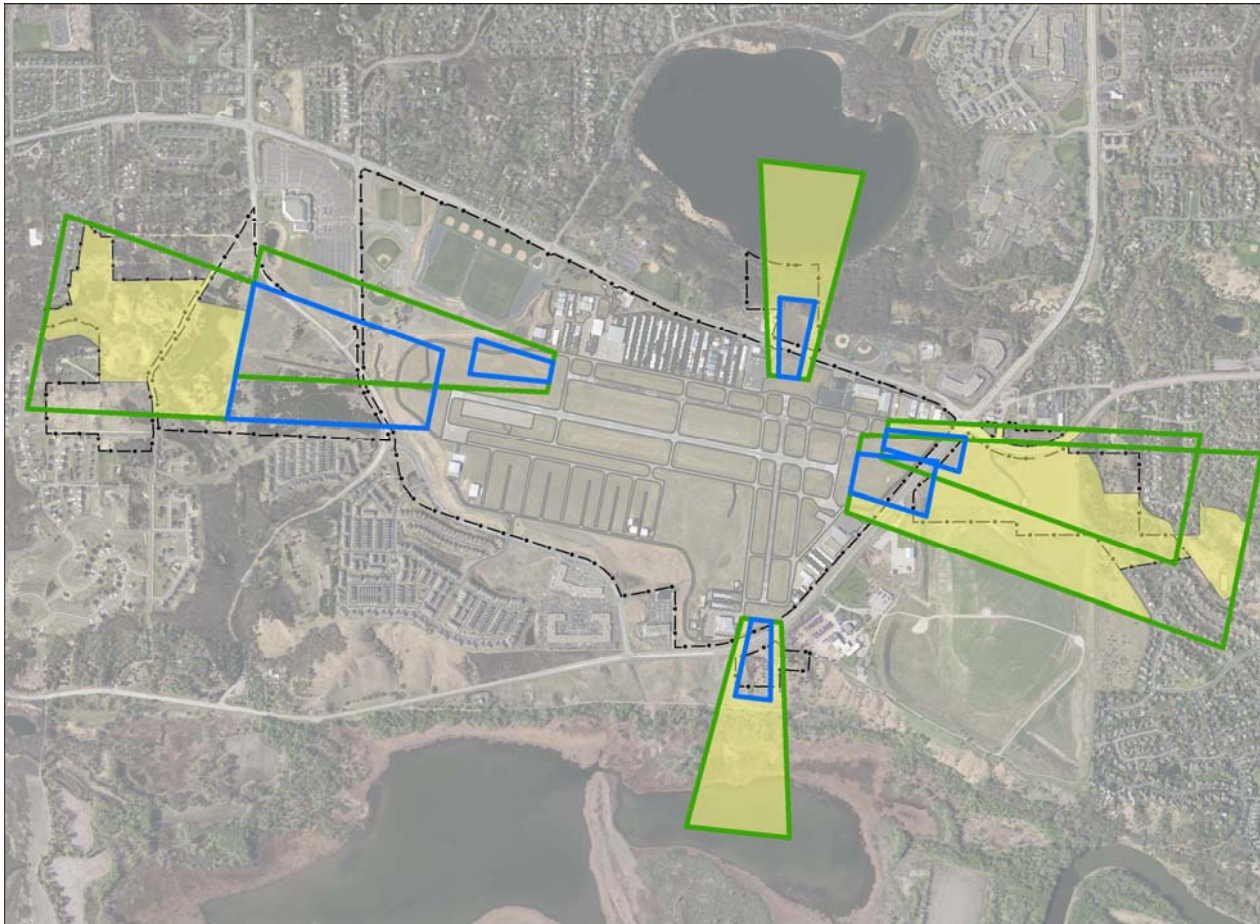
FCM Safety Zones (Land Use)

JAZB Safety Zone B

Green trapezoid

Contiguous Open Space

- Requires a minimum of 20% of total Zone B acreage or 20 acres, whichever is greater, to remain as contiguous open space
 - Applies to the totality of Zone B, not per parcel
 - Requirement easily met by existing airport land and other land guided to remain as open space or not regularly occupied



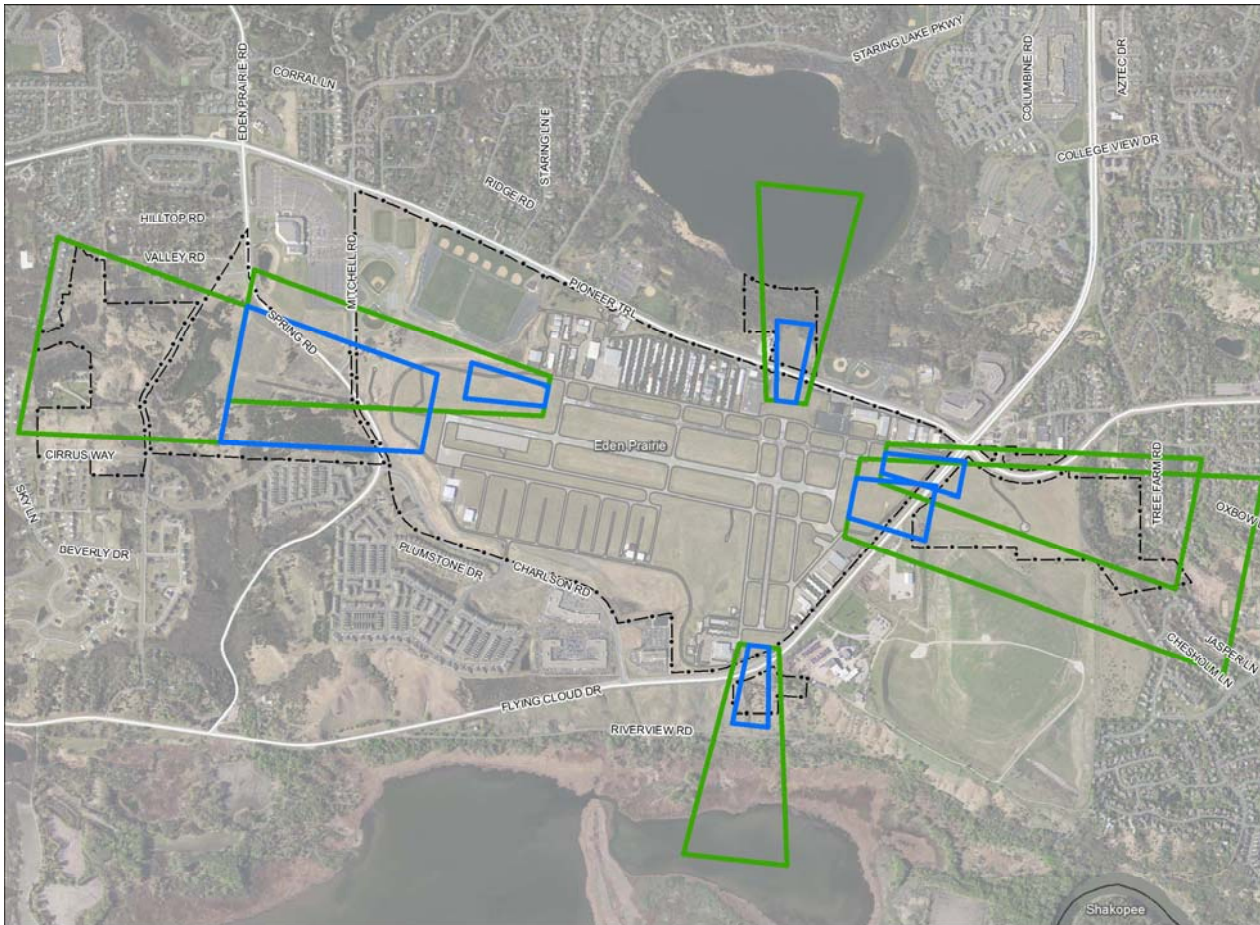
FCM Property Line JAZB Zone A JAZB Zone B Contiguous Open Area

FCM Safety Zones (Land Use)

JAZB Safety Zone A

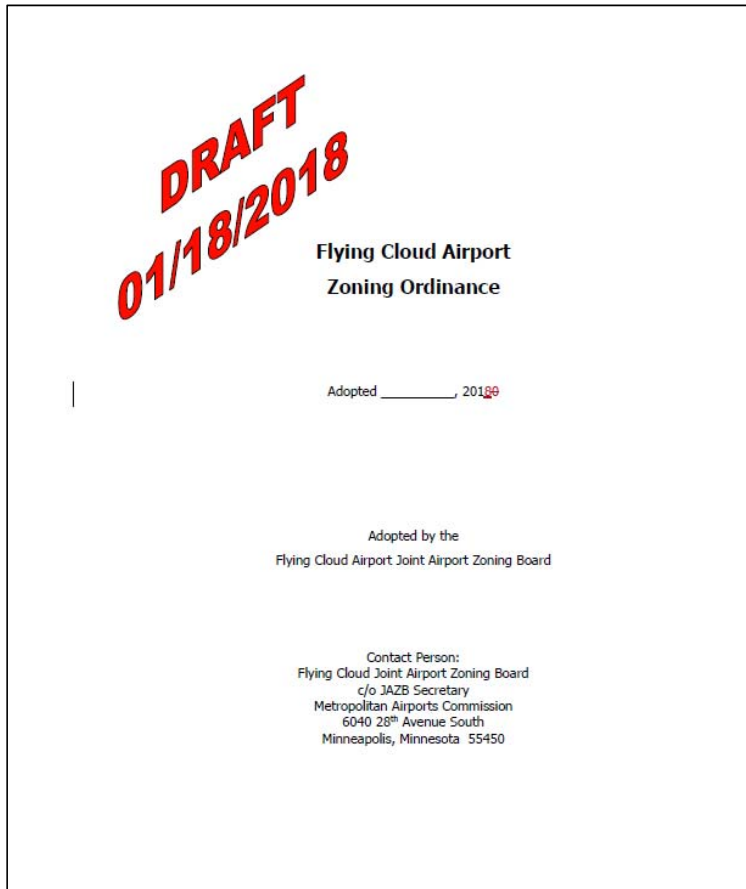
Blue trapezoid

- Most restrictive safety zone
- Prohibits the development of structures
- Co-terminus with FAA Runway Protection Zones (RPZ)
 - The RPZ has similar land use restrictions
 - Mostly contained to airport-owned property
- Smaller than State Model Zone A
 - Based on detailed safety/risk study and economic impact analysis



FCM Property Line JAZB Zone A JAZB Zone B

FCM Draft Zoning Ordinance Language

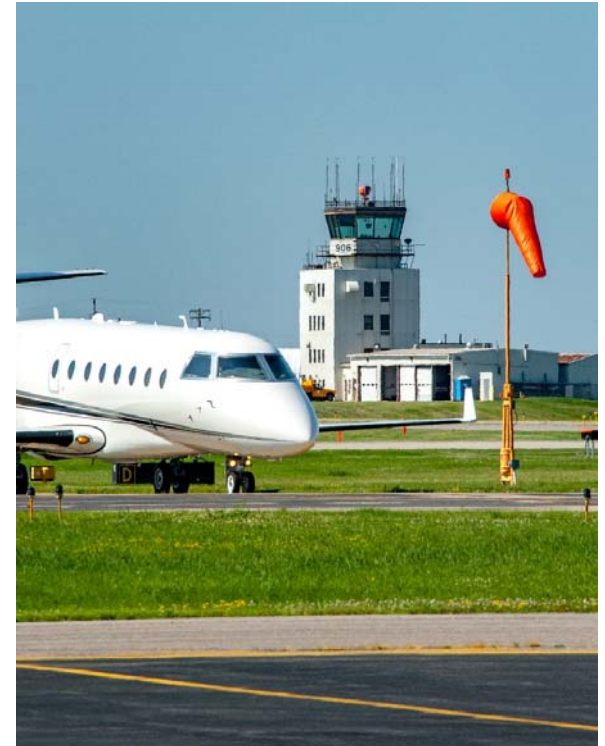


Minor updates and clarifications from 2010 draft language

- Mostly updates to zone descriptions and dimensions based on minor airfield configuration changes
- Removed City of Bloomington from the list of JAZB participants
- Adding clarifying language about airspace evaluation process
- Clarified judicial review language

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Next Steps / Timeline

Next Steps

- Public comment period ends on March 14, 2018
- JAZB reviews comments submitted during public comment period
- JAZB schedules next meeting to:
 - Review public comments and proposed responses
 - Approve submittal of Updated Draft FCM Airport Zoning Ordinance to MnDOT for review
- Submit Draft Flying Cloud Zoning Ordinance to MnDOT
- Receive MnDOT comments and submit response
- Hold 2nd Public Hearing after MnDOT approval
- Final adoption of the Zoning Ordinance by JAZB
- Adoption and enforcement of the FCM Airport Zoning Ordinance by participating municipalities



Comments can be sent to:

Secretary to the FCM Joint Airport Zoning Board
Metropolitan Airports Commission
6040 28th Avenue South
Minneapolis, MN 55450

-- or --

emailed to: fcz.zoning@mspmac.org

Flying Cloud Airport

Joint Airport Zoning Board



Thank you for your participation!