

A Resolution

NO. _____

AUTHORIZING THE CITY MANAGER TO INITIATE THE CREATION OF COMPATIBLE USE ZONE OVERLAYS NORTH AND SOUTH OF THE NAVAL AIR STATION FORT WORTH JOINT RESERVE BASE

WHEREAS the Naval Air Station Fort Worth Joint Reserve Base (NASJRB) serves a vital role in the economy of the City of Fort Worth and the region as well as in the defense of the Nation;

WHEREAS in 2007 the City Council adopted Resolution 3546-10-2007 supporting the NASJRB and related community initiatives that specifically identified the need to protect the base from encroachment of incompatible land uses;

WHEREAS the U.S. Department of Defense has determined that, if an aviation accident were to occur, it would statistically occur within identified Clear Zones and Accident Potential Zones at the ends of military base runways;

WHEREAS the establishment of land uses that are not compatible with the operations of NASJRB is a public nuisance; injures the region economically; and affects the welfare of NASJRB users and of owners, occupants, and users of land in the vicinity of the Base;

WHEREAS incompatible uses include any use that encourages the gathering of people or increases the population density at the ends of the runways; and

WHEREAS it is in the interest of the health, safety, and welfare of the general public as well as the economic stability of Fort Worth and the region that the establishment of incompatible land uses be prevented through the creation of compatible use zones at the ends of the NASJRB runways;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That the City Manager is authorized to initiate zoning changes to create compatible use zones as depicted in Attachment A and with allowed uses listed in Table 1 for purposes of protection of the north and south ends of the NASJRB runway.

Adopted this _____ day of _____ 2013.

ATTEST:

By: _____

Mary Kayser, City Secretary



EXHIBIT 1 Proposed Compatible Use Zones

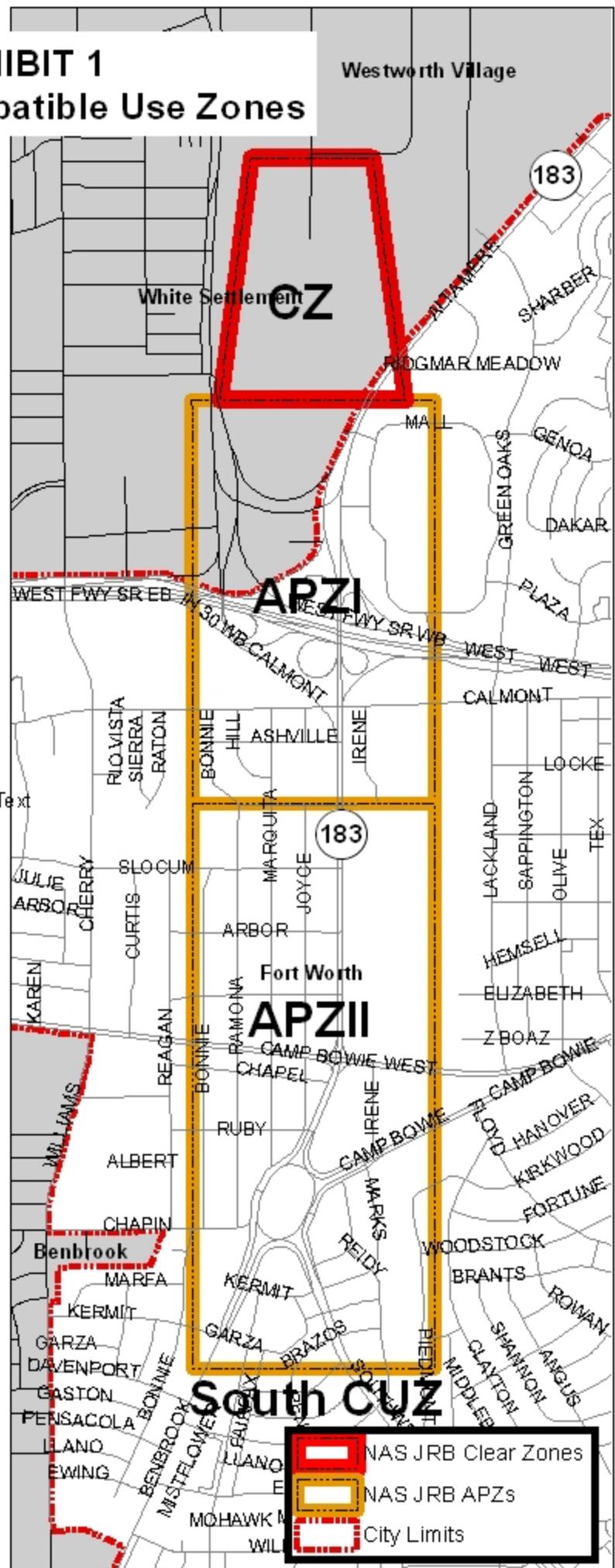


TABLE 1 - COMPATIBLE USE ZONES
LAND USE COMPATIBILITY IN ACCIDENT POTENTIAL ZONES

2012 NAICS NO.	LAND USE NAME	CLEAR ZONE	APZ-I	APZ-II	Density Guidelines
	<i>Residential</i>				
	Household Units				
236115	Single units: detached (new)	N	N	N	2
	Single units: detached (existing)	*	*	*	* Existing homes may be rebuilt; refer to Sect. 4.405G for regulations in existing residential subdivisions
2361	Single units: semidetached	N	N	N	
2361	Single units: attached row	N	N	N	
2361	Two units: side-by-side	N	N	N	
2361	Two units: one above the other	N	N	N	
236116	Apartments: walk-up	N	N	N	
236116	Apartment: elevator	N	N	N	
7213	Group quarters	N	N	N	
236116	Residential Hotels	N	N	N	
	Mobile home parks or courts	N	N	N	
624221	Transient lodgings	N	N	N	
	Other residential	N	N	N	
	<i>Manufacturing</i>				
311	Food & kindred products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
313, 314	Textile mill products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
315, 316	Apparel and other finished products: products made from fabrics, leather and similar materials; manufacturing	N	N	N	
321	Lumber and wood products (except furniture); manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
337	Furniture and fixtures; manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
322, 323	Paper and allied products; manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
511	Printing, publishing, and allied industries	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
325	Chemicals and allied products; manufacturing	N	N	N	
32411	Petroleum refining and related industries	N	N	N	
3252	Rubber and misc. plastic products; manufacturing	N	N	N	
327991, 3271, 3272	Stone, clay and glass products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
3323	Primary metal products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
3323	Fabricated metal products; manufacturing	N	N	Y	Max FAR 0.56 in APZ II
3333	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	N	N	N	
339	Miscellaneous manufacturing	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II
	<i>Transportation, communication and utilities</i>				
482, 485	Railroad, rapid rail transit, and street railway transportation	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
485	Motor vehicle transportation	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
481	Aircraft transportation	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
483	Marine craft transportation	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
485	Highway and street right-of-way	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
81293	Automobile parking	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
517	Communication	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
22	Utilities	N	Y 5	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II; See Note 3 below
562	Solid waste disposal (landfills, incineration, etc.)	N	N	N	
	Other transportation, communication and utilities	N	Y 5	Y	See Note 5 below
	<i>Trade</i>				
42	Wholesale trade	N	Y	Y	Max FAR of 0.28 in APZ I & 0.56 in APZ II.
444	Retail trade - building materials, hardware and farm equipment	N	Y	Y	See Note 6 below
452	Retail trade (7)- shopping centers, home improvement store, discount club, electronics superstore	N	N	Y	Max FAR of 0.16 in APZ II
445	Retail trade - food	N	N	Y	Max FAR of 0.24 in APZ II
441	Retail trade - automotive, marine craft, aircraft and accessories	N	Y	Y	Max FAR of 0.14 in APZ I & 0.28 in APZ II
448	Retail trade - apparel and accessories	N	N	Y	Max FAR 0.28 in APZ II
442	Retail trade - furniture, home, furnishings and equipment	N	N	Y	Max FAR 0.28 in APZ II
722	Retail trade - eating and drinking establishments	N	N	N	
45399	Other retail trade	N	N	Y	Max FAR of 0.16 in APZ II
	<i>Services</i>				
52	Finance, insurance and real estate services	N	N	Y	Max FAR of 0.22 for General Office/Office park in APZ II
812	Personal services	N	N	Y	Office uses only. Max FAR of 0.22 in APZ II.
81222	Cemeteries	N	Y 9	Y 9	
5614	Business services (credit reporting, mail, stenographic, reproduction, advertising)	N	N	Y	Max FAR of 0.22 in APZ II
493	Warehousing and storage services	N	Y	Y	Max FAR 1.0 APZ I; 2.0 in APZ II
811	Repair Services	N	Y	Y	Max FAR of 0.11 APZ I; 0.22 in APZ II
54, 62	Professional services	N	N	Y	Max FAR of 0.22 in APZ II
622, 623	Hospitals, nursing homes	N	N	N	
621999	Other medical facilities	N	N	N	
23	Contract construction services	N	Y	Y	Max FAR of 0.11 APZ I; 0.22 in APZ II
92	Government services	N	N	Y	Max FAR of 0.24 in APZ II

61	Educational services	N	N	N	
	Miscellaneous	N	N	Y	Max FAR of 0.22 in APZ II
	<i>Cultural, entertainment and recreational</i>				
813	Cultural activities (& Churches)	N	N	N	
71219	Nature exhibits	N	Y 10	Y 10	
813	Public assembly	N	N	N	
71	Auditoriums, concert halls	N	N	N	
71	Outdoor music shells, amphitheaters	N	N	N	
7112	Outdoor sports arenas, spectator sports	N	N	N	
713	Amusements -fairgrounds, miniature golf, driving ranges, amusement parks, etc.	N	N	Y	
713	Recreational activities (include golf courses, riding stables, water recreation)	N	Y 10	Y 10	Max FAR of 0.11 APZ I; 0.22 in APZ II
721214	Resorts and group camps	N	N	N	
	Parks	N	Y 10	Y 10	Max FAR of 0.11 APZ I; 0.22 in APZ II
7139	Other cultural, entertainment and recreation	N	Y 9	Y 9	Max FAR of 0.11 APZ I; 0.22 in APZ II
	<i>Resource Production and Extraction</i>				
111	Agriculture (except livestock)	Y 4	Y 11	Y 11	
112	Livestock farming and breeding	N	Y 11,12	Y 11,12	
	Agriculture related activities	N	Y 11	Y 11	Max FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
113	Forestry Activities 13	N	Y	Y	Max FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
114	Fishing Activities 14	N 14	Y	Y	Max FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
21	Mining Activities	N	Y	Y	Max FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
212399	Other resource production or extraction	N	Y	Y	Max FAR of 0.28 APZ I; 0.56 APZ II no activity which produces smoke, glare, or involves explosives
	<i>Other</i>				
	Undeveloped Land	Y	Y	Y	
	Water Areas	N 15	N 15	N 15	

KEYS TO TABLE 1

Based on Operational Navy Instruction "Air Installation Compatible Use Zone (AICUZ) Program" OPNAVINST 11010.36C Dated 9-Oct-2008

NAICS North American Industry Classification System, US Dept. of Commerce, 2012
Y (Yes) Land use and related structures are normally compatible without restriction.
N (No) Land use and related structures are not normally compatible and should be prohibited

Y# (Yes with Restrictions) The land use and related structures are generally compatible. However, see notes indicated by the number.
N# - (No with exceptions) The land use and related structures are generally incompatible. However, see notes indicated by the number.
FAR - Floor Area Ratio A floor area ratio is the ratio between the square feet of floor area of the building and the site area.
Du/Ac Dwelling Units Per Acre This metric is customarily used to measure residential densities.

NOTES FOR TABLE 1

1. A "Yes or a "No" designation for compatible land use is to be used only for general comparison. Within each, uses exist where further evaluation may be needed in each category as to whether it is clearly compatible, normally compatible, or not compatible due to the variation of densities of people and structures. In order to assist installations and local governments, general suggestions as to floor/area ratios are provided as a guide to density, in some categories. In general, land use restrictions which limit commercial, services, or industrial buildings or structure occupants to 25 per acre in APZ I, and 50 per acre in APZ II are the range of occupancy levels considered to be low density. Outside events should normally be limited to assemblies of not more than 25 people per acre in APZ I, and maximum assemblies of 50 people per acre in APZ II.
2. The suggested maximum density for detached single-family housing is one to two du/ac. In a Planned Unit Development (PUD) of single family detached units where clustered housing development results in large open areas, this density could possibly be increased provided the amount of surface area covered by structures does not exceed 20 percent of the PUD total area. PUD encourages clustered development that leaves large open areas.
3. Other factors to be considered: labor intensity, structural coverage, explosive characteristics, air pollution, electronic interference with aircraft, height of structures, and potential glare to pilots.
4. No structures (except airfield lighting), buildings or aboveground utility/communications lines should normally be located in Clear Zone areas on or off the installation. The Clear Zone is subject to severe restrictions.
5. No passenger terminals and no major above ground transmission lines in APZ I.
6. Maximum FARs for lumber yards are 0.20 in APZ I and 0.40 in APZ II. For hardware/paint and farm equipment stores, the maximum FARs are 0.12 in APZ I and 0.24 in APZ II.
7. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, or managed as a unit. Shopping center types include strip, neighborhood, community, regional, and super regional facilities anchored by small businesses, supermarket, or drug store, discount retailer, department store, or several department stores, respectively. Included in this category are such uses as big box discount clubs, home improvement superstores, office supply superstores, and electronics superstores. The maximum recommended FAR should be applied to the gross leasable area of the shopping center rather than attempting to use the other recommended FARs listed in this table under retail or trade.
8. Low intensity office uses only. Accessory uses such as meeting places, auditoriums, etc. are not recommended.
9. No chapels are allowed within APZ I and APZ II.
10. Facilities must be low intensity and provide no tot lots, etc. Facilities such as clubhouses, meeting places, auditoriums, large classes, etc. are not recommended.
11. Includes livestock grazing, but excludes feedlots and intensive animal husbandry. Activities that attract concentrations of birds creating a hazard to aircraft operation should be excluded.
12. Includes feedlots and intensive animal husbandry.

13. Lumber and timber products removed due to establishment, expansion, or maintenance of Clear Zones will be disposed of in accordance with appropriate DOD Natural Resources Instructions.

14. Controlled hunting and fishing may be permitted for the purpose of wildlife management.

15. Naturally occurring water features (e.g. rivers, lakes, streams, wetlands) are compatible.