



**September 7, 2011**



Michael Fronapfel  
Deputy Director of Planning & Development

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# Centennial Airport Land Use Guidelines

- I. History
- II. How they were Developed
- III. Current Land Use Guidelines



# History of Land Use Guidelines

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- **First Land Use Guidelines adopted October 27, 1981**
- **Revised March 8<sup>th</sup> 1986**
- **Last revision March 12<sup>th</sup> 1998**
- **Centennial's Land Use Guidelines adopted into Arapahoe County's Comprehensive Plan and Land Use Code in 2000**



# How they were Developed

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- **Recognizable Landmarks**
- **Typical Flight Patterns**
- **FAA Guidelines**
- **Solicited Comments from Surrounding Cities and Counties**
- **Flight Track Data**
- **Existing Zoning**
- **Harris Miller Miller and Hanson (HMMH) Noise and Land Use Study (June 1996)**
- **Noise Complaints**



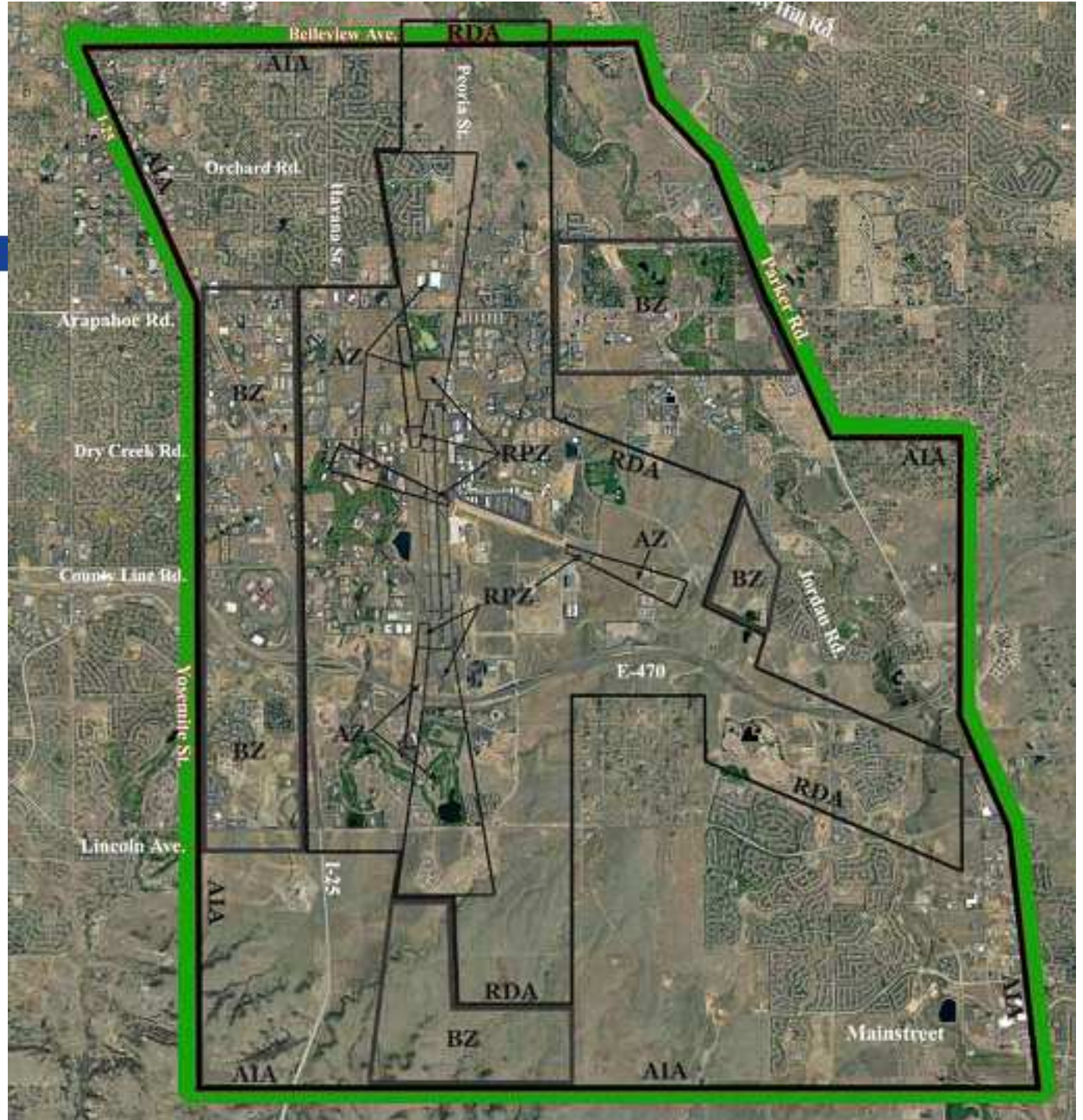
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# Current Land Use Guidelines



# AIA: AIRPORT INFLUENCE AREA





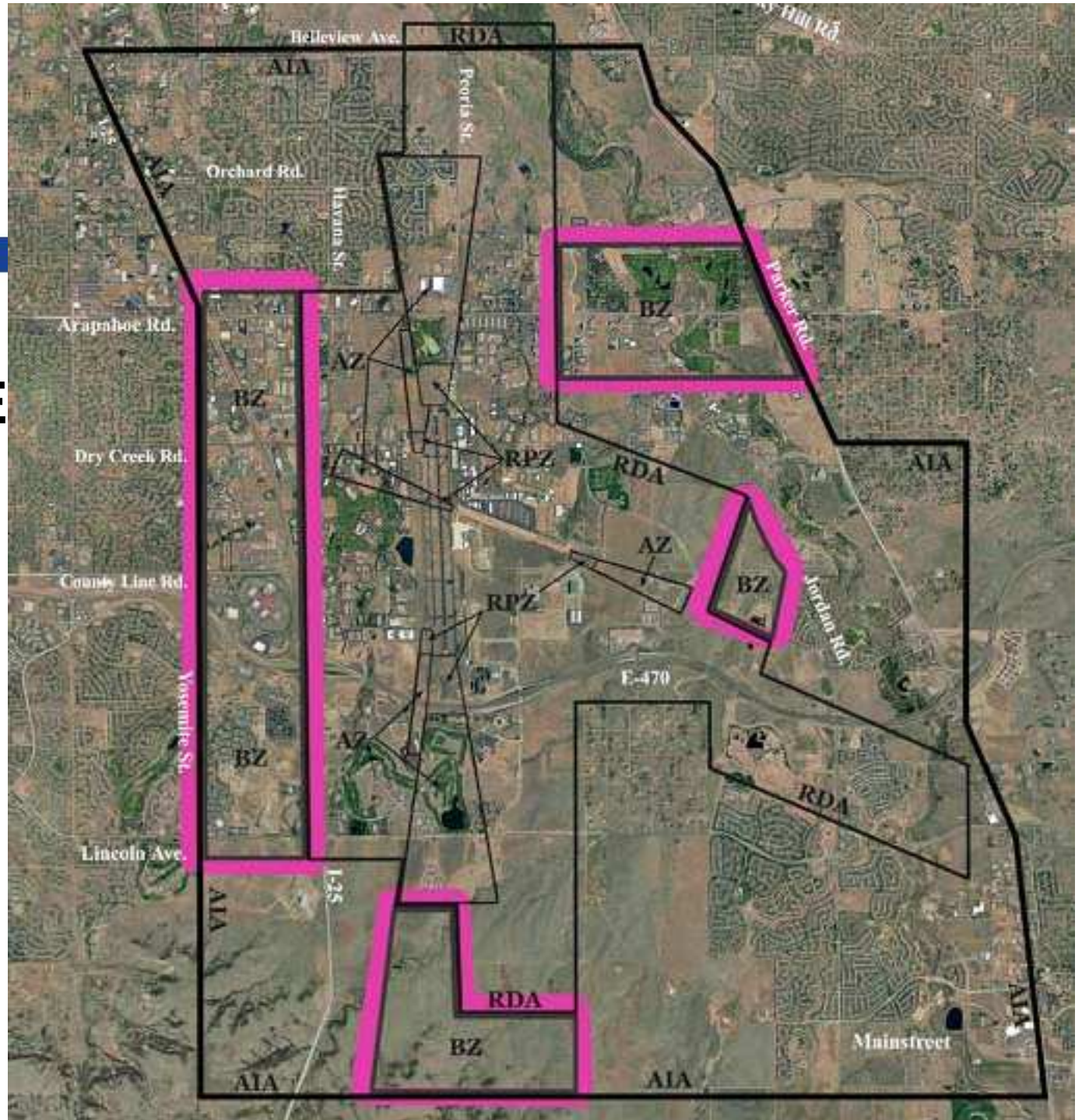
# Current Land Use Guidelines

## **AIA: AIRPORT INFLUENCE AREA**

- **Refer all plats and development plans to the Airport Authority for review**
- **Comply with FAR Part 77**
- **Require Avigation Easement by landowner and Public Disclosure to prospective buyers and tenants**
- **Residential and other noise sensitive development requires a 7 day noise test and development is prohibited/not recommended in areas at DNL 65 or above**



# BZ: BUFFER ZONE





# Current Land Use Guidelines

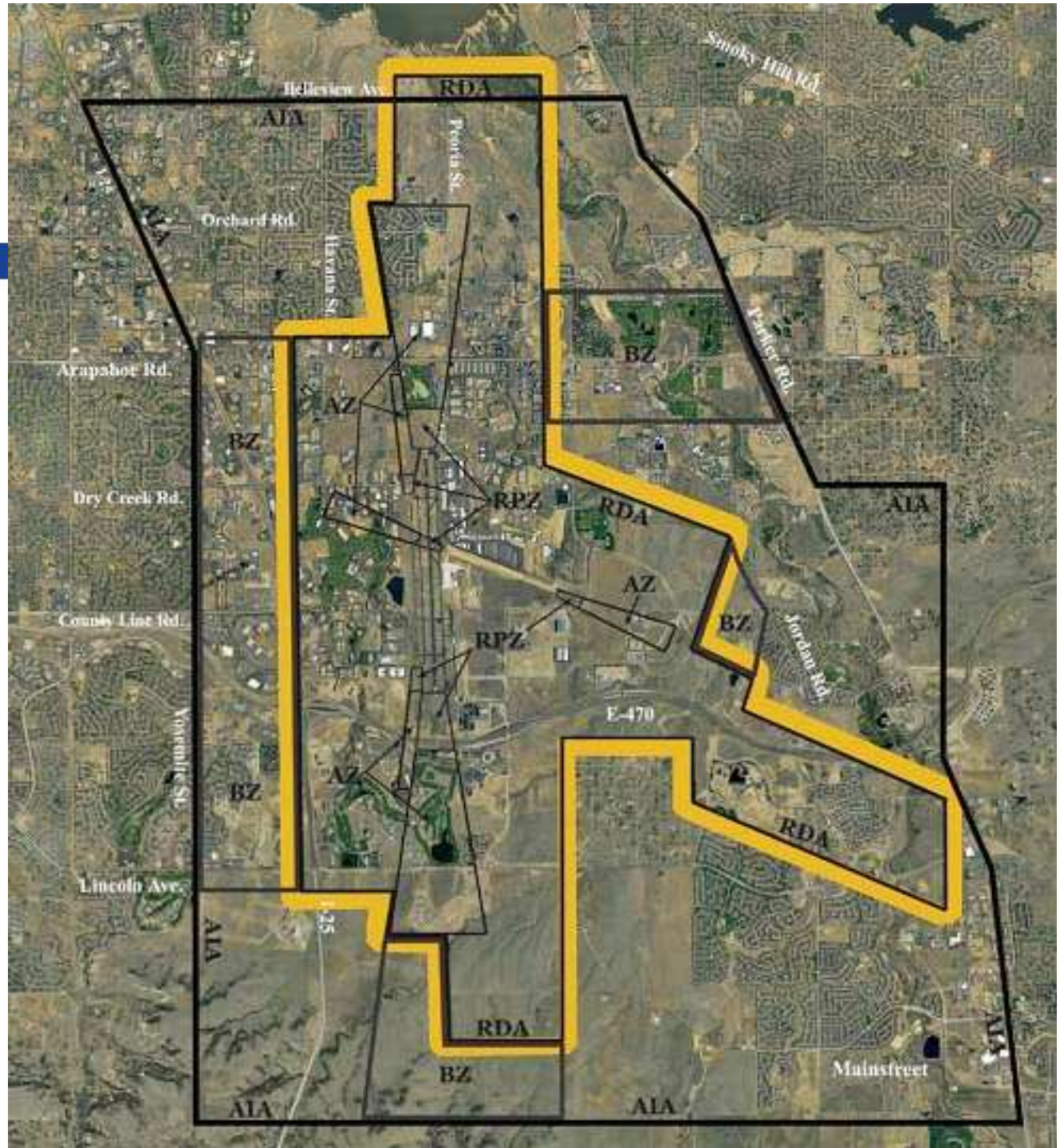
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## **BZ: BUFFER ZONE**

- **Recommend no new residential or other noise sensitive development**
- **Governmental entity with zoning and building permit authority to develop specific restrictions**



# RDA: RESTRICTED DEVELOPMENT AREA





# Current Land Use Guidelines

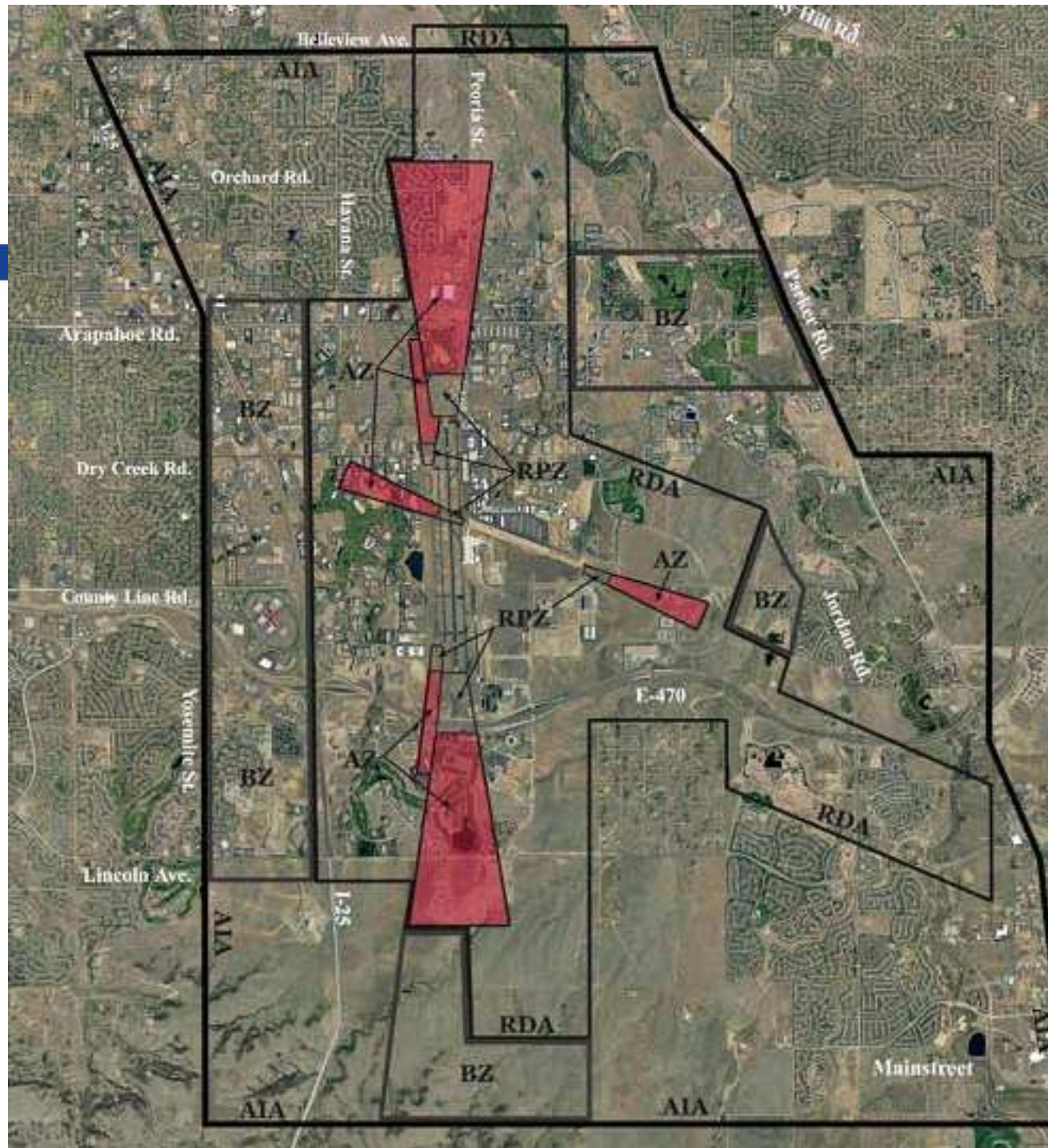
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## **RDA: RESTRICTED DEVELOPMENT AREA**

- **Prohibit new residential or other noise sensitive development**
- **Building height must comply with FAR Part 77 surface criteria, existing or future, whichever is more restrictive**



# AZ: APPROACH ZONE





# Current Land Use Guidelines

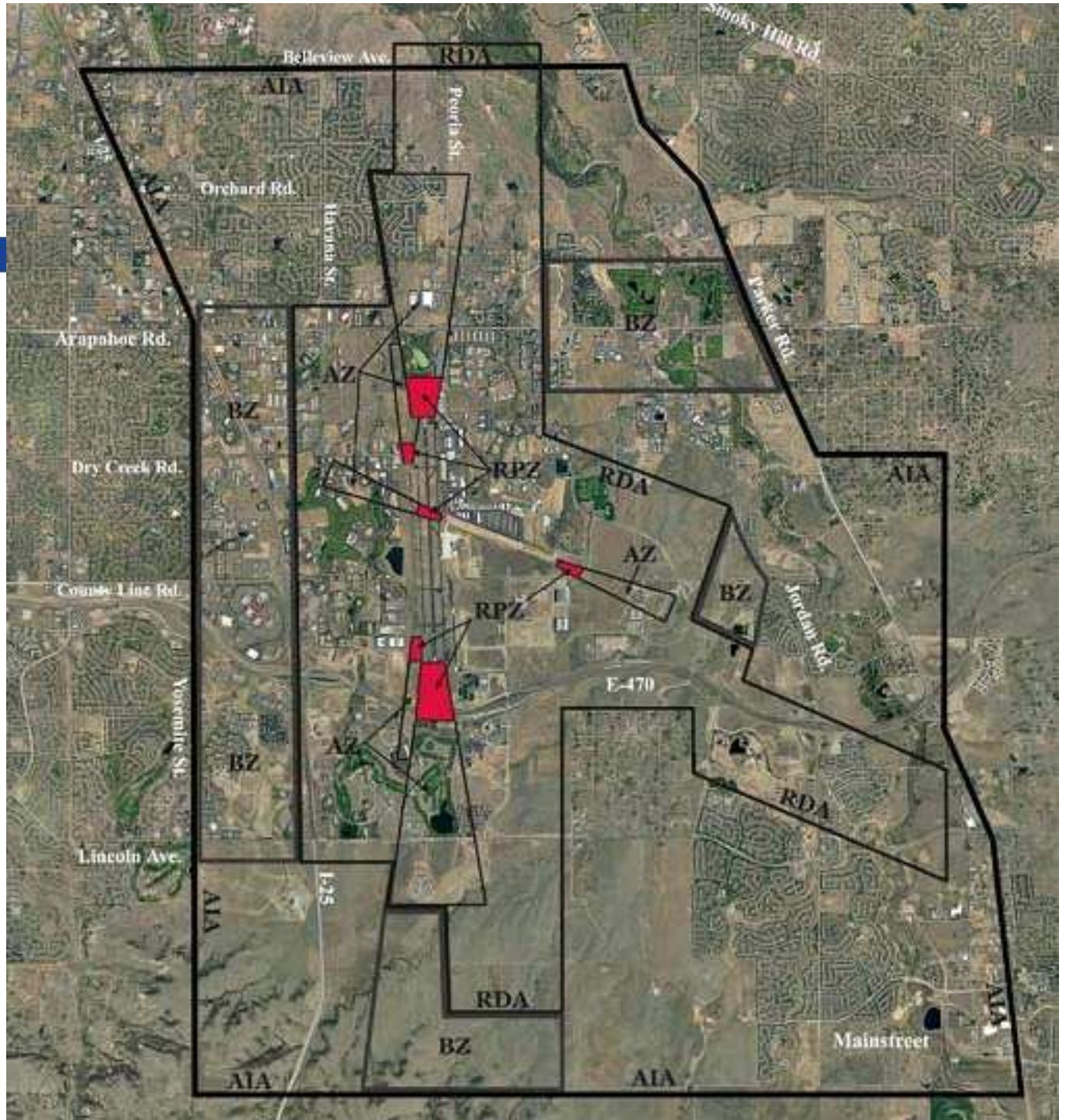
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## **AZ: APPROACH ZONE**

- **Prohibit new residential and other noise sensitive development**
- **Building height must comply with FAR Part 77 surface criteria, existing or future, whichever is more restrictive**



# RPZ: RUNWAY PROTECTION ZONE





# Current Land Use Guidelines

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## **RPZ: RUNWAY PROTECTION ZONE**

- **No structures permitted**



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**Questions?**