



CAMP CROWDER MILITARY COMPATIBILITY AREA FACT SHEET

The 2014 Camp Crowder Joint Land Use Study (JLUS) recommended implementation of military compatibility guidelines surrounding Camp Crowder to protect the National Guard mission and the rural character of the area within one half-mile of the southern portion of Camp Crowder, designated here as the *Military Compatibility Area (MCA)* (see map below).

This fact sheet summarizes the land uses that proposed city and county ordinances would address within the MCA, should the governing bodies of the City of Neosho, McDonald County, and Newton County (the "Local Governments") adopt them. The draft ordinances and other background information related to the JLUS process can be found at:

www.hstcc.org/jlus--camp-crowder.

REQUIRED COORDINATION

Under the proposed ordinances, the Local Governments would coordinate with Camp Crowder regarding land use and infrastructure extensions that could affect training at Camp Crowder or increase high-density growth in the area.

Similarly, Camp Crowder would coordinate with the Local Governments regarding any mission changes that could affect the local community.

PROTECTING NOISE-SENSITIVE USES

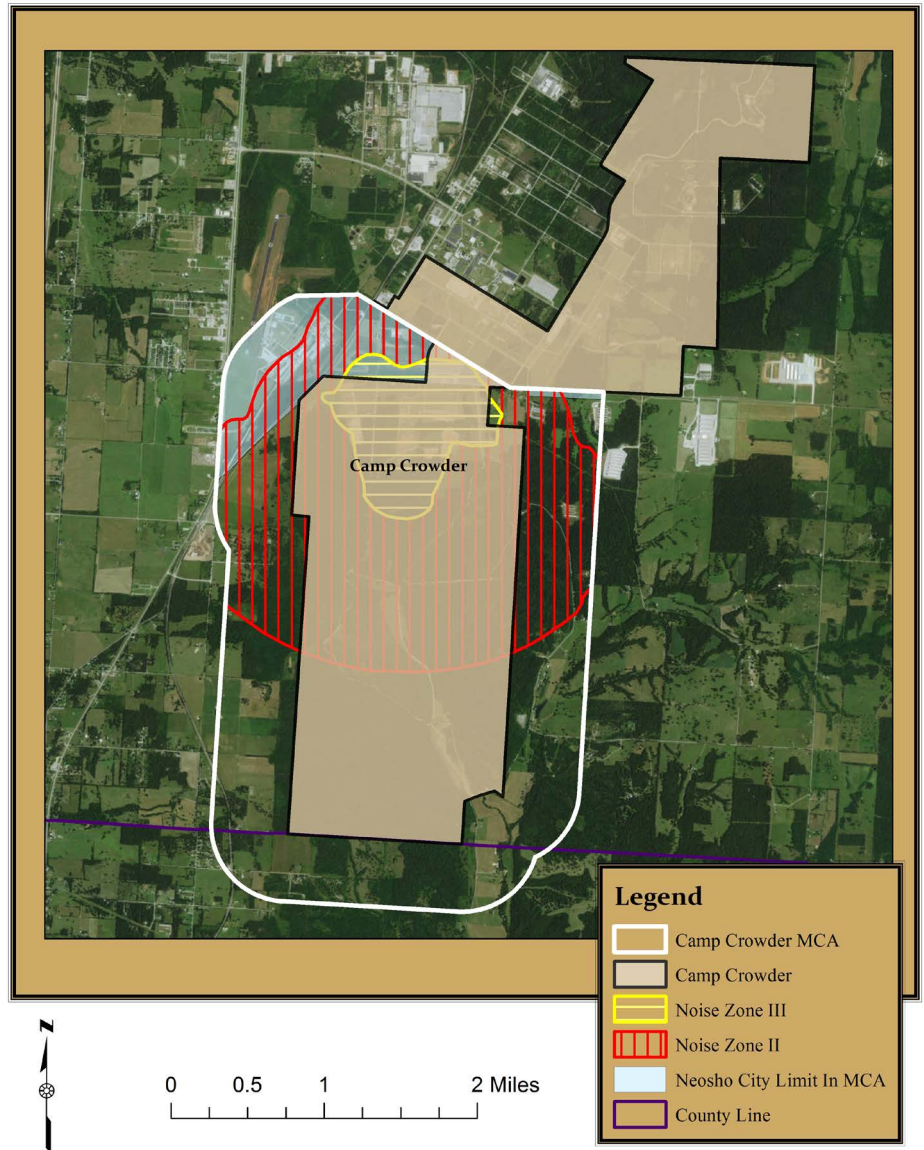
Within the MCA, there are two noise zones, which extend into Neosho and Newton County (shown on the map to the right).

In Noise Zone III (in yellow), the following noise-sensitive uses would be *prohibited*:

- residential uses;
- hospitals, nursing homes, and other long-term care facilities;
- schools, pre-schools, and daycares; and
- places of assembly.

In Noise Zone II (in red), the noise-sensitive uses listed above would be *discouraged*, but would *not* be prohibited.

Camp Crowder MCA and Noise Zones



VOLUNTARY NOISE REDUCTION GUIDELINES

General guidelines will be made available, which may be voluntarily used by property owners to help mitigate noise and vibration in newly constructed buildings.



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RURAL DENSITY MAINTAINED

For the purpose of maintaining historically rural densities, the following parcel size and density requirements would apply to lands in Newton and McDonald Counties *if they are within the MCA*. Neosho zoning already prohibits residential development in the portions of the MCA located in the City.

County residential densities would not be greater than one (1) dwelling unit (du) per 10 acres (existing gross density in this area is currently about 1 du per 90 acres). Minimum lot size for newly created lots in the counties would be 10 acres, unless the property owner records a deed restriction limiting density of the original parcel, as it exists today, to not more than 1 du per 10 acres.

A property owner may construct more than 1 du on an original parcel containing 10 or more acres without further subdividing the original parcel, if the property owner records a deed restriction limiting density of the original parcel to not more than 1 du per 10 acres.

REDUCING OUTDOOR LIGHTING IMPACTS ON TRAINING ACTIVITIES

Outdoor lighting for most new developments within the MCA would be fully shielded so that light emitted by outdoor fixtures projects below the horizontal direction. This requirement would *not* apply to single-family homes, mobile homes, or duplexes.

TRAINING AWARENESS FOR FUTURE OCCUPANTS OF LANDS NEAR CAMP CROWDER

When properties are sold or offered for lease in the Military Compatibility Area, the seller/lessor may provide to the buyer/lessee a Camp Crowder Military Compatibility Area Voluntary Real Estate Disclosure form.

This disclosure would notify the buyer or lessee that the property may experience military training impacts, including those related to noise, vibration, odors, flight safety hazards, and other impacts related to operations associated with Camp Crowder.

The disclosure form would be available from the Local Governments and a draft currently is available on the Harry S Truman Coordinating Council website:

www.hstcc.org/jlus--camp-crowder.

EXISTING USES AND STRUCTURES

These ordinances, if adopted, would not apply to existing uses and structures, unless they are abandoned for a period of two years.

***For further information regarding the
2014 Camp Crowder Joint Land Use Study,
the Military Compatibility Area, or
any of the documents referenced in this Fact Sheet,
please contact:***

Harry S Truman Coordinating Council

www.hstcc.org

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