

Meeting of the Technical Committee – March 10, 2010

Joint Land Use Study

NAS/JRB New Orleans • Belle Chasse, LA



Joint Land Use Study (JLUS)

JLUS Purpose

A JLUS is a cooperative land use planning effort between affected local governments and the military installation. The recommendations from the study will provide a policy framework to support adoption and implementation of compatible development measures designed to prevent urban encroachment; protect public health, safety and welfare; and safeguard the military mission.

JLUS Implementation Measures

Implementation measures may involve revisions to the community's comprehensive plan and traditional land use and development controls, such as zoning, subdivision regulations, structural height restrictions, and promotion of planned unit development concepts.

Additional actions may include amending local building codes to require increased sound attenuation in existing and new buildings, land exchanges, transfer of development rights, and real estate disclosures.

JLUS Project Initiation

When a Military Service believes an installation may be experiencing incompatible development problems or that there is the likelihood for incompatible development that could adversely affect the military mission, the Service may nominate the installation for a JLUS to DoD OEA. OEA staff visits the installation and meets with the local base command and local government officials. OEA will evaluate existing or potential encroachment problems, the availability of AICUZ information, and local development controls to determine if a JLUS is justified. A JLUS will proceed if there is both base command and local jurisdiction interest.

Consensus

An important ingredient of a successful JLUS is building community consensus. If the JLUS is to have positive results, the participating jurisdiction and military installation must agree to make a good faith pledge to implement development controls to achieve compatibility.

Program Experience

A JLUS is usually completed in 12-months, although the degree of coordination and complexity may require more or less time to achieve the necessary community consensus and action measures.

Experiences from the studies have shown a high success rate. The JLUS effort can directly benefit both the jurisdiction and the installation by:

- Protecting of the health and safety of residents living or working near military installations
- Preserving long-term land use compatibility between the installation and the surrounding community
- Promoting comprehensive community planning
- Encouraging a cooperative spirit between the local base command and local community officials
- Integrating the local jurisdiction's comprehensive plans with the installation's plans