

JOINT LAND USE STUDY IMPLEMENTATION NAS JRB NEW ORLEANS



Implementation Tools Overview

1. Military Influence Planning District (MIPD) Overlay District

Provides for the regulation of building height, reduced lighting and glare, electronic communications interference, and smoke and steam in the areas most impacted by NAS/JRB New Orleans operations. **This will be an ordinance to amend the Parish zoning code.**

Applicability

- Approximately 1-1.5 miles buffer around Base, based on noise and accident potential limits as defined by the Base's Air Installation Compatible Use Zone (AICUZ)

Key points

- Restricts height to existing underlying zoning district, currently 35' parishwide, but for variances or if future zoning allows greater height, guided by the Imaginary Surfaces Map.
- If anyone applies for a permit to build any kind of electronic communications equipment or any industrial facility that will omit smoke or steam, NAS/JRB will be notified.
- Restricts the construction of commercial wind turbines which can interfere with communications equipment.
- Requires new outdoor lighting to face down. Any lighted signage should be shaded so as to be invisible from 30 feet above grade.
- Buildings greater than 3 stories will use non-reflective cladding.
- BZA can make variances subject to making a finding based on conditions in section 7.
- Applies to subdivisions, zoning map amendments, conditional and special use permits, and height variance applications in the MIPD.

Considered but not included:

- Land-use restrictions based on compatibility
 - Example: no residential use in high accident or noise area
 - Little support in Technical Committee
- Land-use guidance
 - Similar use compatibility but with no mandatory regulations
 - Split support – not favored by land-owners

Next steps:

- Policy committee review and approval
- Council vote to adopt as ordinance in zoning code

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2. Memorandum of Understanding (MOU)

The MOU formalizes many processes related to communication and notification that already take place and also sets up a formal citizen's advisory party to participate in these processes.

Applicability

- Parties are Plaquemines Parish, Jefferson Parish, NAS/JRB, JLUS Working Group (citizen's advisory group)
- The agreement is technically non-binding but can serve as a framework to build relationships and encourage cooperation.

Key Points

- The Parishes notify NAS/JRB of rezonings, variances, zoning conditional uses, and subdivision applications within the MIPD and sets up a system for NAS/JRB to provide advisory comments to the Zoning Board.
- NAS/JRB notify the Parishes of non-sensitive special or intense fight operations and of any planned projects that may impact the Parishes (e.g. new housing, gate relocation) and allows for public comment.
- The Parishes notify NAS/JRB of any planned capital improvement projects that may affect development, e.g. new roads or utilities, and allows NAS/JRB to provide comments.
- NAS/JRB is to complete a number of community outreach requirements.
- Establishes the Joint Land Use Working Group to advise the parties on citizen issues.
- Establishes a timeline to accomplish a number of other implementation goals:
 - Establish a website for JLUS information.
 - Place signs making the public aware of the base at the entrance points to the Belle Chasse area.

Next Steps

- Policy committee review and approval
- Council adopt a resolution authorizing entrance into the MOU

3. Real Estate Disclosure

This component can be easily added into the MOU but asks the Parish council and NAS/JRB to jointly lobby the Louisiana Real Estate Commission to add military impacts disclosures to standard purchase agreement and property disclosure forms for the sale of real estate.

Next Steps

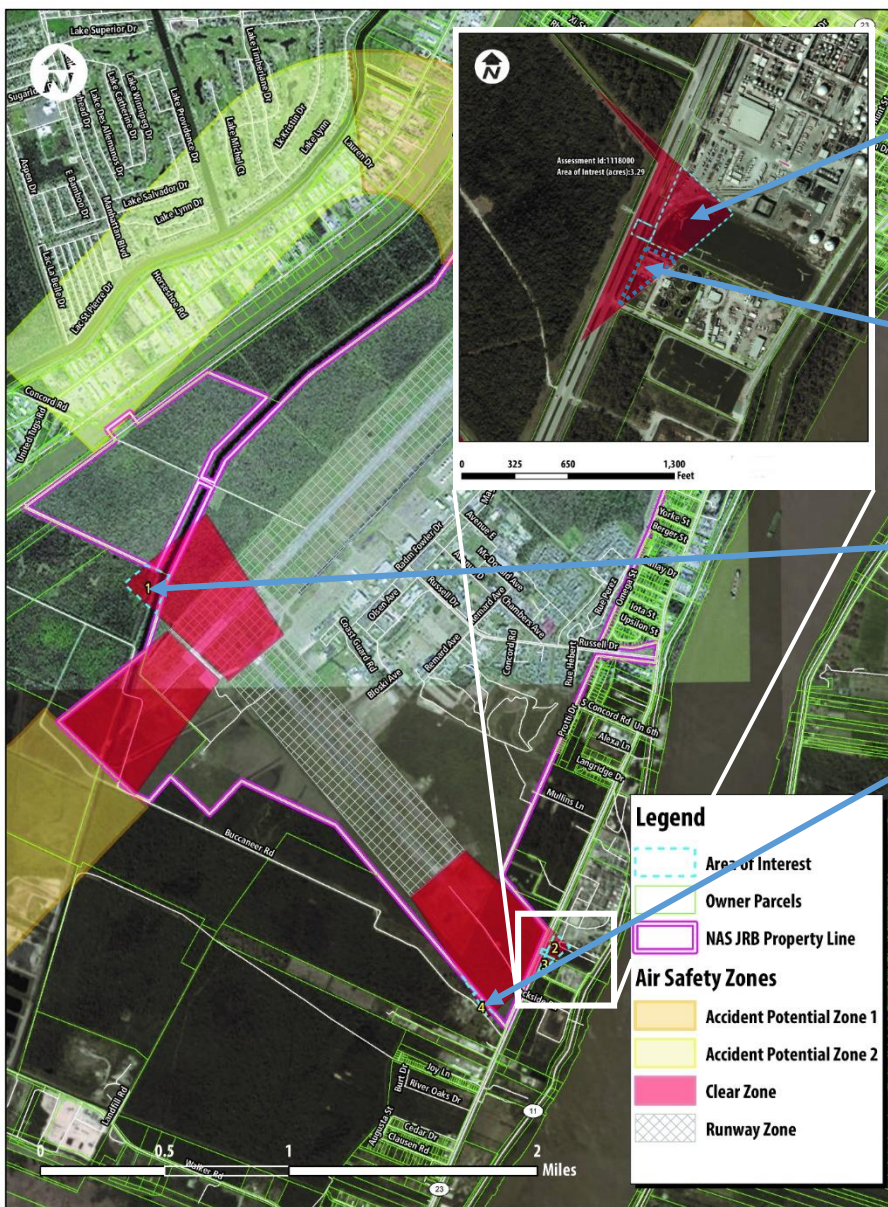
- Policy committee review and approval
- Recommend Council vote on a resolution officially supporting recommended changes to the Louisiana Real Estate Commission.

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4. Acquisition Strategy

Committee agrees to prioritize acquisition of four (4) slivers of land not currently owned by the NAS/JRB but within the highest risk accident potential zone – the Clear Zone, located directly off the ends of the runways. Acquisition could occur through fee simple or easement restricting future development.

These four sites location and status are profiled below:



Properties Overview:

1. size: 3.3 acres
owner: Chevron
status: Interest in easement; moving forward with base
2. size: 1.1 acres
owner: Parish: waste-water treatment Plan
status: No progress
3. size: 11.6 acres
owner: New City Co.
status: Open to acquisition
4. size: 1.2 acres
owner: Hero Lands
status: Open to acquisition