

**JOINT LAND USE STUDY IMPLEMENTATION  
NAS JRB NEW ORLEANS**



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**RE: December 3, 2013 Policy Committee Meeting Minutes [DRAFT]**

**b. Current Status**

D. Norton reported to the group that the consultant team has completed the data collection phase and has launched the project website located at [www.jlusneworleans.com](http://www.jlusneworleans.com). He pointed out that there is a committee specific section of the website that contains an interactive mapping tool for committee members to explore. The team has reviewed current and proposed land-use regulations and developed a draft of new MIAs to present to the group. There have been two Technical Committee meetings held on October 15<sup>th</sup> and November 13<sup>th</sup>. He also explained to the group how the team has narrowed the available implementation tools based on the scope provided by the Parish versus the wide range of tools suggested in the 2011 JLUS.

**c. Defining Military Influence Areas (MIA)**

D. Norton presented updated MIA maps based on a merging of information from both noise contours and accident potential zones. He explained that this system of dividing the study area would be more simple and straightforward than the previous system of dividing the area into over 100 distinct zones. B. Puckett noted that compatibility is different for each community and that the consultants shouldn't determine compatibility without input. B. Keller clarified that the proposed maps would just reflect a sensitivity map showing where to focus on to determine compatibility while other areas wouldn't need as much attention. M. Myers expressed that this would be a more regional approach rather than having to develop parcel-by-parcel criteria.

A. Hero posed the question that if Zone E is both low risk and low noise why it was even being included in the study area, and if the land in those zones could just be left out. M. Lauer responded that those areas would still have issues with height and M. Myers said that generally the noise contours are based on an annual average and sometimes the low noise areas can still experience occasional noise, but when averaged out it is comparatively lower than other areas. It was expressed that the committee could look in the future at changing the boundaries of the overall study area, but just needed clearance to move forward with the revised system of establishing MIAs.

B. Bacas asked for clarification on whether the models used to determine the APZs were based on current or future aircraft and missions. B. Keller noted that the models are based on current operations, and are generally intended to be based on a 20 year forecast of operations.

There were no further questions and the committee approved the use of the combined noise contour and APZ zones to form new MIAs.

**d. Draft Land Use Maps**

M. Lauer presented to the group that based on an analysis of the future land use maps included with the draft comprehensive plan, if the maps are adopted there was a low chance for incompatibility around the base because much of the land is set aside for industrial and commercial uses. A. Hero noted that the Technical Committee had not seen the draft land use maps and that they had only recently been made public. M. Lauer said that the issue would be returned to the Technical Committee to review.

**e. Zoning**

M. Lauer discussed the proposed comprehensive zoning ordinance that is being reviewed by the Plaquemines Parish Government. He asked for the Policy Committee to confirm the Technical Committee's recommendation that for the purposes of the JLUS Implementation that the consultants

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base their work off of the proposed ordinance and use the Land Based Classification System tables and definitions.

B. Keller asked if the draft was being seriously considered and had a decent chance of becoming law. B. Bacas noted that the Planning and Zoning Board was reviewing but so far had no serious issues with it.

There were no further questions and the committee approved the use of the draft zoning ordinance and LBCS tables in future JLUS Implementation work.

**f. Military Influence Planning District (MIPD) Overlay**

M. Lauer explained to the group the uses of an overlay district in applying a potentially more restrictive layer of rules and regulations upon a specific geographic area. There was a general discussion about how this tool can be as restrictive or open as needed, but the group at this time needed to approve the idea in concept to move forward.

The committee approved the conceptual development of a MIPD Overlay district for further review.

**g. Memorandums of Understanding (MOU)**

M. Lauer described the process of developing and MOU and how they can be useful in establishing lines of communication between many parties and can include a number of different provisions. B. Keller noted that this tool could be especially useful for the previously mentioned Zone E (low noise, low accident risk) areas to encourage notifications of development plans and information sharing.

The committee approved the conceptual development of an MOU outline for further review.

**h. Acquisition**

D. Norton explained to the group that the Technical Committee had engaged in a discussion about whether or not to move forward with a plan for future acquisition of land either by fee simple or through easements. He noted that B. Keller had previously expressed that the base would not likely be interested in owning more land, and that acquisition would most likely mean purchase through easement or by the Parish or other entity. He also noted that some Technical Committee members wanted to engage in a conversation with land owners before deciding whether to discuss acquisition to gauge their interest. A. Hero stated that three parcels of land located within the Clear Zone that had been previously discussed are all owned by Hero Lands and that he would be open to continuing the conversation.

There were no further questions and the committee approved the further development of proposed acquisition plans.

**i. Next Steps**

The next Technical Committee meeting will be in January as the December meeting was canceled. The Policy Committee will not meet again until March when there will be more detailed tools for the committee to review.

NAS/JFB NEW ORLEANS - LUS IMPLEMENTATION  
 POLICY COMMITTEE MEETING - 12/3/2013

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