

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



Policy Group Meeting

August 6, 2014

4:00pm

AGENDA

1. Review and approve meetings minutes from 4/15/14 meeting
2. Review MIPD Overlay
3. Review MOU
4. Review real estate disclosures
5. Next steps

JOINT LAND USE STUDY IMPLEMENTATION

NAS JRB NEW ORLEANS

Implementation Tools Overview

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.

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 emit 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.

Memorandum of Understanding

The MOU formalizes many processes that already take place and also sets up a formal citizen's advisory party to participate in these processes. The agreement is technically non-binding but can serve as a framework to build relationships and encourage cooperation.

Key Points

- Requires that NAS/JRB be notified of rezonings, variances, zoning conditional uses, and subdivision applications within the MIPD and sets up a system for them to provide advisory comments to the Zoning Board.
- Requires the NAS/JRB complete a number of community outreach requirements as well as notifying the parties of any changes to infrastructure and operations that may occur on base and allows for public comments.
- 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.

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.