

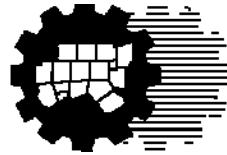
Joint Land Use Study

Next Steps

Joint Land Use Study

Elected Officials Briefing

November 9, 2006



Mike Sims, A.I.C.P.

North Central Texas Council of Governments
www.nctcog.org

Joint Land Use Study

Policy Committee Organization

	Agency	Role
VOTING	City of Benbrook	Local Government Participation Consultant Selection Content Oversight Voluntary Implementation Project Leadership
	City of Fort Worth	
	City of Lake Worth	
	City of River Oaks	
	City of Westworth Village	
	City of White Settlement	
	Tarrant County	
NON-VOTING	Department of Defense	Funding Agency
	Office of Economic Adjustment	Project Manager
	North Central Texas Council of Governments	Study Sponsor Administrative Oversight Contract Management
	Naval Air Station Joint Reserve Base Fort Worth	Advisory Role Only

Joint Land Use Study

Process and Schedule

Navy nominates base for Joint Land Use Study Program	Summer 2005
DOD selects NAS JRB Fort Worth for the JLUS Program	Winter 2005-06
Navy personnel work with local communities to identify sponsor and submit application for funds to DOD	Spring 2006
Policy Committee convened	August 2006
Consultant acquired	January 2007
Work completed	Fall 2007
Policy Committee adopts study recommendations	Winter 2007
Voluntary adoption of study recommendations by local governments	T. B. D.
Follow up by consultant to work on implementation strategies	T. B. D.

Joint Land Use Study

Public Involvement Principles

Provide an open exchange of information and ideas between the public and participants in the Joint Land Use Study.

Be proactive in providing complete information, timely public notice, full public access to decision making, and opportunities for early and continuing involvement.

Involve all landowners who are potentially affected by the Joint Land Use Study and subsequent land development recommendations and decisions by providing an open forum where affected parties feel welcome and encouraged to participate in the study process.

Joint Land Use Study

Public Involvement Roles

JLUS Policy Committee

Public Involvement Activities

Policy Committee Meetings

Briefings to City Councils and
Planning and Zoning

Commissions

Public Meetings throughout
the study process

Briefings to Elected Officials at
key intervals throughout the
study process

Local Government

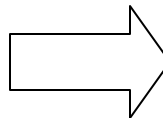
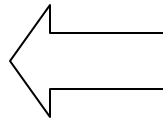
Public Involvement Processes

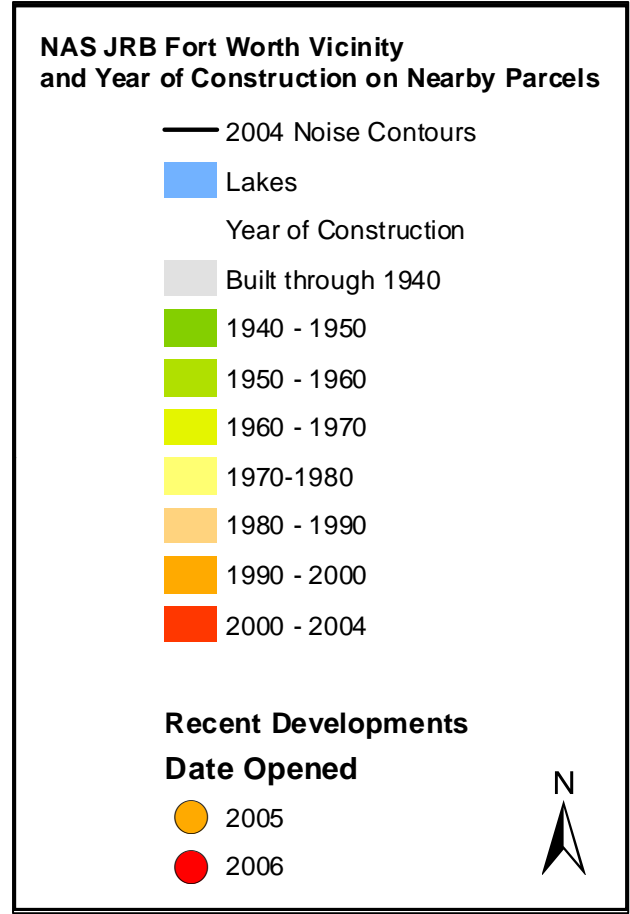
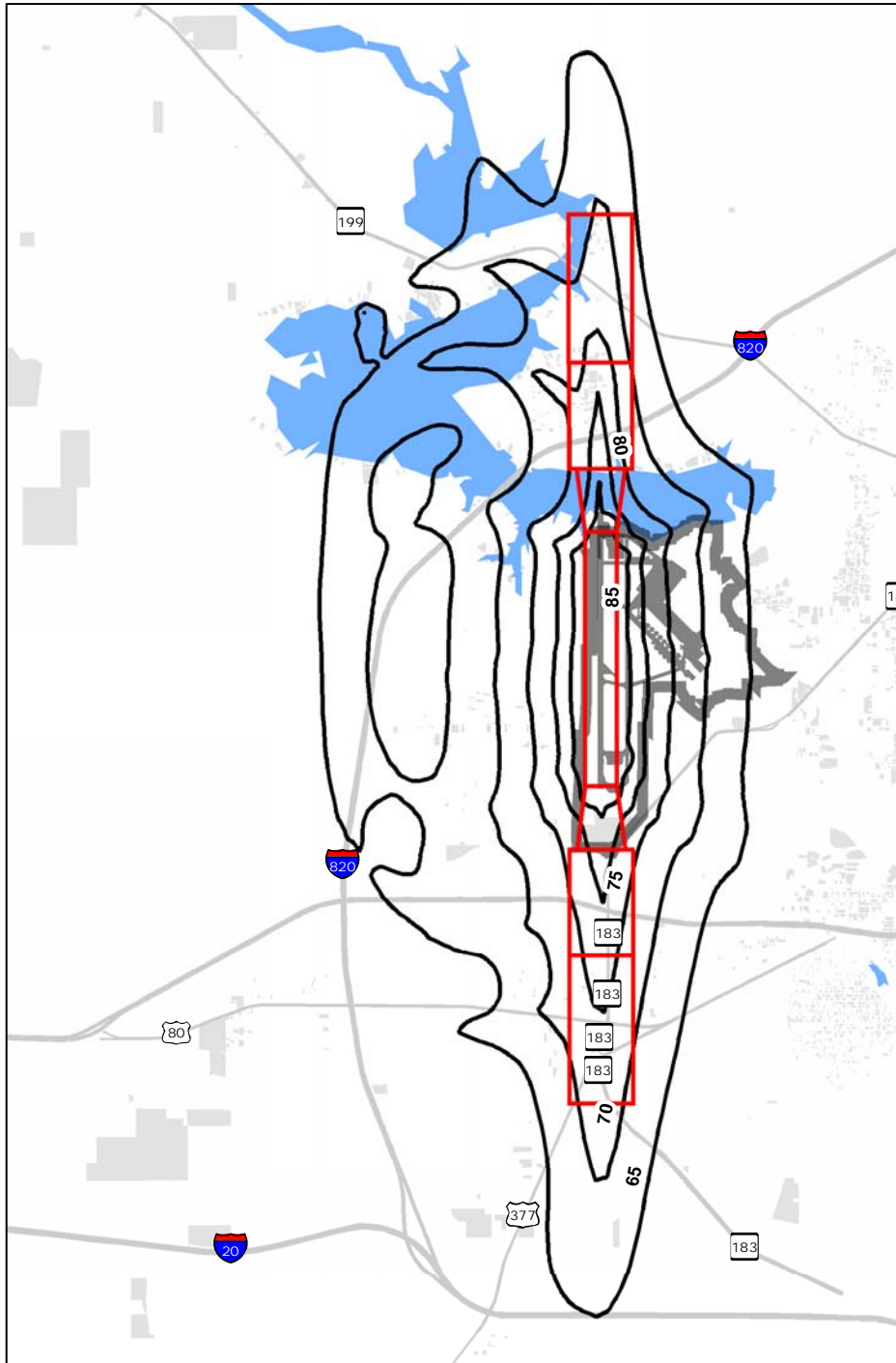
Independent input or
endorsement of all or part of
the Joint Land Use Study

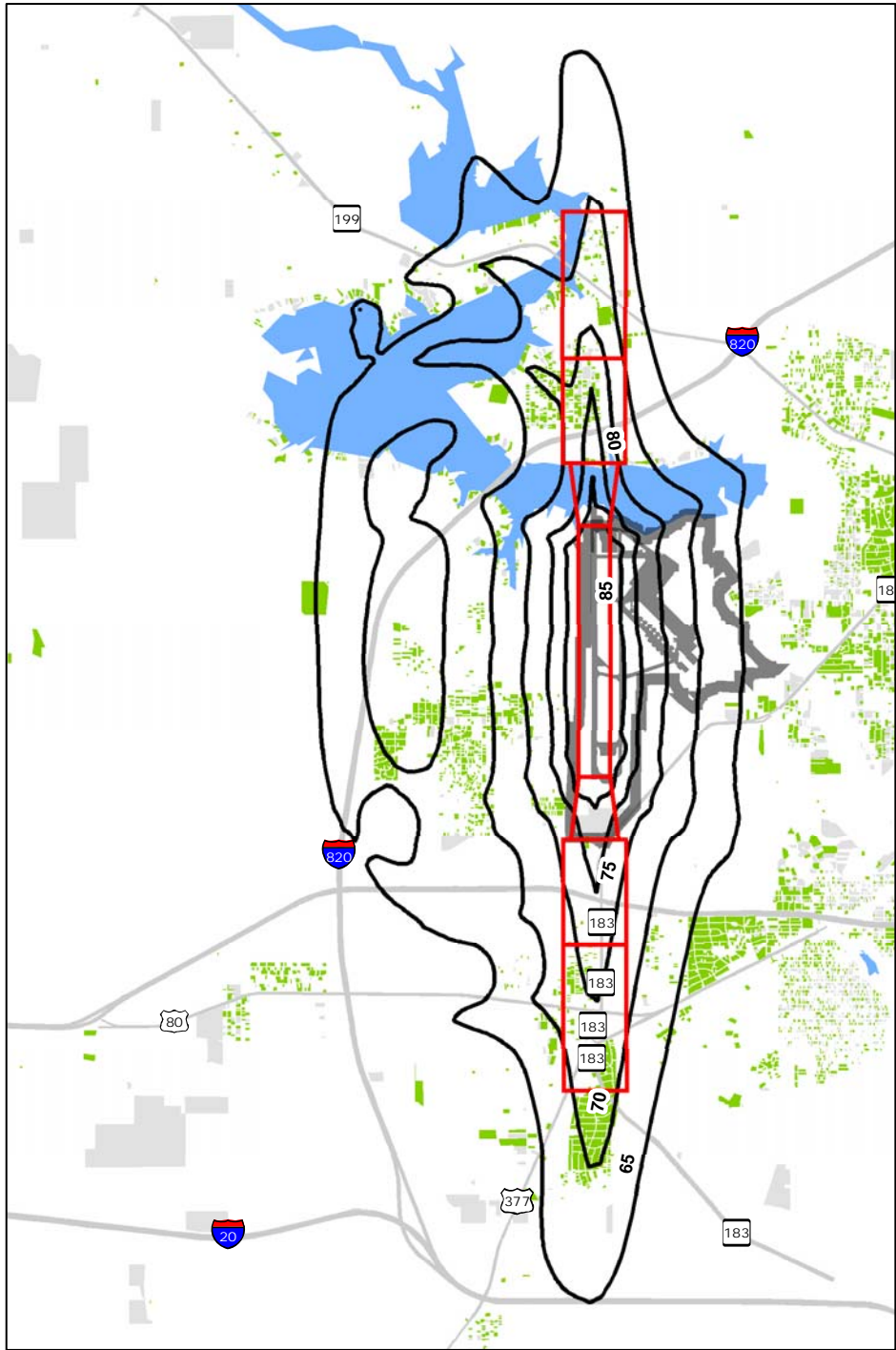
Independent action to change
zoning, land use, or building
code

Independent action to
implement JLUS programs

Varies by local government



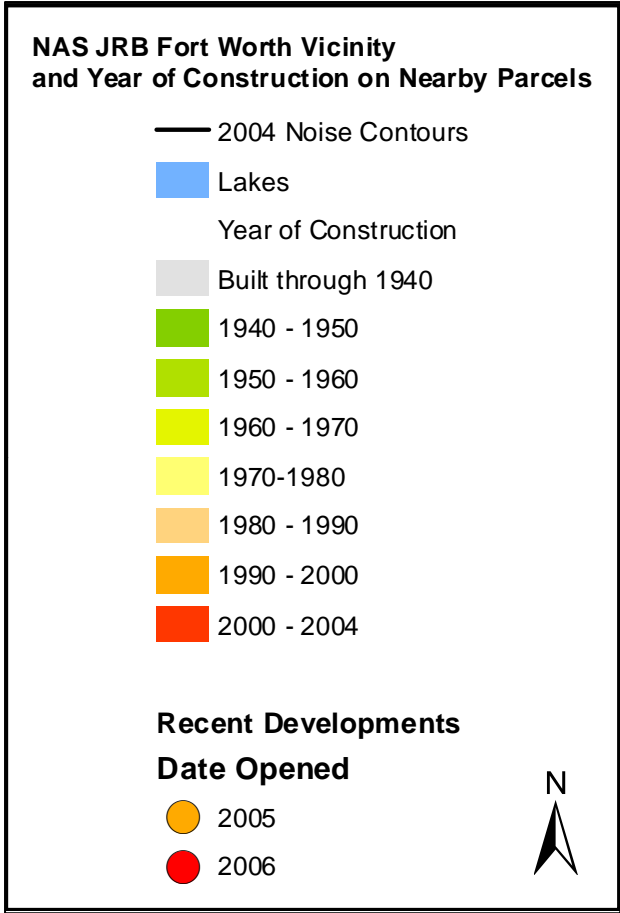
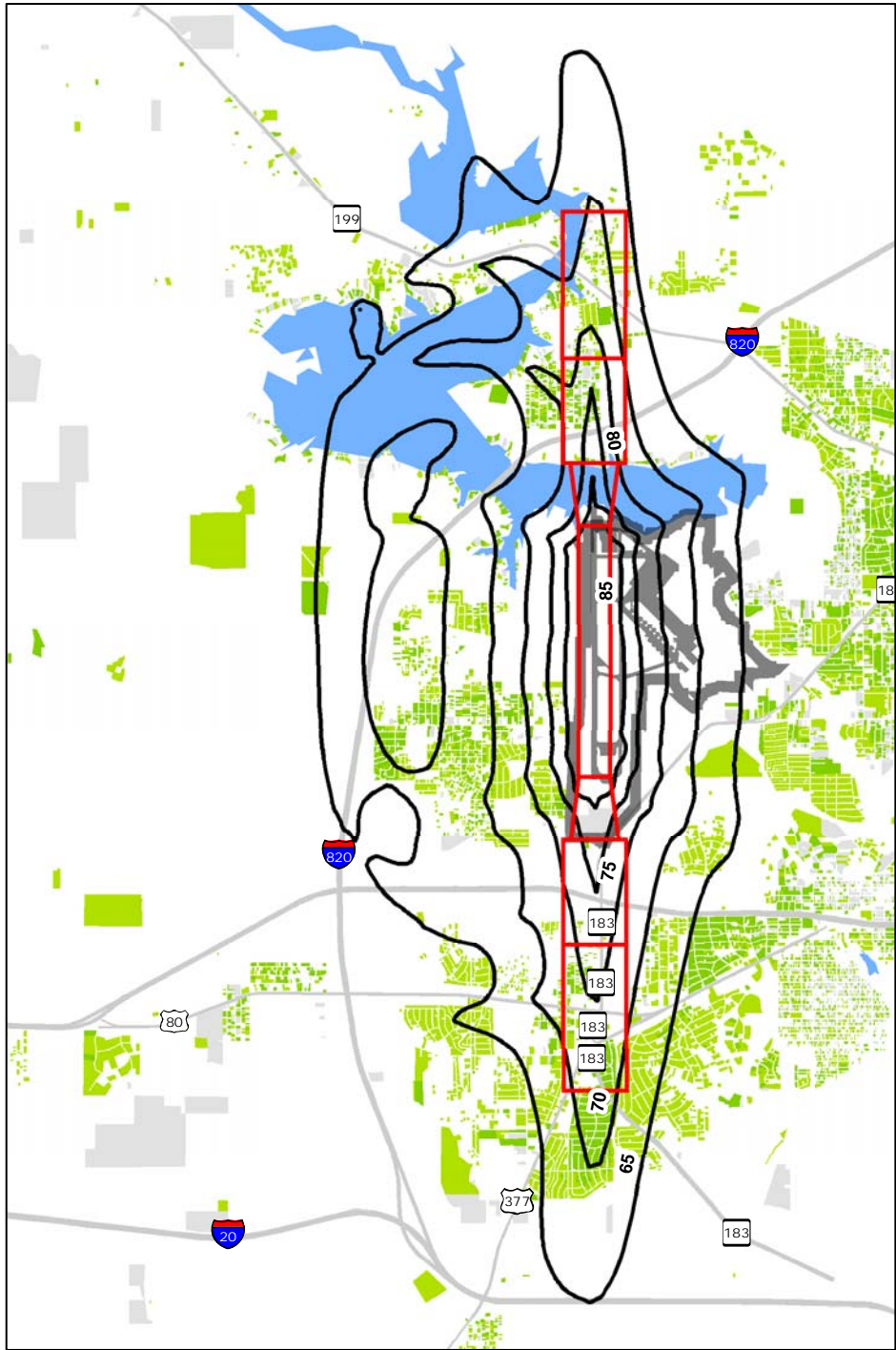


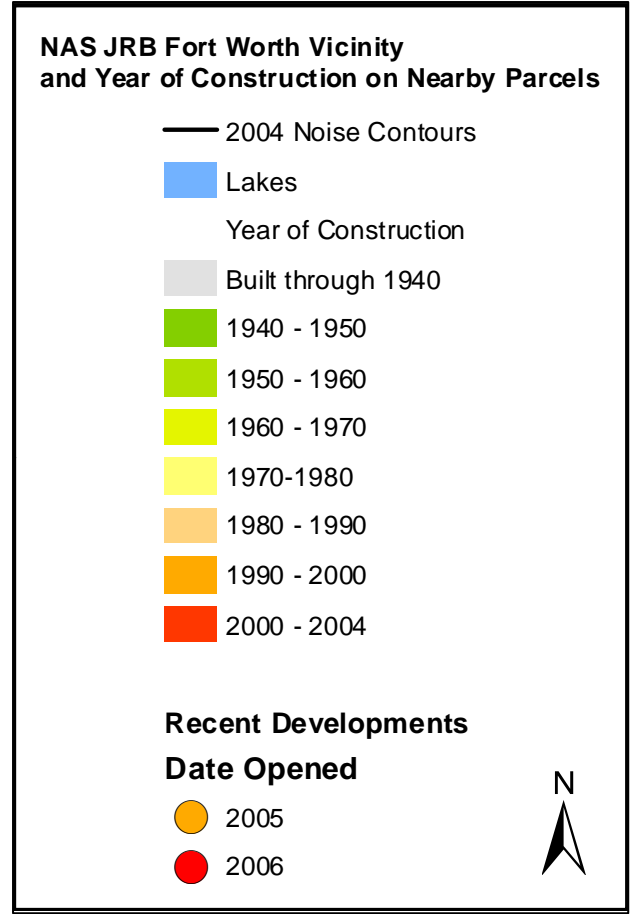
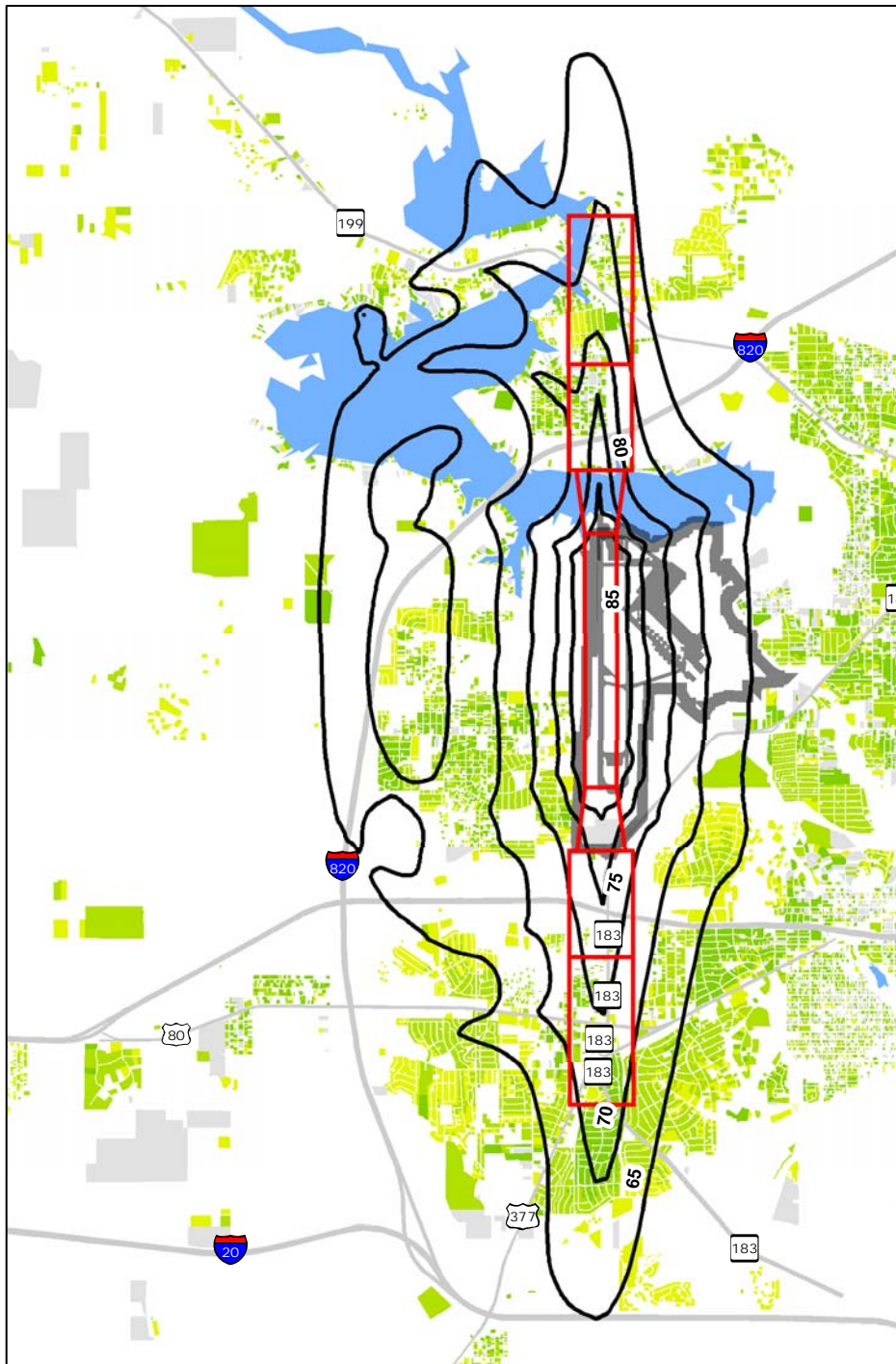


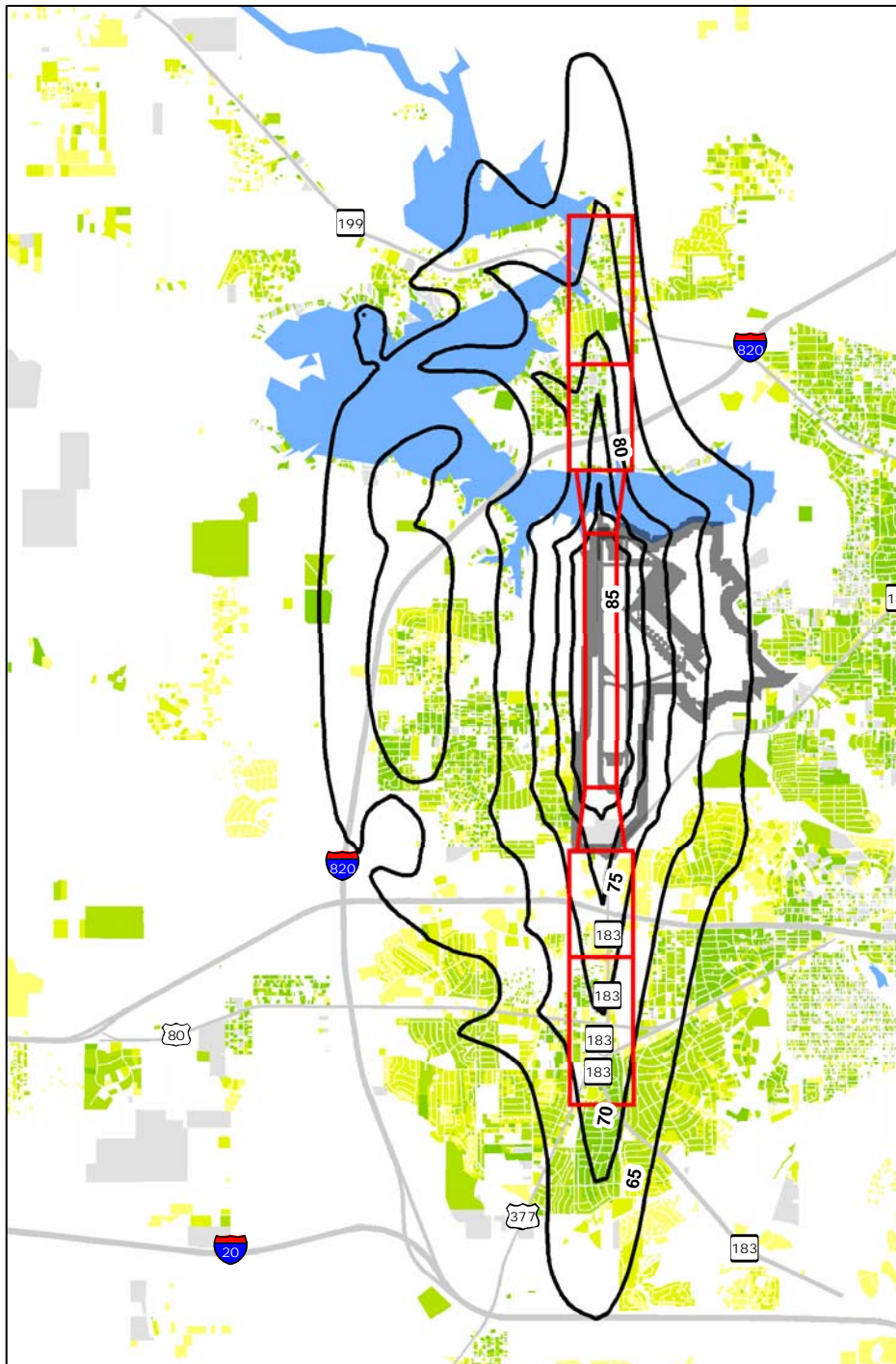
**NAS JRB Fort Worth Vicinity
and Year of Construction on Nearby Parcels**

- 2004 Noise Contours
- Lakes
- Year of Construction
 - Built through 1940
 - 1940 - 1950
 - 1950 - 1960
 - 1960 - 1970
 - 1970-1980
 - 1980 - 1990
 - 1990 - 2000
 - 2000 - 2004
- Recent Developments
 - Date Opened
 - 2005
 - 2006

N
↑







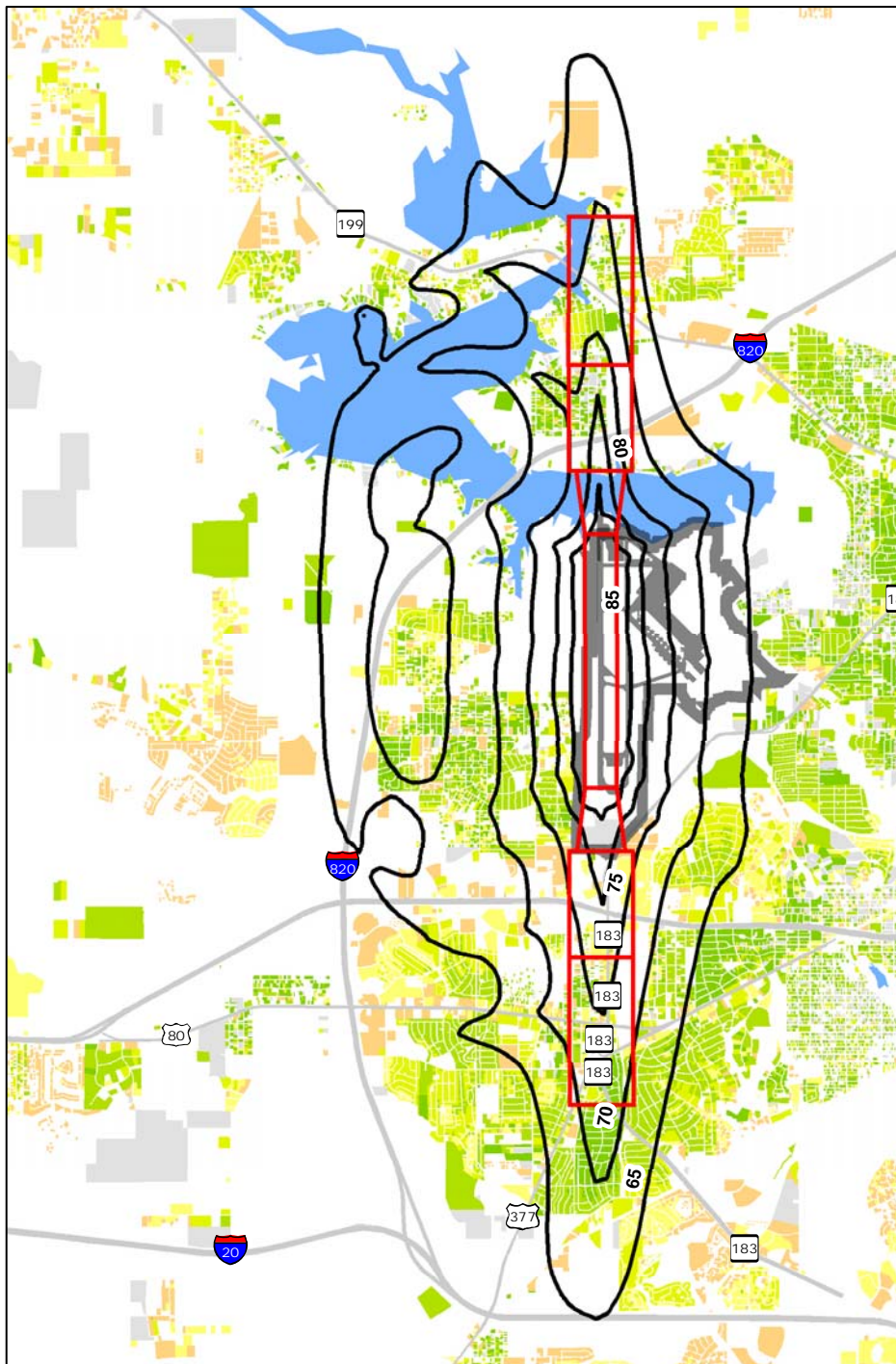
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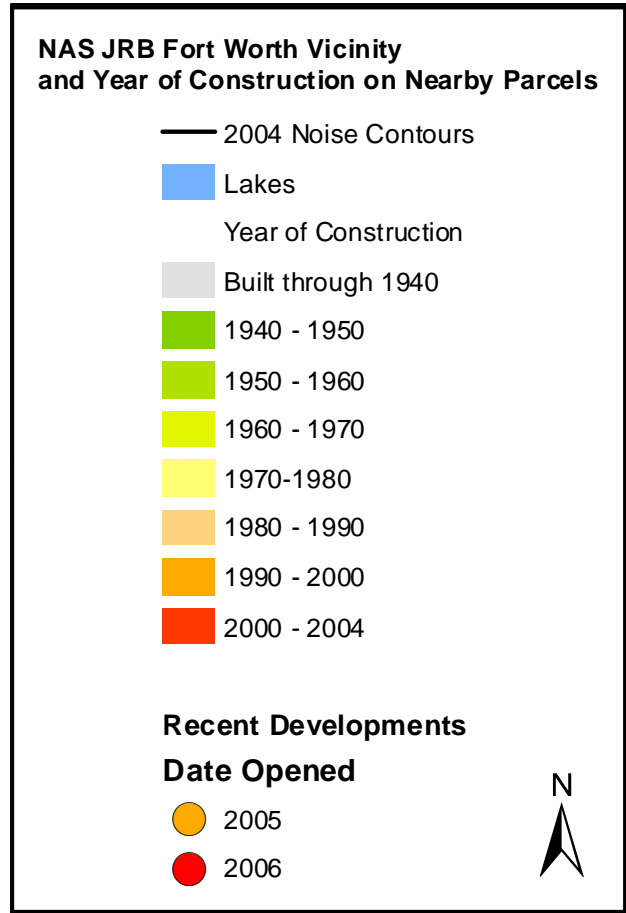
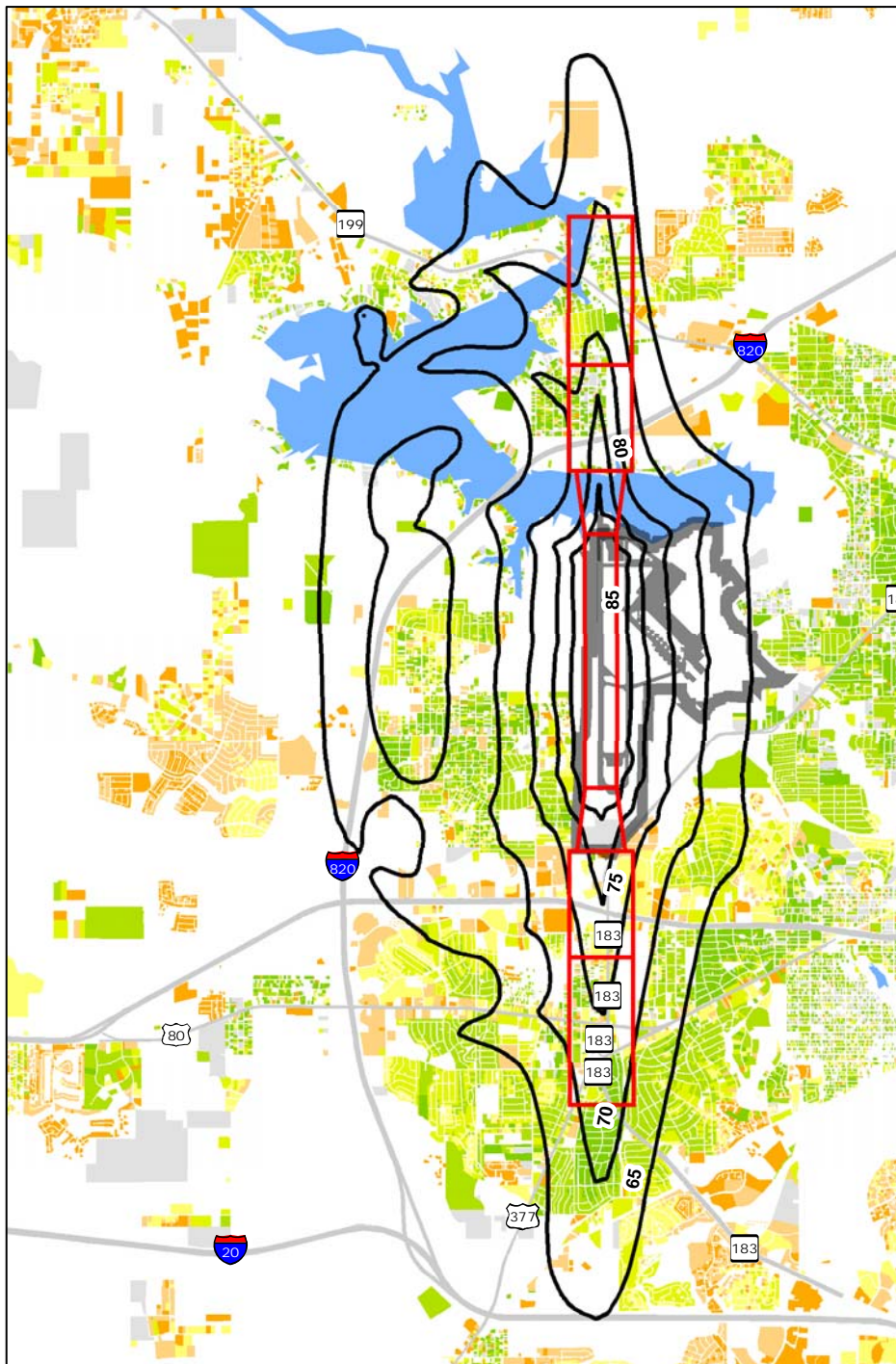
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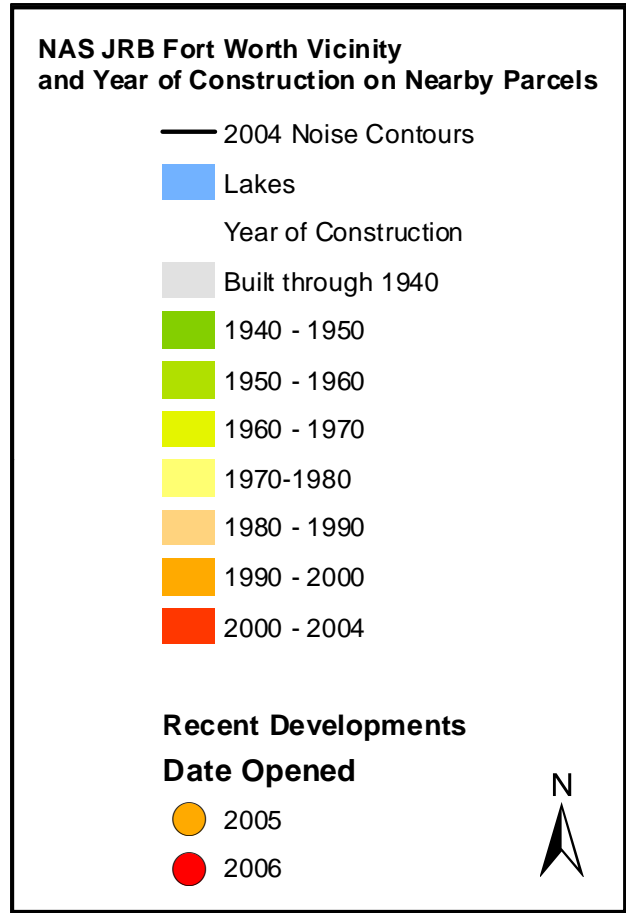
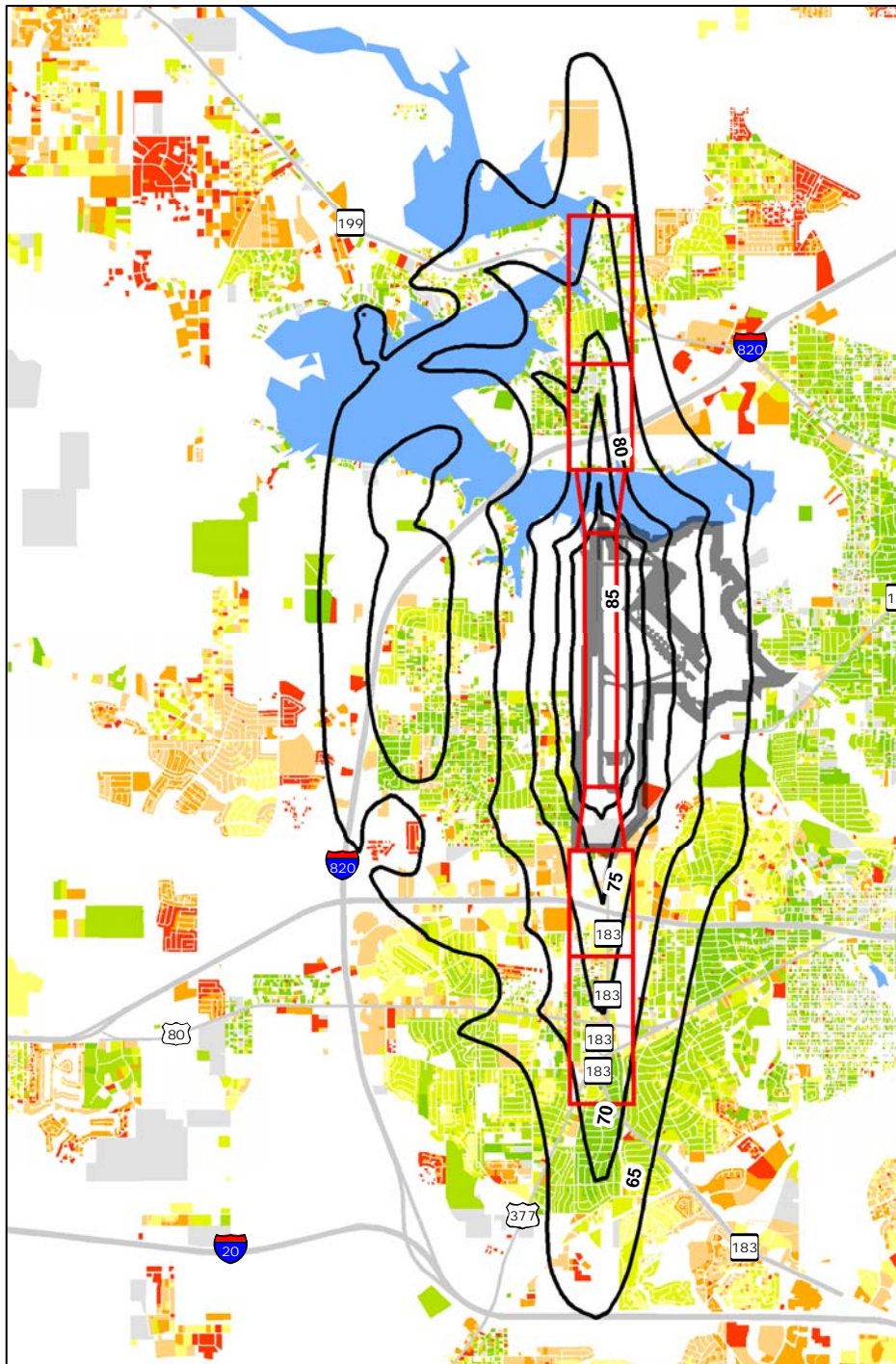
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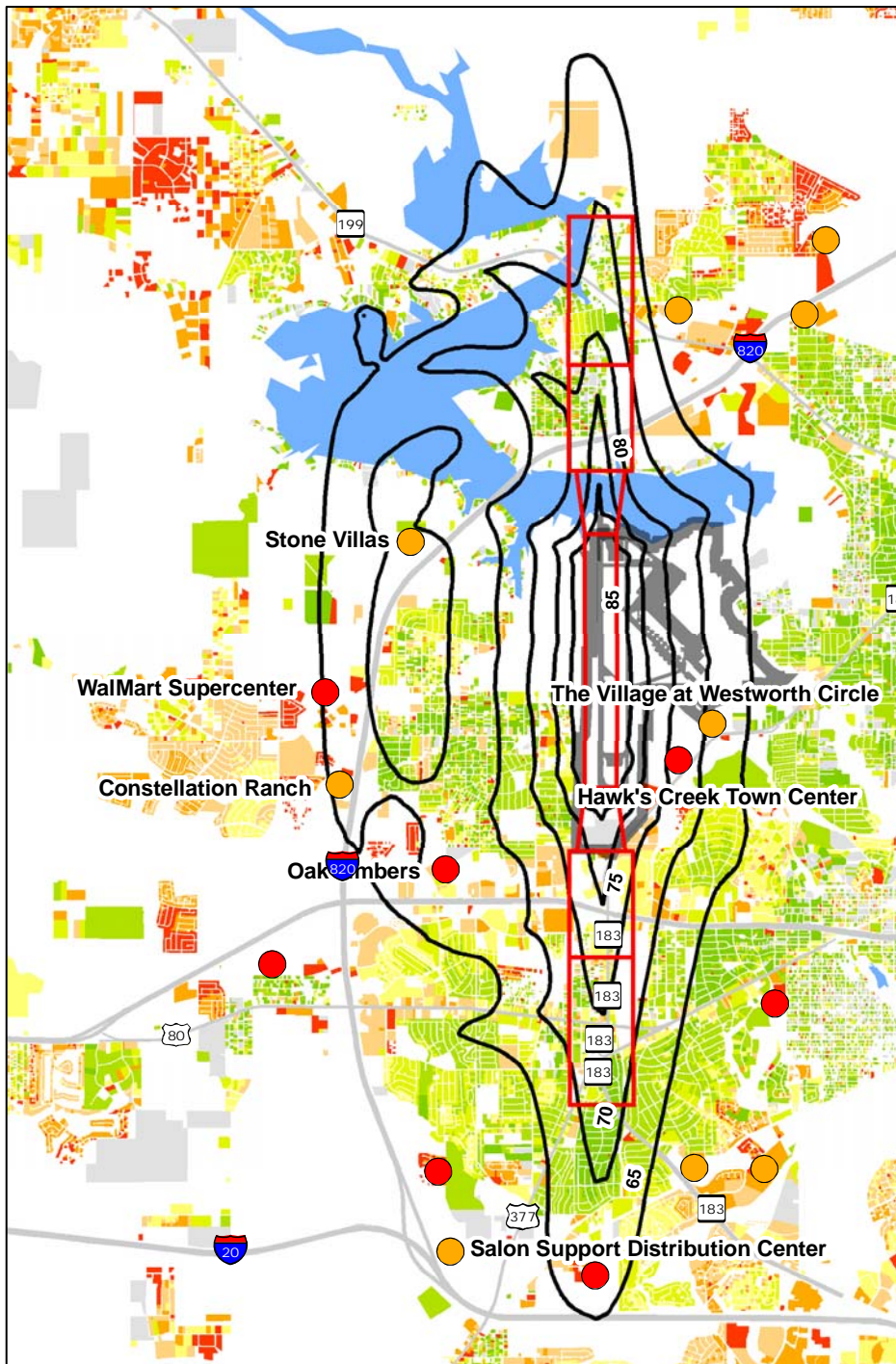
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Recent Developments

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Joint Land Use Study

Key Tasks and Products

Minimize conflict between the installation and nearby property owners

Educate the public and elected officials about the installation and its mission

Promote an area-wide approach to land use information

Review local development / zoning requirements

Joint Land Use Study

Potential Recommendations and Local Implications

Potential Recommendations

Local Implications

Zoning Changes

Subdivision Regulation
Changes

Building Code Changes

Individual municipalities will follow their own process for updating these land development tools on a voluntary basis.

Facility Location
Recommendations

Public gathering spaces may be required to be located in compatible zones, if recommendations are adopted by local governments.

Joint Land Use Study

For More Information

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