



# Compatible Land Use Planning Workshop

NAS Oceana

Mr Bobby Rountree

29 February 2008



# *Topics*



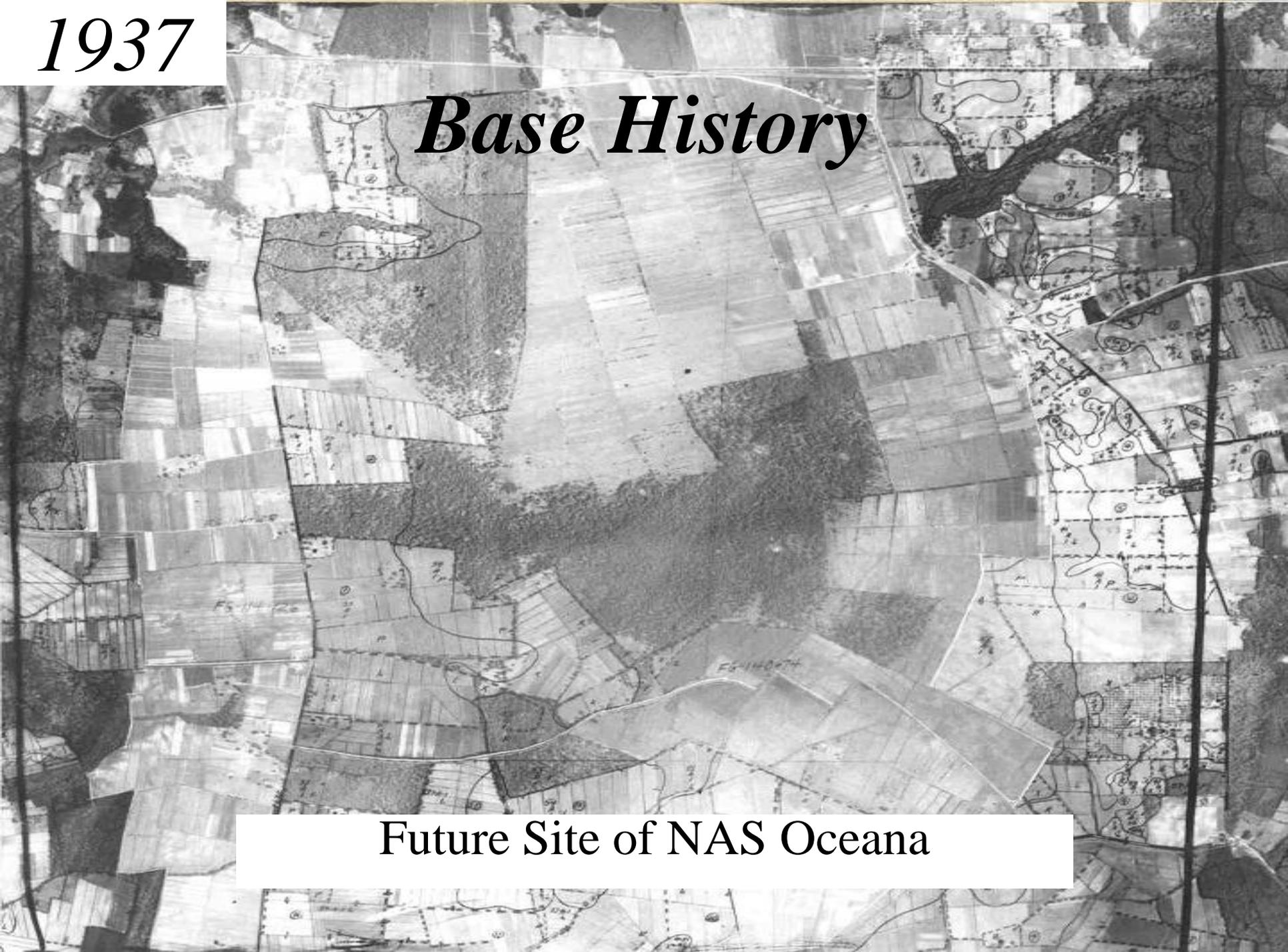
- 
- **History**
  - **JLUS 2004 - 2005**
  - **BRAC 2005 Law**
  - **Virginia Beach & Chesapeake Actions**
    - **Tom Pauls, Clay Bernick and Brent Nielson**
  - **Question & Answer**



1937

# *Base History*

Future Site of NAS Oceana



2007

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Google



# *NAS Oceana Mission*



- **Support LANT & PAC Fleet Strike/Fighter Aircraft Training and operational requirements**

- **Support Joint & Inter-Agency Operations**





# *NAS Oceana Aircraft Laydown*



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	<u>2001</u>	<u>2007</u>	<u>2010</u>
<b>F-14 Squadrons</b>	<b>12</b>	<b>0</b>	<b>0</b>
<b>F-14 Aircraft</b>	<b>150</b>	<b>0</b>	<b>0</b>
<b>F/A-18A/C Squadrons</b>	<b>10</b>	<b>9</b>	<b>7</b>
<b>F/A-18A/C Aircraft</b>	<b>146</b>	<b>146</b>	<b>126</b>
<b>F/A-18E/F Squadrons</b>	<b>0</b>	<b>9</b>	<b>11</b>
<b>F/A-18E/F Aircraft</b>	<b>0</b>	<b>132</b>	<b>156</b>
<b>VFC-12 Adversary</b>	<b>12</b>	<b>12</b>	<b>12</b>
<b>SAR H-3</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>VR-56 C-9</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Other Aircraft</b>	<b>6</b>	<b>10</b>	<b>10</b>
<b>Total Squadrons</b>	<b>23</b>	<b>19</b>	<b>19</b>
<b>Total Aircraft</b>	<b>316</b>	<b>304</b>	<b>308</b>



# *Economics*

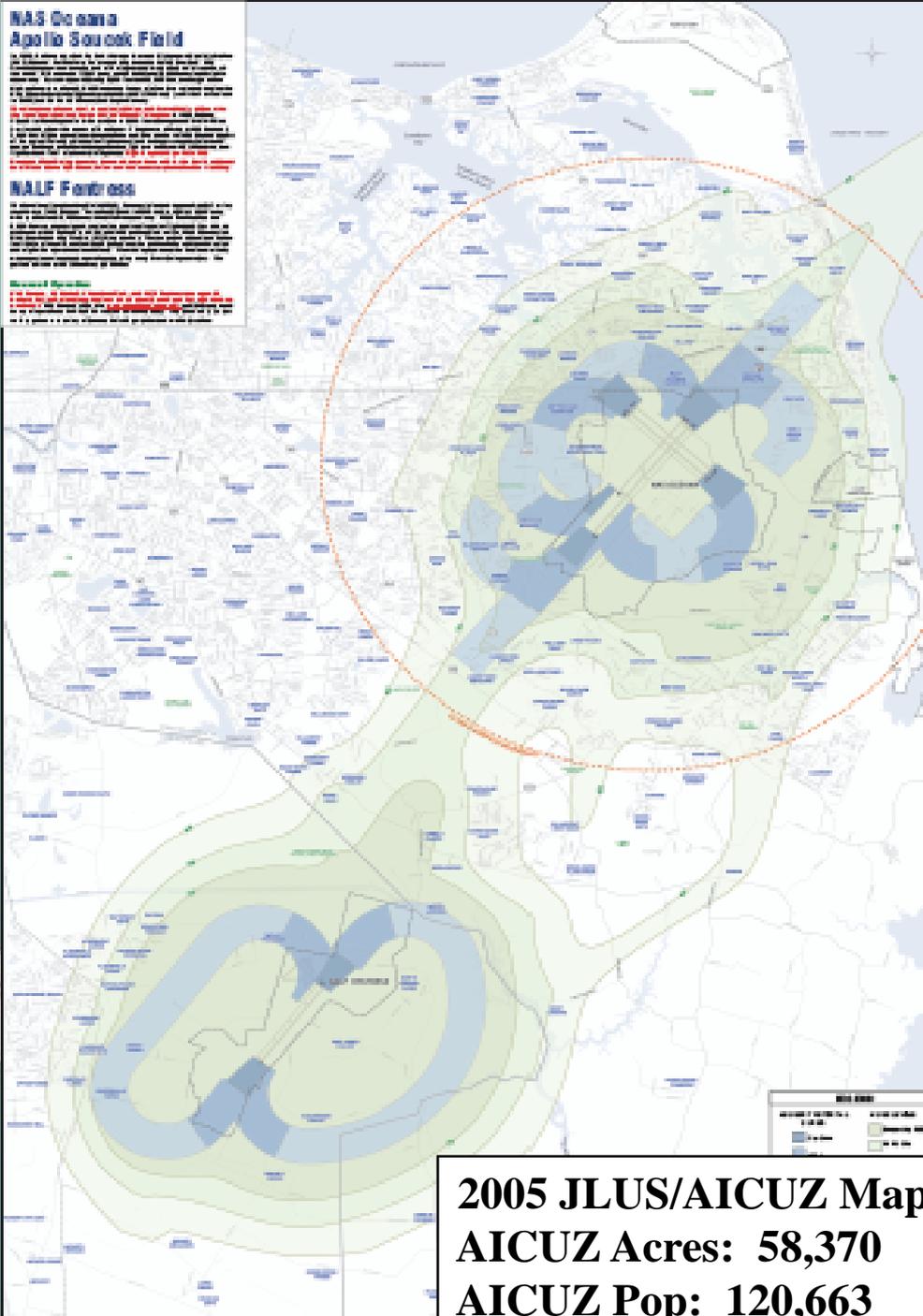
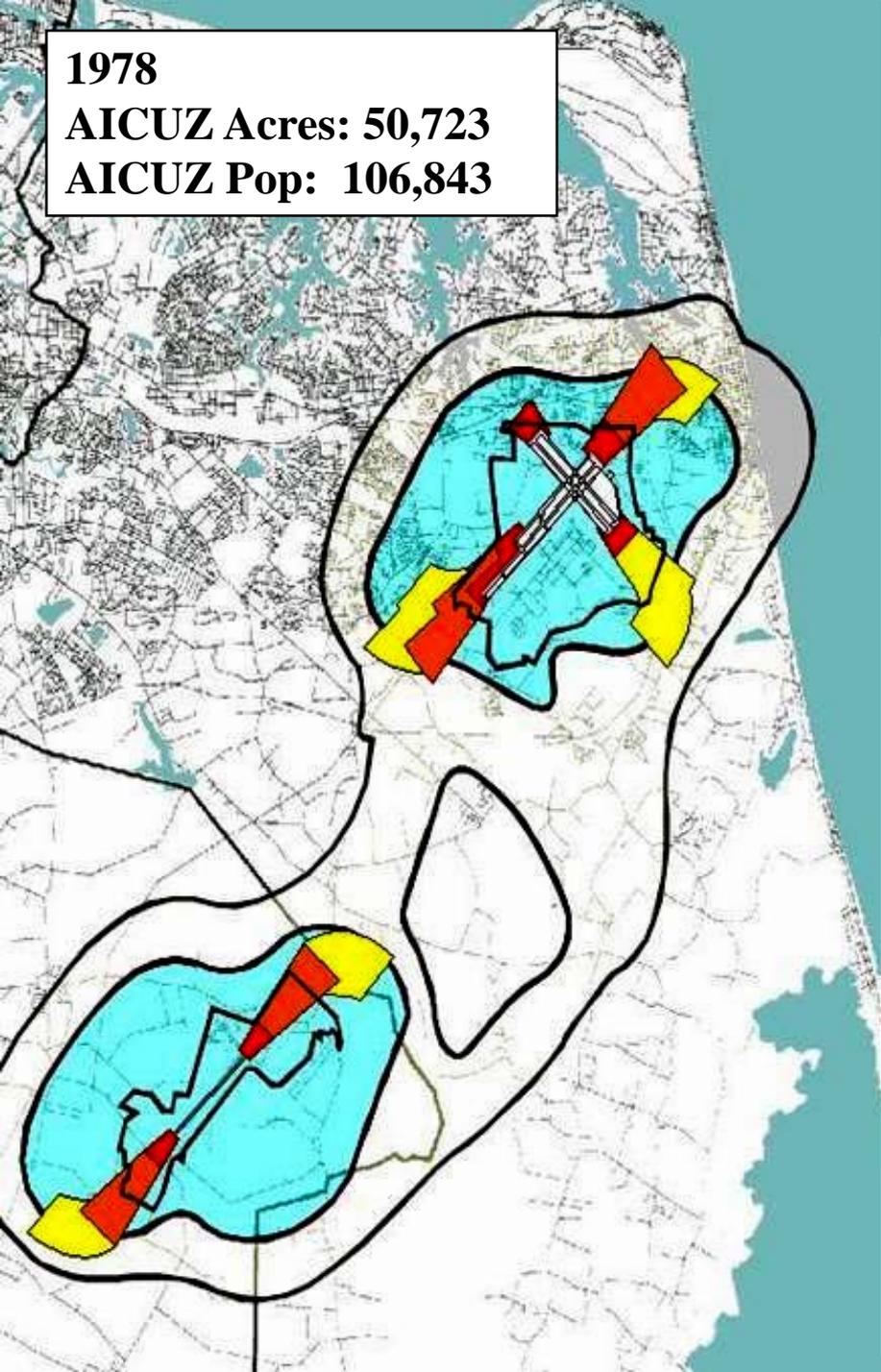


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- **Virginia Beach most populous city in Virginia, 435K pop**
  - **Military/NAS Oceana largest employer in Virginia Beach: 12K personnel & \$800 M direct salary, \$1B w/Goods/Services**
  - **2005 City of VB/RKG Assoc Inc Study**
    - Va Bch per capita income: \$32.8K
    - Two highest Avg Salaries:
      - Civilian Federal Employees: \$68K
      - Military: \$55K

**1978**

**AICUZ Acres: 50,723**

**AICUZ Pop: 106,843**



**2005 JLUS/AICUZ Map**

**AICUZ Acres: 58,370**

**AICUZ Pop: 120,663**



# *Joint Land Use Study*



# *Joint Land Use Study*



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## • **Participants**

- Virginia Beach
- Norfolk
- Chesapeake
- Navy (Technical Advisor)

## • **At Issue**

- NAS Oceana
- NALF Fentress
- Chambers Field, Naval Station Norfolk

- **Timeline:** November 2003 – May 2005



# *Va Beach JLUS MOU*



- 
- Virginia Beach requested Oceana adopt JLUS
  - Led to **NAS Oceana – Virginia Beach JLUS MOU**
    - Formally places **burden on developer** to convince City Council that incompatible development should be allowed over compatible ones.
  - Continuing cooperative effort by the city and the Navy to resolve development issues
  - Chesapeake MOU
    - Realize value of MOU process
    - 2007/8 project



# *MOU Navy Responsibilities*



- 
- Interpret narrowly the incompatible use exception in the AICUZ Overlay District (70 dB DNL or greater noise zones until Jan 2008, 65 dB DNL & above after Jan 2008)
  - Notify City of changes to AICUZ program or air operations, subject to security limitations
  - Acknowledge that only the City Council may resolve discretionary development applications
  - Provide annual “State of NAS Oceana” address to Council



# *MOU VA Bch Responsibilities*



- 
- Recognize the Commanding Officer as the point of contact for all AICUZ and JLUS matters; route all communications accordingly
  - Abide by JLUS recommendations
  - Encourage compatible development to the greatest extent practicable



# *MOU VA Bch Responsibilities*



- 
- Implement AICUZ Overly Ordinance consistently and according to its terms
    - [Require builders to complete](#) Reasonable Use Exception Application for all incompatible proposals
    - Only conclude that there exists no other reasonable use that is compatible after considering:
      - Economic viability of alternative uses
      - Treatment of similarly situated properties
      - Compatibility with adjacent land uses
      - Recommendations of Comprehensive Plan
      - Partially compatible uses, depending on size and topography



# *MOU Communication Protocol*



- 
- City provides Navy with copy of all incompatible development applications with supporting materials
  - Staffs meet/discuss proposal a **minimum of 30 days** before going to Planning Commission
    - No meeting required for certain areas if proposals meet zoning and design criteria on their face value
  - If agree there is no other reasonable use, then discuss lowest reasonable density
  - Either staff may elevate discussion to City Manager / CO level
  - Planning Department's evaluation contain Navy position received from, or authorized by, CO



# *BRAC 2005*



# *Virginia BRAC Realignment*



**Realign Strike Fighter Wing Atlantic to the former Cecil Field if by 31 Mar 06 Virginia FAILS TO:**

- ✓ Require consideration of Navy AICUZ criteria for discretionary development applications in 70 dB DNL or greater noise zones
- ✓ Codify JLUS recommendations
- ✗ “Condemn and purchase” in APZ-1 and spend \$15M annually
- ✓ Va Beach & Chesapeake create program to rezone undeveloped properties in the >70 dB DNL to compatible uses
- ✓ Establish program to purchase development rights in the Inter-facility Traffic Area between Oceana & Fentress
- ✓ Create the Oceana-Fentress Military Advisory Council



# *Florida BRAC Realignment*



- 
- **And if by 31 Dec 06 Florida HAS SUCCESSFULLY:**
    - ✘ Turned over fee simple title for the property comprising the former NAS Cecil Field to DoD
    - ✘ Appropriated funds to relocate current commercial tenants
    - ✘ Appropriated funds to secure public-private ventures for personnel housing
  - **7 Nov 06: Referendum questioned “should Jacksonville, FL comply with BRAC requirements to realign the East Coast F/A-18 wing?”**

<b>No: 60%</b>	<b>Yes: 40%</b>
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  - **End result: Oceana status quo**



# Future ?



**WIGGLES SINGER PASSES THE TORCH**

**The Virginian-Pilot**

THURSDAY, NOVEMBER 20, 2008 - 22ND YEAR - NO. 10 - 60 CENTS

**OCEANA NAVAL AIR STATION | ANOTHER PROPOSAL TAKES SHAPE**

**S.C. maneuvers for Oceana jets**

**Which road** Which has requested a meeting with Pentagon officials and other decision-makers to discuss making the fighter jets to South Carolina. Virginia Beach's mayor called the plan unrealistic and said Boeing will make good on a promise to ease encroachment.

**SO YOU WANT A PET FOR THE HOLIDAYS? WHOA...**

**CONSUMER TIPS | SOAM ALERT**

**Purebred dog ads all bite but no barks**

**Online classifieds offer deals too good to be true**

**Panel will recommend pullback of U.S. troops**

**Report does not set timetable for action**

**TEEN DRIVER FOUND AT FAULT IN CRASH THAT KILLED THREE**

The Navy is “supportive of Oceana as the place for us in the future, given that there isn't any more encroachment.”

Vs

Admiral Mike Mullen, USN  
Chief of Naval Operations  
*Virginian-Pilot, 15 March 06*





**Questions?**