MEMORANDUM

TO: Fairbanks North Star Borough Assembly

THROUGH: Bryce Ward, Mayor
Jim Williams, Chief of Staff

FROM: Daniel Welch
Natural Resources Development Manager

DATE: January 13, 2022

SUBJECT: ORDINANCE NO. 2022-02
AN ORDINANCE REZONING LOTS 1-7, BLOCK 4 AND LOTS 1-4, BLOCK 6, NORTH SHANLY SUBDIVISION FROM RURAL AND AGRICULTURAL (RA-5) TO MULTI-FAMILY RESIDENTIAL/PROFESSIONAL OFFICE (MFO) AND REZONING LOTS 1-7, BLOCK 9, NORTH SHANLY SUBDIVISION FROM RURAL AND AGRICULTURAL (RA-5) TO LIGHT COMMERCIAL (LC) (LOCATED NORTH OF COLLEGE RD, BETWEEN HAYES AVE AND IVANOF DR)

The attached ordinance will rezone approximately 4.07 acres from Rural and Agricultural (RA-5) to Multiple-Family Residential/Professional Office (MFO) to include parcels described as Lots 1-7 of Block 4 and Lots 1-4 of Block 6, North Shanly Subdivision.

The ordinance will also rezone approximately 2.61 acres from RA-5 to Light Commercial (LC) to include parcels described as Lots 1-7 of Block 9, North Shanly Subdivision.

At approximately 16,250 SF (0.37 acres) each, these lots are inconsistent with the RA-5 lot size requirements. The agricultural zone also does not allow for residential and non-residential development consistent with density and uses appropriate for areas where community sewer and water system are available.

The Borough accepted the subdivision in 1994 for potential park development, but with no formal constraints placed on the land, either by the donor or the Borough. The Administration is agreeing to sponsor this rezone as the first phase focusing on the land with the highest development potential. The second phase would focus on the land with lower development potential, including retaining a large portion for a park.

I urge you to refer this ordinance to the FNSB Planning Commission for a recommendation. The Department of Community Planning will provide an in-depth staff report at that time.
FAIRBANKS NORTH STAR BOROUGH

ORDINANCE NO. 2022 - 02

AN ORDINANCE REZONING LOTS 1-7, BLOCK 4 AND LOTS 1-4, BLOCK 6, NORTH SHANLY SUBDIVISION FROM RURAL AND AGRICULTURAL (RA-5) TO MULTI-FAMILY RESIDENTIAL/PROFESSIONAL OFFICE (MFO) OR OTHER APPROPRIATE ZONE AND REZONING LOTS 1-7, BLOCK 9, NORTH SHANLY SUBDIVISION FROM RURAL AND AGRICULTURAL (RA-5) TO LIGHT COMMERCIAL (LC) OR OTHER APPROPRIATE ZONE (LOCATED NORTH OF COLLEGE RD, BETWEEN HAYES AVE AND IVANOF DR)

NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks North Star Borough:

Section 1. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The following described property is rezoned from Rural and Agricultural (RA-5) to Multiple-Family Residential/Professional Office (MFO):

Lots 1-7, Block 4, and Lots 1-4, Block 6, North Shanly Subdivision, as shown in Exhibit A.

Section 3. The following described property is rezoned from Rural and Agricultural (RA-5) to Light Commercial (LC):

Lots 1-7, Block 9, North Shanly Subdivision, as shown in Exhibit A.

Section 4. Effective Date. This ordinance is effective at 5:00 p.m. on the first Borough business day following its adoption.
ADOPTED THE _____ DAY OF _________ 2022.

Mindy O’Neall
Presiding Officer

APPROVED:

Jill S. Dolan
Borough Attorney

ATTEST:

April Trickey, CMC
Borough Clerk