Joint Land Use Study

Promoting Land Use Compatibility

Presented by:
FNSB Community Planning
Long Range Planner Melissa Kellner
Director Christine Nelson
August 21 & 23, 2017
Joint Land Use Study (JLUS)

- DoD program to reduce land use conflicts
- Military-civilian partnership
- Over 100 studies completed nationwide
- Grant-funded with local match
Why Is JLUS Important?

- Eielson AFB and Fort Wainwright nominated the FNSB for JLUS in 2005
- Noise levels and air accidents are a public health and safety concern
- Approx. 1400 affected parcels in the focus area
- Military generates 38% of Borough direct and indirect economic activity
- Encroachment is a BRAC concern
J LUS Recommendations for FNSB

- Adopt encroachment prevention measures.
  - Adopt zoning ordinances to limit the height of objects around military airports
  - Enforce compatible use zoning

- Incorporate military noise contours into the FNSB Regional Comprehensive Plan and Development Codes
  - Amend Title 17 to require a note on the plat for subdivisions within the 65 DNL (military noise) contours informing interested parties of such.
  - Maintain residential densities within existing and future noise sensitive areas.
  - Enforce mobile home and noise sensitive compatibility
Screening Criteria for JLUS Tools

Preferred tools must achieve the goal of reducing incompatibility and should:

• Not affect existing residential development (50%)

• Minimize regulation (42%)

• Not result in higher costs to landowners or taxpayers (25%)
Preference Survey:
44 participants at workshop, 18 via the web and 70 via mail
(numbers current as of 12/12/13)
# Evaluation of Potential Tools

<table>
<thead>
<tr>
<th>Meets Criteria</th>
<th>Does Not Meet Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulatory Height Overlay</td>
<td>Advisory Note on Plat Eminent Domain Acquisition</td>
</tr>
<tr>
<td>Regulatory Density Overlay</td>
<td>Eminent Domain Acquisition</td>
</tr>
<tr>
<td>Advisory Noise Overlay</td>
<td>Transfer or Purchase of Development Rights</td>
</tr>
<tr>
<td>Advisory Safety Overlay</td>
<td>Relocate Firing Ranges</td>
</tr>
<tr>
<td>Fee-Simple Acquisition</td>
<td>Consolidate Bases</td>
</tr>
<tr>
<td></td>
<td>Rezoning</td>
</tr>
</tbody>
</table>
Results So Far

• Extensive Public Outreach Effort
  ➢ Website, direct mail, newspaper ads and articles, radio, social media, etc.

• 44 of 57 Recommendations Completed since 2006
  ➢ FWW 18 of 22
  ➢ EAFB 16 of 22
  ➢ FNSB 6 of 13
Title 18: FNSB Zoning Code

- Organized by zone
- Permitted & conditional uses
- Prescriptive
  - General Use (GU) exception
Proposed APZ Limitations for Safety

- Prohibit certain uses
- Limit size of certain uses
- Require conditional use for certain new or expanded uses
- Existing zoning limitations apply
Regulatory Safety & Density Overlay

• Prevents new, high-density assembly uses
• Limits density in military Accident Potential Zone
• Based on military-recommended standards from AICUZ, SLUCM

• FNSB Screening Criteria
  ➢ Moderate Regulation
  ➢ Low Impact to Existing Uses
  ➢ Low Cost to Implement
Fort Wainwright East APZ
Fort Wainwright West APZ: Cowles to Turner
Fort Wainwright West APZ: Turner to Steese
Proposed Prohibited Uses in the APZ

- High density assembly uses (auditoriums, banquet halls, churches, libraries, indoor and outdoor sports arenas and entertainment venues, museums, etc.)
- Schools and day care facilities
- Hospitals, nursing homes, and group homes
- Hotels, motels, and other lodging
- Multi-family residential (3 or more dwelling units)
- Manufacturing using and/or storage of chemicals, flammable and explosive materials
Uses Potentially Limited in the APZ

- Dormitories, mobile home parks and other dwelling units
- Health and other medical centers
- Outdoor recreation (campgrounds, shooting/archery ranges, zoos, wildlife and animal parks, etc.)
- Warehouses
- Manufacturing
- Amusement establishments
- Offices and government services
- Big box stores and other retail/wholesale bldgs. over 55,000 sq. ft.
- Restaurants, lounges, liquor establishments
- Sanitary landfills and other public utility infrastructure
Regulatory Safety & Density Overlay

- Possible density limitations measured by:
  - Floor Area Ratio
  - Fire code capacity
  - Persons per acre
  - Case-by-case consideration through conditional use process
Floor Area Ratio

- **Ratio of Usable Floor Area to Land**
  - Building square footage divided by lot area

- **Military recommendation: max 0.22 in APZ II**
  - Maximum 8,800 sq. foot building on 40,000 sq. foot lot

**Pros:**
- Easy to administer
- Quick
- Known results

**Cons:**
- Only works for structures
- Building measurement does not necessarily reflect density of people
- Benefits larger lots
- Not best tool to meet goal of reducing density

Image source: City of Edmonton
Fire Code Maximum Capacity

- Structures are classified by use and occupancy
- Per 2012 International Building Code

**Pros:**
- Established standard for safety
- Easy to determine capacity

**Cons:**
- FNSB does not administer fire code
- Does not effectively meet goal of low density: no enforcement
Density per Acre

- **Persons per acre**
  - Military recommends no more than 50 people/acre
  - Could be applied to all new uses or specific new uses

- **Pros:**
  - Directly addresses goal of lower density

- **Cons:**
  - Difficult to administer
  - Impossible to enforce
  - Benefits larger lots
Conditional Use Permit

- Specific uses listed in each zone
- Likely to be required for expansion of prohibited uses
- Review process includes a public hearing and decision by the Planning Commission.

- **Pros:**
  - Existing administrative framework
  - Customized to a specific use and location
  - Appropriate conditions can be added

- **Cons:**
  - Cost
  - Time: 6 weeks minimum
  - Uncertainty
How should Limitations be Applied?

- For parcels only partially within the APZ, how should a density limit apply?

  - Development anywhere on the parcel
  - Development only if within the APZ
Next Steps

Safety/Density Overlay

• August 23: Community meeting at Noel Wien Library

• Round 3 of community meetings to discuss a draft ordinance *(September/October)*

• Planning Commission work session and public hearing

• Assembly work session and public hearing
Project Info

- On the web:  [http://fnsb.us/cp/Pages/JLUS.aspx](http://fnsb.us/cp/Pages/JLUS.aspx)
- By phone:  907-459-1260
- Via email:  planning@fnsb.us
- In person:  907 Terminal Street
- Like us on Facebook
Zoning: Cowles to Noble
Zoning: Noble to Slater