

Kenai Peninsula Borough Planning Department

MEMORANDUM

TO: Kelly Cooper, Assembly President
Members, Kenai Peninsula Borough Assembly

THRU: Charlie Pierce, Mayor *CP*
Max Best, Planning Director *MB*

FROM: Bruce Wall, Planner *BW*

DATE: November 21, 2019

RE: Ordinance 2019-34, Amending KPB 21.46.040 to Create the Kalifornsky Center Single Family Residential R-1 Local Option Zoning District on an Approximately 55-Acre Borough-Owned Parcel (Mayor)

A 55-acre borough-owned parcel off Kalifornsky Beach Road was classified as residential on April 2, 2019 via resolution 2019-020 in anticipation of its eventual sale. This property is now proposed for sale during the 2020 KPБ sealed bid land sale. The area adjacent to the parcel is subject to significant residential use. The borough has previously subdivided and sold lots after creating residential local option zoning districts for subdivisions.

The borough has also previously created a residential local option zoning prior to subdividing land so that the private sector can develop the subdivision, as is being done with this proposed LOZD. The standard formation requirements are waived for the formation of the LOZD. However, the KPB 21.44 standards applicable to a single-family residential zoning district will remain applicable for the subdivision.

Your consideration of this ordinance is appreciated.