

NORTH POLE LAND USE PLAN INTRODUCTION

The Fairbanks North Star Borough Regional Comprehensive Plan adopted in 2005, is the guide for the Borough's response to future growth and change. The Plan recognizes that every community in the Borough is unique and recommends a specific land use plan be developed for each community.

From this directive, a North Pole Land Use Plan has been prepared that incorporates mixed land uses and sound transportation and pedestrian circulation as a basis for applying smart growth principles. The Plan also strives to represent the values of North Pole residents and the physical assets that make North Pole a great place to live. A North Pole Land Use Advisory Committee was instrumental in guiding the planning process and involving the North Pole public and business owners. The North Pole Land Use Plan is comprised of community goals, land use framework map, recommended implementation strategies, and proposed transportation, trails, pedestrian/bicycle and parks/ open space maps.

The primary component of the North Pole Land Use Plan is a land-use framework map which identifies a geographic representation of North Pole's preferred future land use scenario. The framework summarizes the community's desires of how development and preservation should occur in the future. The land categories provide direction to land owners, developers, government staff and elected officials as they consider a variety of land use decisions. Public and private development investment, preservation activities, infrastructure and regulatory decisions will move North Pole toward the 'desired future condition' shown on the land-use framework.

In some instances, the land-use framework show land categories that differ from an existing or proposed use on a property. The land categories do not regulate land use and are intended to only provide direction when considering future land use decisions. All structures and land use need only comply with current zoning regulations on the property. The North Pole Land Use Plan will not have any effect on a landowner's ability to sell their property. It additionally will not stop anyone from developing property under what the existing zoning allows.

Once the North Pole Land Use Plan is adopted by the Borough Assembly it will become an element of the Regional Comprehensive Plan and the land-use framework will replace the existing land use plan map for the City of North Pole. The Plan, directed by the implementation strategies, will then be used in conjunction with the Goals, Strategies and Actions of the FNSB Regional Comprehensive Plan.