



FAIRBANKS NORTH STAR BOROUGH

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Tanana 440 Open House - November 13, 2008, 5:30 to 7:30

We have worked with Kalen and Assoc. for the last 18 months to complete the development objectives described by the FNSB Assembly Ordinance in early 2007. The Department of Land Management with Kalen and Assoc. are pleased to present an Access Analysis, studying the impact of such a development on the surrounding road system, and Master Plan for the Borough-owned parcel known as the Tanana 440. The Master Planning effort produced 3 concept plans and a plat dedicating the extension of Cripple Creek Road through the parcel, a 30' trail easement and 2 tracts.

This meeting is being held to collect public input on the analysis and concept plans and give us some ideas on how to proceed. Please keep in mind, these are still conceptual plans drawn up by our Surveyor and there are no funds appropriated for additional survey, subdivision or road work. We appreciate any comments from you, the public.

Plan A is based on RE-4 zoning, what do you like or dislike about this plan?

Plan B is a concept based on FNSB's Cluster Development Code of Ordinance. It implements an idea that "clusters" the same number of lots allowed by the current zoning on smaller lots while retaining 50% of the acreage as open space held in common ownership. What do you like or dislike about this concept?

Plan C implements RE-2, RE-4, RA 10 or 20, and Open Space Buffer for a more varied development project. What do you like or dislike about this plan?

Are there any amenities important to you that have been over looked?

Do you have any other questions or concerns?

Would you like to be on our contact list? Email Address:

Name:

Address:
