

Hillside District Plan Public Hearing D R A F T

Appendices

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Appendix A.

Hillside District Plan Supporting Documents

The following documents were prepared as supporting material for the Hillside District Plan. These documents have been referenced throughout the Plan where additional technical or background information will be helpful in understanding the policies in the Plan and how they came to be recommended. Until such time as it is no longer needed, electronic copies of all the supporting documents may be found on the Hillside District Plan website: www.hillsidedistrictplan.com.

Hillside District Plan Issues, Goals and Choices

Hillside District Plan White Papers

Factors Affecting Groundwater Quality

Onsite Regulations and Approval Processes

Onsite Wastewater Systems Advanced Technology

Cluster (Community) Onsite Wastewater Systems

Does a Property Owner Have to Connect to Available Public Water or Sewer to Buy the Property?

Extending Public Water and Sewer Main Lines

Water & Sewer Service on the Hillside: Who's served and by whom?

Drainage Regulations

Drainage Maintenance

Development and Runoff

Road Connectivity

Road Maintenance and Service Areas

Roadway Classification

Hillside Trails and Chugach Connectivity

Hillside Area Household Survey

Hillside District Plan Alternatives: A Framework for Public Discussion

Onsite Wastewater Supplementary Report

Onsite Water and Wastewater Draft Recommendations

Transportation Alternatives Report

Hillside District Plan Pilot Watershed Drainage Plan: Little Rabbit Creek and Little Survival Creek Watersheds

Appendix B.

Summary of HDP Implementation Actions

The chart below summarizes major implementation actions associated with the Hillside District Plan. As the plan is reviewed, revised and finalized, it is likely that the scheduled dates for carrying out this work, as well as the specific responsibilities, will be further refined. Policy numbers are the same as those in the plan; only polices requiring an explicit implementation action are included.

KEY:
 Near-term = 1-3 years
 Mid-term = 4-6 years
 Long-term = > than 6 years

LAND USE & ENVIRONMENT		
Action	Responsibility	Time Frame
Goal 1 – Location, Intensity of Development		
<i>SE Hillside Residential</i>		
1-B. Shift the current boundary of the Maximum Perimeter of Public Sewerage in the Upper Potter Valley area west to Finland Road.	Boundary changed with adoption of HDP	At plan adoption
<i>Lower Hillside Residential</i>		
1-D. Change the land use designation for the Furrow Ck area (generally west of Elmore as noted on the LUP map) and create an overlay district to allow residential densities to increase from current densities of one dwelling unit per acre (DUA) up to two DUA for tracts of 7.5 acres or larger, and three to four DUA for tracts of 10 acres or more, and sets standards for the site plans of such subdivisions.	Creation of overlay district initiated by Planning Department following HDP adoption	Near-term
1-E. Shift the current boundary of the Maximum Perimeter of Public Sewerage eastward to Elmore Road, to match the current ARDSA (Anchorage Road and Drainage Service Area) boundary.	Boundary changed with adoption of HDP	At plan adoption

Action	Responsibility	Time Frame
<i>Commercial</i>		
1-F. Slightly expand the area available for commercial use in the Potter Marsh neighborhood commercial district (just south of the intersection of Rabbit Creek Road) and incorporate new design standards and tie-in to public sewer.	Creation of overlay district initiated by Planning Department following HDP adoption	Mid-term
Goal 2 – Character of Development		
2-A. Establish new standards for development, addressing drainage, grading, and retention of vegetation, to apply in the upper elevation and steeply sloping areas of the Hillside	Objectives established by the HDP; codification by MOA through Title 21, other actions	Near-term
2-B Revise the current subdivision approval process to require submittal and approval of site environmental information at the pre-application meeting	Objective established by the HDP; MOA Planning	Near-term
2-C. Establish a new “Hillside Conservation Subdivision” ordinance allowing flexibility in subdivision layout to better protect environmental and neighborhood character	Objective established by the HDP; MOA Planning to make revisions to Conservation Ordinance	Near-term
Goal 4 - Plan for new public facilities		
Fire Stations, schools & other Public Facilities – site selection study	Public facility site selection study as needed	
Goal 5, 6 - Protect Environmental Quality; Maintain and improve system of parks and open spaces		
5-B. Working at the watershed scale, establish a mapped overlay of “built/green infrastructure” and use this information to guide the layout of future subdivisions.	Built/green infrastructure map approved with adoption of HDP; Planning Dept, PM&E apply this overlay to specific projects	Near-term

Action	Responsibility	Time Frame
Goal 7 - Visual Quality		
7-B. Establish new standards to reduce the visual impact of development on select, identified prominent ridgelines	Objective established by an overlay district; MOA	Near-term
DRAINAGE		
Goal 8 - Develop a functional, watershed-based drainage management system for the Hillside District (PM&E)		
8-A. For steep areas and areas above timberline, develop standards to reduce runoff from individual parcels and subdivisions. Such standards may include increasing retention of vegetation, using rain gardens, and retaining natural stream corridors.	Objectives established by the HDP; codification by MOA Planning & PM&E	Near-term
8-B. Manage runoff on a watershed basis. Define an integrated system of drainage features at the watershed scale (“built/green infrastructure”) by preparing and following drainage plans for all Hillside watersheds.	Watershed drainage plans prepared by the Watershed Management Services section of MOA Project Management & Engineering (PM&E)	Near & mid-term
8-C. Develop Hillside and Bowl-wide background material to enhance watershed drainage planning and green/built infrastructure mapping.	Cooperative effort of MOA Parks and Recreation and PM&E	Mid-term
8-D. Create a new Hillside drainage management entity to help fund and manage needed drainage improvements, for existing and future development.	See chapter 6	
TRANSPORTATION		
Goal 9 – Road System		
9-A. Identify proposed future road connections to improve the system of primary and secondary roads within the Hillside District	Map approved with adoption of HDP; improvements follow as determined by road management entity & available funding	Near to longer term

Action	Responsibility	Time Frame
9-C. Prioritize paving of primary and secondary roads identified in HDP Roads Map.	General intent established in HDP; implementation by road management entity	Near to long-term
Goal 10 – Trails		
10-A. Trail Network Map– Identify proposed trails and trailheads to improve the system of trails within the Hillside District and provide access to Chugach State Park.	Map approved with adoption of HDP and supersedes the existing Anchorage Trails Plan (for the Hillside study area); means to obtain trails & trailheads include the subdivision process, purchases, land trades and donations	Near to long-term
10-B. Provide a range of trailheads and parking areas to Chugach State Park, including neighborhood and auto-access trailheads	Trails and trailhead policy approved with adoption of HDP – specific location and implementation by MOA Parks, Chugach State Park & Planning; and planning resources need to be identified.	Near to long-term
Goal 11 – Transit		
11-A. Future route structuring by People Mover should consider service to the University/ Medical area from the Lower Hillside.	MOA Public Transportation (as they carry out service evaluations)	Near to long-term
11-B. Create park-n-ride lots in the Hillside District. Priority is on the lower Hillside in the area between Huffman and Rabbit Creek near the Seward Hwy	MOA Public Transportation (as they carry out service evaluations)	Long-term
Goal 12 – Funding, Maintenance Operations		
See Chapter 6	Same as above comment	

Action	Responsibility	Time Frame
WATER AND WASTEWATER		
Goal 13 - Provide a combination of onsite, neighborhood and public water and wastewater services in a manner that protects public health, ensures environmental quality, provides cost-effective installation and operation, and meets resident and landowner needs. Preserve the viability of onsite water and wastewater systems and the quality of domestic water supplies.		
<i>Neighborhood Systems</i>		
13-C. Transfer regulatory and enforcement responsibilities for oversight of neighborhood wastewater treatment systems from the State DEC, to the MOA Onsite Services Section, provided that the Municipality dedicates the resources necessary to successfully undertake its responsibilities assumed with this new authority	MOA Onsite Services Section	Mid-term
13-D. Adopt (through Municipal Code) appropriate policies for ownership and operation of neighborhood systems	Contingent on 13-C; MOA Onsite Service Section	Mid-term
13-E. Contract the boundary of the AWWU certificated service area in the Hillside District to match the Maximum Perimeter of Public Sewerage	AWWU	Mid-term
<i>Onsite Wastewater Problem lots</i>		
13-F. Develop solutions to wastewater problem lots on a case-by-case basis	MOA Onsite Services Section, working with other landowners, MOA Depts and/or AWWU	Near to longer term
<i>Well Water Protection Program</i>		
13-G. Develop and implement a Hillside Well Water Protection Program	See Chapter 6	
13-H. Develop and implement a comprehensive program to improve understanding of aquifer system conditions	MOA Onsite Services Section	Mid-term
13-I. Develop and implement a program to protect water wells through actions of individual property owners	MOA Onsite Services Section	Mid-term

Action	Responsibility	Time Frame
13-J: Develop and implement a program to protect water wells through community owner actions	MOA Onsite Services Section	Mid-term
13-K Amend the Municipality of Anchorage Wastewater Disposal Regulations (chapter 15.65) as described in Section E below	MOA Assembly & Onsite Services Section	Mid-term
<i>Onsite Standards</i>		
13-L. Revise the existing Wastewater Disposal section of the Anchorage Municipal Code to improve the construction and operation of onsite wastewater systems	MOA Assembly & Onsite Services Section	Mid-term
<i>“Maximum Perimeter of Public Sewerage”</i>		
13-M. Change the “Maximum Perimeter of Public Sewerage”	Change made with the adoption of the Hillside District Plan	
IMPLEMENTATION: FUNDING & MANAGING INFRASTRUCTURE; DEVELOPMENT STANDARDS		
<i>Part 1: Funding & Managing Infrastructure</i>		
14-A: Establish a new Hillside District Funding and Management Entity to manage and finance roads, drainage, and trails at a watershed and/or community-wide scale	Assembly, MOA PM&E	Near-term – highest priority
14-B: Extend the Hillside Park Service Area boundary to cover the full Hillside and also takes in the initial mile of Chugach State Park	Assembly, MOA Parks, Legal, and Planning	Mid-term
14-C: Create a new funding and management program targeted on improving Chugach State Park access with trailhead and parking facilities	Assembly, MOA Parks, Legal, and Planning	Mid-term
14-D: Establish a Hillside “Well Water Protection Program” and new programs and standards for managing neighborhood wastewater systems	Assembly, Hillside residents; MOA Onsite Services	Mid-term

Action	Responsibility	Time Frame
14-E: Modify the boundaries of the existing AWWU state certificated wastewater treatment area	Assembly, AWWU and DHHS	Mid-term
14-F: Extend the MOA Building Safety Service Area and, with this, the requirement for building permits, to the entire Hillside	Assembly, MOA	Mid-term
<i>Part 2: Development Standards and Procedures</i>		
14-G. Modify submittal and review requirements for subdivisions in the Hillside	Objective established by the HDP; codification by MOA Planning and PM&E	Near-term
14-H. Clearing, grading and other site modifications will not be permitted prior to the approval of a preliminary plat, building permit or land use permit	Objective established by the HDP; Development Services, Watershed Management	Near-term
14-I. Establish a new set of development standards for subdivisions in upper elevation or steeper slope areas of the Hillside	Same as 14-G	Near-term
14-J. Establish a new set of development standards for individual lots or parcels in upper elevation or steeper slope areas of the Hillside	Same as 14-G	Near-term
14-K. Where existing drainage systems are discontinuous, acquire necessary drainage easements required to solve drainage problems, preferably through voluntary sales, or as a last resort, through eminent domain	Objective established by the HDP; Development Services, Watershed Management	Near-term
14-L. Establish development standards for Hillside conservation subdivisions	Objective established by the HDP; MOA Planning	Near-term
14-M. Establish standards for lighting	Planning	Mid-term
14-N. Establish standards for ridge-top development	Planning	Near-term

Appendix C.

HILLSIDE LAND USE PLAN MAP

Once adopted, the Hillside District Plan will update the Municipality of Anchorage Comprehensive Plan. The Hillside District Plan Land Use Plan map is a policy document designed to guide future development decisions in the Hillside area, generally located south of Abbott Road and east of the Seward Highway. As such, it provides a broad plan for the overall pattern and distribution of future growth in the Hillside. The Hillside Land Use Plan map, once adopted, updates the 1982 Generalized Land Use Plan and Residential Intensity Plan for the study area.

The Land Use Plan map provides a visual representation of long-term policies; it is not a detailed blueprint for future development, nor is it a zoning map which establishes specific land uses on a lot by lot basis. Rather, it is, in conjunction with the Hillside District Plan, a policy guide and legal basis for future zoning changes and other development decisions.

The Municipality's Title 21 Land Use Regulations establish rules regarding development. These regulations are applied as zoning districts on the Official Zoning Map, which delineates zoning district boundaries in the Hillside Area. Future amendments to Title 21 regulations, zoning changes and other land use decisions are intended to conform to the Comprehensive Plan, which includes the Hillside District Plan and Land Use Plan map.

AMENDMENTS TO THE LAND USE PLAN

The Land Use Plan map is a framework for future growth through the year 2029 and beyond. This framework provides a district-specific context for coordinating decisions regarding the development and redevelopment of various areas. The Land Use Plan map is not intended as a fixed predetermination of land use through 2029. It can be updated and amended, just like other parts of the Comprehensive Plan. As the community continues to grow and change, it is anticipated that the Land Use Plan map will also change.

Proposed Land Use Plan map amendments may be reviewed concurrently with other development proposals. For instance, if a proposed rezoning is demonstrated to have community-wide benefits and responds to new issues, needs or opportunities not addressed in the Hillside District Plan or other elements of the Comprehensive Plan, an amendment to the Land Use Plan map may be appropriate. Conflicts between a development proposal and the Land Use Plan map should be resolved using the guidance of Comprehensive Plan and Hillside District Plan policies.

The implications of proposed amendments to the Land Use Plan map that would result in significant land use changes should be considered and analyzed on a community-wide basis. Changes to the Land Use Plan map constitute an amendment to the Comprehensive Plan. A proposed amendment should be demonstrated to be consistent with the Hillside District Plan, the Comprehensive Plan, and the overall Anchorage Bowl Land Use Plan map framework for locating future population and employment, and the community-wide allocation of sufficient lands to meet forecasted growth.

LAND USE PLAN CLASSIFICATIONS

The Land Use Plan map identifies different Land Use Classifications to illustrate the location and extent of categories of land in the Hillside Area. The classifications define the building intensity and density for each area.

The pages that follow define the Land Use Classifications. The description of each classification includes a generalized description of predominant uses, intensity of use and essential physical characteristics of development. The classifications are consistent with those utilized for the Anchorage-Bowl Land Use Plan Map, though in some cases they have been altered specifically for the Hillside. Most classifications conclude with a set of bulleted location criteria. These provide the rationale for where each use is recommended to be located. The location criteria for each classification apply in combination rather than individually. However, it is not necessary that all criteria be achieved in every location.

RESIDENTIAL CLASSIFICATIONS

The Residential Classifications identify areas substantially developed for residential purposes that are expected to remain residential. They also identify vacant lands best suited for residential development.

In addition to the residential characteristics described below, other uses such as schools, churches, parks, child care facilities, and other public or institutional uses may be allowed in residential areas, if determined to be compatible with and oriented toward the needs of the immediate neighborhood.

The residential density ranges are generalized descriptions of the type of development considered appropriate for a broadly defined area. The measure of housing units per gross acre is based on areawide densities rather than specific densities for individual parcels. This allows the Land Use Plan map to indicate the intended overall distribution of population and housing units for entire contiguous geographic areas of the Hillside community.

The measure of housing units per gross acre includes streets, open spaces, leftover or unusable lands and small non-residential uses within a residentially designated area on the Land Use Plan map. It is not intended to be applied directly as the measure of how many housing units may be allowed on each lot or development site. The Title 21 Land Use Regulations and Official Zoning Map will determine how many housing units may be allowed on each lot or development site.

Limited Intensity Residential

Intent: The Limited Intensity Residential designation provides for large-lot, semi-rural residential neighborhoods in areas where natural conditions and distance to services preclude more intensive development.

Description: The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure, remoteness and environmental constraints. Lot size, setbacks, the variety of custom housing designs and the presence of natural vegetation help retain the semi-rural and natural environment. This designation is implemented by the R-6, R-8, R-9 and R-10 zones.

Location Criteria: As with all other Land Use Designations, these apply in combination rather than individually. However it is not necessary that all be achievable in every location:

- Areas with an established large-lot, semi-rural development pattern;
- Areas outside of the water / wastewater service boundaries;
- Areas furthest from employment and services, where higher density development would impact traffic congestion;
- Areas constrained by limited road access; and
- Areas where environmental constraints preclude more intense site development.

Low Intensity Residential, Detached Houses

Intent: The Low Intensity Residential, Detached designation provides for single-family detached residential neighborhoods.

Description: The predominant land use consists of conventional single-family detached houses on individual lots generally between 6,000 and 20,000 square feet or more in size. The intended density range is greater than 1 and up to 5 housing units per gross acre. Detached houses, building scale, landscaped setbacks and low traffic volumes on local streets contribute to a low intensity living environment. This designation is implemented by the R-1, R-1A and, R-7 zones.

Location Criteria:

- Areas with an established single- family detached development pattern;
- Areas not severely impacted by land uses of incompatible scale or intensity;
- Areas not subjected to high volumes of through-traffic;
- Areas furthest from employment and services, where higher density development would impact traffic congestion; and
- Areas outside of designated redevelopment/mixed-use areas, town centers and transit supportive development corridors;

Medium Intensity Residential

Intent: The Medium Intensity Residential designation provides for a compatible mix of multi-family and attached housing choices and an efficient use of residential land near community services and Commercial/ Mixed-use Centers. It is also intended to provide for an attractive, high-quality living environment with design amenities for residents.

Description: Predominant land uses consist of 2 to 4 story multi-family complexes and townhouses at an intended overall density of greater than 15 and up to 35 housing units per gross acre. A critical mass of housing at this density threshold supports a diversity of housing choices, efficient provision of public infrastructure and more frequent transit service. New development provides design amenities such as private open space and recreation areas. It also provides transitions and buffering between lower and higher density residential areas.

This designation may accommodate additional density of up to 40 housing units per gross acre adjacent to designated Commercial/Mixed-use Centers except for those at the neighborhood scale. Qualifying projects should provide “town center” oriented urban design features as defined in the land use regulations. This designation is implemented primarily by the R-3 zone.

Location Criteria:

- Areas with an established multi-family housing development pattern;
- Areas of transition between intense uses or high traffic volumes and lower density Residential designations;
- Areas accessible to arterials without the need to travel through less intensive uses;
- Areas within walking distance of parks, schools and other community facilities, transit routes, shopping and employment;
- Areas that can provide housing density in transit-supportive development corridors or near Commercial / Mixed-use Centers;
- Areas once designated for lower density residential that are well positioned for redevelopment and designated by an adopted plan for more intensive use;
- Areas formerly designated for non-residential use that are underutilized and well-positioned for residential redevelopment.

COMMERCIAL DESIGNATIONS

Commercial Corridor

Intent: The Commercial Corridor designation provides for local and regional retail sales and services on major street corridors which are already developed for commercial purposes.

Description: Some Commercial Corridors are automobile dependent, characterized by individual low-rise, single-use retail buildings or strip malls with multiple tenants. Predominant land uses include a range of retail sales and service uses as well as similar commercial uses such as fast food, vehicle services and entertainment uses that generate customer vehicle traffic. It is important that site development be situated to have minimal impact on residential areas.

Other Commercial Corridors may be designated for transit-oriented development. These areas often feature older, smaller lot development patterns, frequent transit service, and are well-positioned for intensive, pedestrian-friendly redevelopment.

This designation is implemented by the B-3 zone in automobile dependent corridors. It is implemented by the NMU and CMU zones in transit-supportive development corridors. NMU and CMU are designations used in the Title 21 rewrite.

Locational Criteria:

- Linear street corridors with single-use retail sites or multi-tenant strip malls;
- Existing commercial corridors designated by an adopted plan for transit oriented (re)development.

Not intended for significant geographic expansion at the expense of Residential or Industrial designated areas.

Neighborhood Center

Intent: The Neighborhood Center designation on the Hillside provides for small size commercial uses that serve the surrounding neighborhood, cluster of neighborhoods, and visitors to the Potter Marsh area.

Description: Predominant land uses consist of small scale, non-obtrusive convenience retail, such as gift stores, book and natural history product store, bike rentals, a small restaurant, a small office center serving local home-based businesses, or a small grocery store. It is important that the scale, appearance and function of new development be compatible with adjacent residential uses, and designed with a goal of reducing vehicle trips and driving distances, and minimizing traffic impacts. An overlay district must be in place before any expansion of commercial uses in this area is permitted. The overlay district will include a set of design standards to provide for a cohesive, integrated district, with internal pedestrian pathways and coordinated parking, compatible building design, and a collection of uses that together provides the range of services outline above. This designation is implemented by the B-1A, NMU, and overlay district zones.

Location Criteria:

- Area designated by an adopted plan as neighborhood commercial center.

PARK AND NATURAL RESOURCE DESIGNATIONS

Park and natural resource use areas designated on the Land Use Plan map are generally either existing or known planned areas. The Land Use Plan map is intended to be updated as new park lands are acquired or other changes occur.

Park and Natural Resource

Intent: Park and Natural Resource designation provides for active and passive outdoor recreation, conservation of natural areas and trail corridors connecting neighborhoods.

Description: Uses include neighborhood, community, and natural resource use area parks, special use parks, golf courses, greenbelts, and other municipal open spaces that are dedicated or designated by an adopted plan for parkland or natural conservation. Other municipal lands of high natural value that are environmentally unsuitable for development are also included.

Special purpose facilities such as sports complexes or interpretive centers that support park, recreation and natural resource functions may be allowed subject to special reviews defined in the Title 21 Land Use Regulations. This designation is implemented by the PR and PLI zones. Most other zones may also be compatible implementation zones for non-dedicated park and recreation lands.

Other Areas that Function as Park or Natural Resource

Intent: This designation applies to non-municipal lands that, by adopted plan, formal agreement, subdivision or easement, function as part of the community system of parks, outdoor recreational facilities or natural preservation areas.

Description: This designation comprises several kinds of non-municipal lands. First, it includes state or federal lands designated by an adopted plan as park or natural resource use, or that are environmentally unsuitable for development.

Finally, this designation also includes private lands that, by easement, subdivision, agreement, commercial activity or severe environmental constraints function as park, outdoor recreation or natural resource areas.

Some natural open spaces or buffer areas in this designation are not intended to provide public recreation access. This designation is implemented by the PLI or other zones or subdivisions depending on the location.

COMMUNITY FACILITY DESIGNATIONS

Designated public facilities and institutions are generally existing or known planned facilities. The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made.

School and Community Institutional

Intent: The School and Community Institutional designation provides for small to medium scale institutions that can integrate into the scale of the local neighborhood and provide a community service or focus for the surrounding area.

Description: The most common use consists of public and large private schools with outdoor campus recreation facilities, including primary and secondary schools. Religious campuses ten acres or larger in size and/or containing large school functions also fall within this designation. Other community institutions include such uses as community centers, museums, cemeteries and public libraries that serve the immediate area or that are similar to neighborhood serving institutions in terms of physical scale and external impacts. This designation also allows for not-for-profit administrative offices uses. This designation is implemented by the PLI zone.

Public Utility / Facility

Intent: The Public Utility/Facility designation provides for public facilities and infrastructure that are industrial in character.

Description: Predominant land uses consist of public utilities: sewer and water treatment plants, power generation plants, industrial yards, water tank reservoirs, pump stations and facilities for maintenance or fleet services. The designation also applies to facilities such as fire stations not oriented to on-site customer service. This designation is implemented by the PLI zones. Some utility facilities may be appropriate in residential areas with adequate review taking into consideration surrounding development.

Residential / Access Reserve

Intent: The Residential Access Reserve designation is for land set aside that could be made available for roadway access or disposed of in the future.

Description: An area that follows the contour of a steeper slope section of the south end of HLB Parcel 2-136. This status places an approximately 8-acre triangular section in a reserve that could be made available or disposed of in the future for residential development and/or for utility and roadway access to future up slope residential development in the to the east. Reserving this portion as a combination residential/access tract might facilitate future residential expansion and associated infrastructure in an area with otherwise considerable physical constraints. The southern portion of HLB Parcel 2-135 is reserved for future right-of-way expansion, as is appropriate and required, for redesign of the adjacent switchback in the Potter Valley Road as described in the Potter Valley Land Use Analysis.

Land Use / Zoning Consistency Table (1)

Generalized Land Use Plan Map Designations	Specific Land Use Designations (residential density in housing units per gross acre)	Corresponding Implementation Zoning ¹
Residential	Limited Intensity (0-1) Low Intensity, Detached Houses (1.1-5) Medium Intensity (15.1-35)	R-6, R-8, R-9, R-10 R-1, R-1A, R-2A, R-7 R-3
Commercial	Commercial Corridor	B-3, NMU, CMU
Commercial	Neighborhood Center	B-1A, NMU
Park and Natural Resource	Park and Natural Resource Other Areas that Function as Park or Natural Resource	PR, PLI, PLI-p, and most other zones PLI, and most other zones
Community Facility	School and Community Institutional Public Utility / Facility	PLI PLI, AF*

*Community facilities may be appropriate in residential areas with adequate review.

The Municipality’s Land Use Regulations (Title 21 of the municipal code) is the primary tool for implementing the Comprehensive Plan. Title 21 establishes rules regarding the use of property and site development standards, providing detailed guidance for development based on the policies of the Comprehensive Plan.

The Land Use Plan Map use designations do not affect current zoning boundaries on the Zoning Map. Only future changes to zoning and other land use decisions will conform to the Land Use Plan Map. The Land Use Plan Map is, in conjunction with Comprehensive Plan policies, the official guide for future development decisions, and is implemented through zoning and development review.

Note: The table refers to the zoning districts in Title 21 Rewrite Public Hearing Draft

1 - Note: In addition to the zoning districts that appear in the table, the PR, PLI and PCD zones may be used to implement most Land Use Designations.