

Imagine Kenai 2030

City of Kenai Comprehensive Plan



July 2016



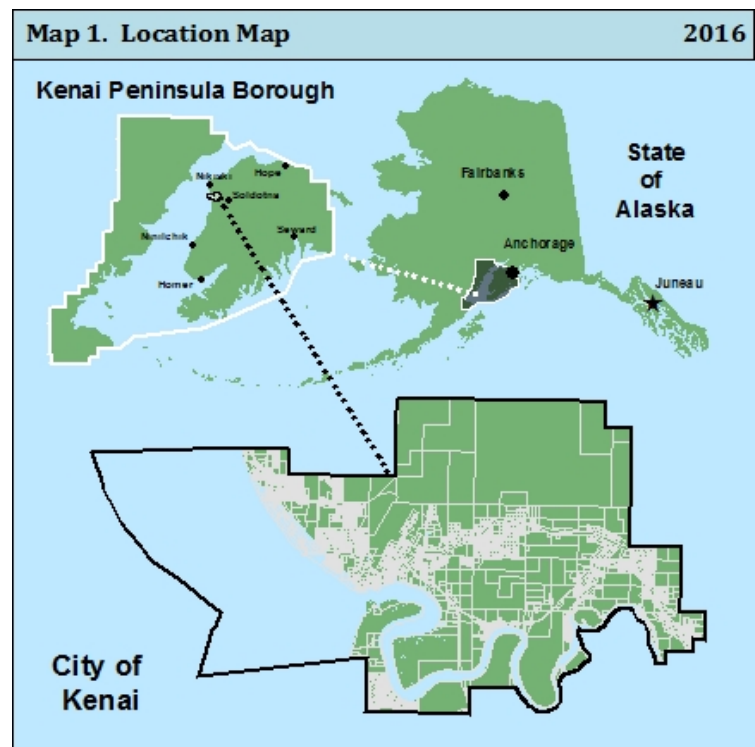
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Chapter 1: Introduction

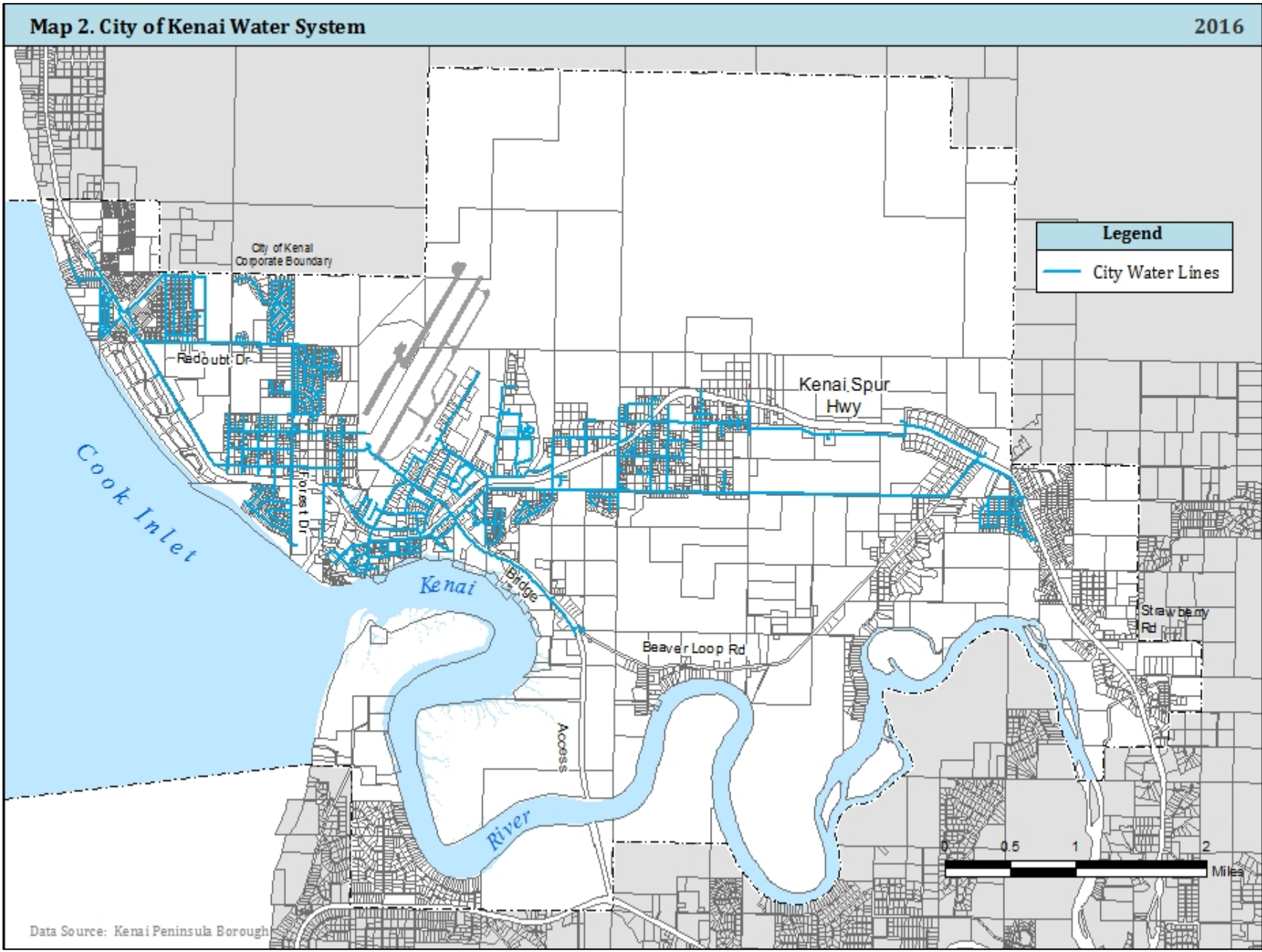
The 2016 City of Kenai Comprehensive Plan (Plan) updates the City's 2003 Plan, includes revisions adopted from 2011-2013 and incorporates much of the information developed during the *Draft 2013 Your City, Your Plan* effort. The Plan guides development in the community and provides important information about the population, environment, economy, transportation, and land use.

The City of Kenai¹ is located within the Kenai Peninsula Borough on the west side of the Kenai Peninsula (Map 1). The City shares planning functions with the Kenai Peninsula Borough (Borough). While the Borough retains authority for ultimate planning powers, it has delegated authority to the City to adopt land use plan amendments and to enact and enforce zoning and land use regulations. Zoning involves designation of different types of land use districts that govern how land can be used. The Plan must be adopted by both the City of Kenai and the Borough. The Kenai Peninsula Borough retains platting authority and record keeping, which includes approval of plats that indicate the location, boundaries and ownership of properties.



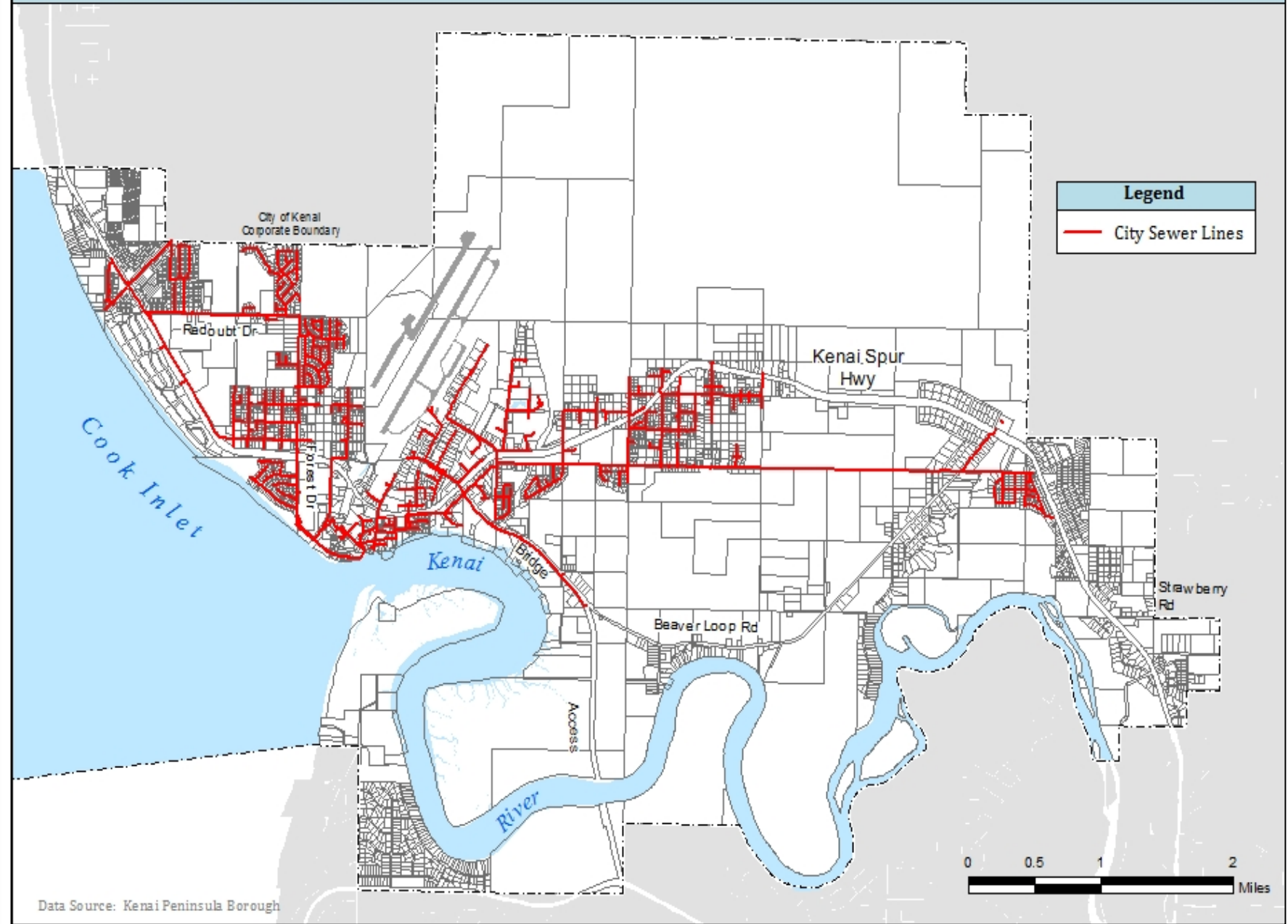
The remainder of this introduction explains the purpose of comprehensive planning followed by a description of how the 2016 Comprehensive Plan is organized.

¹ Throughout the plan, the City of Kenai is referred to as Kenai or the City.



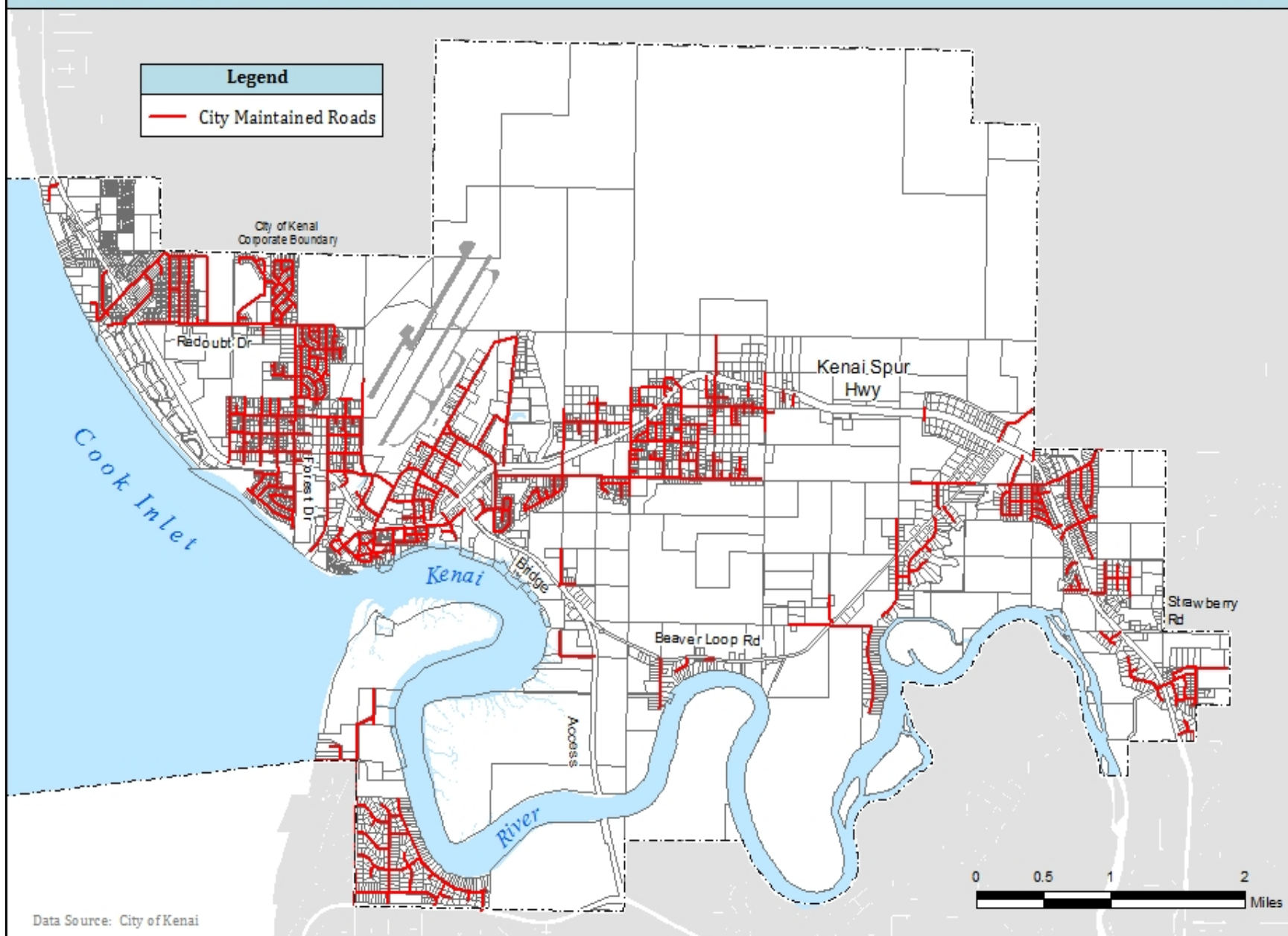
Map 3. City of Kenai Sewer System

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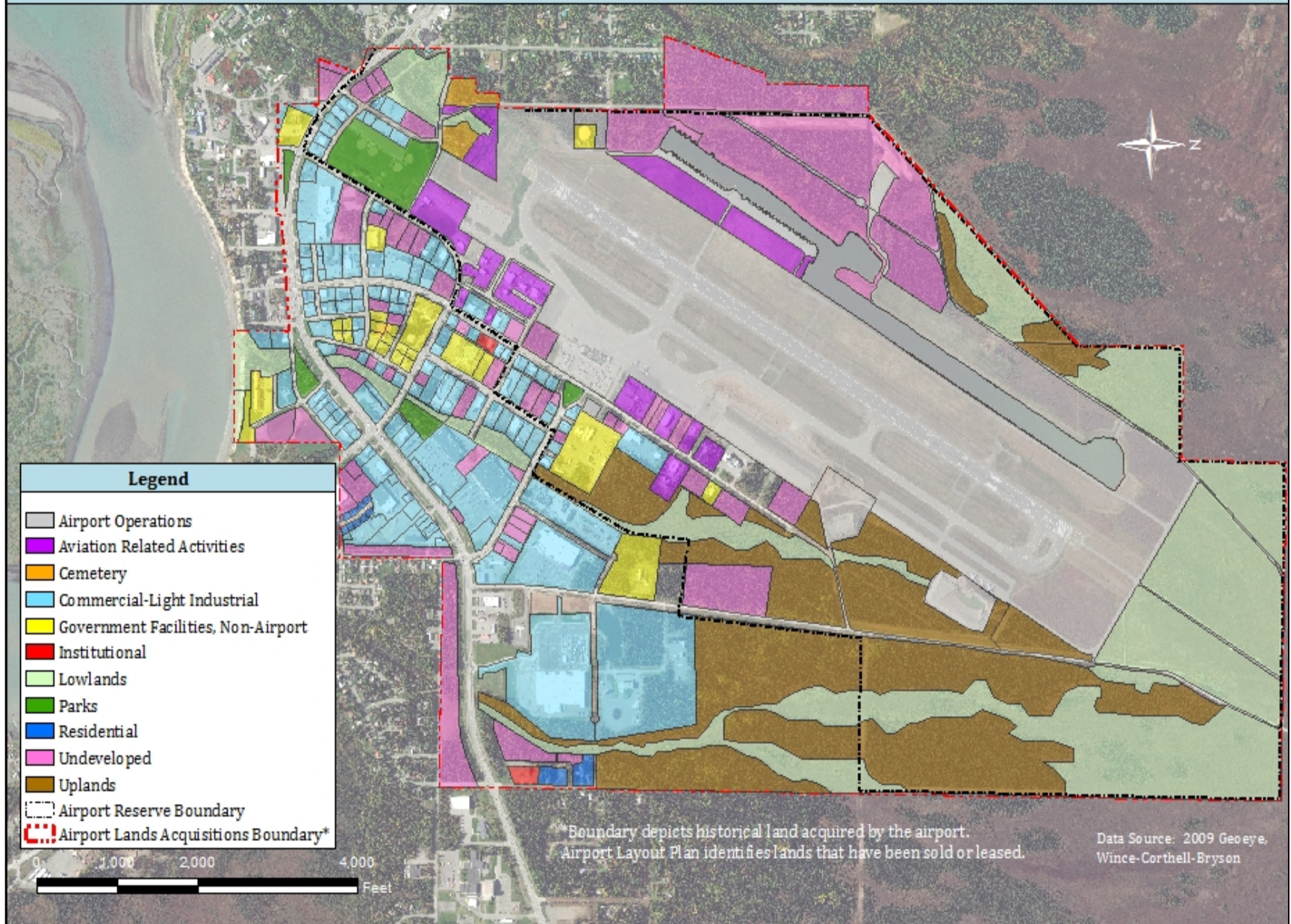
Map 4. City of Kenai Maintained Roads

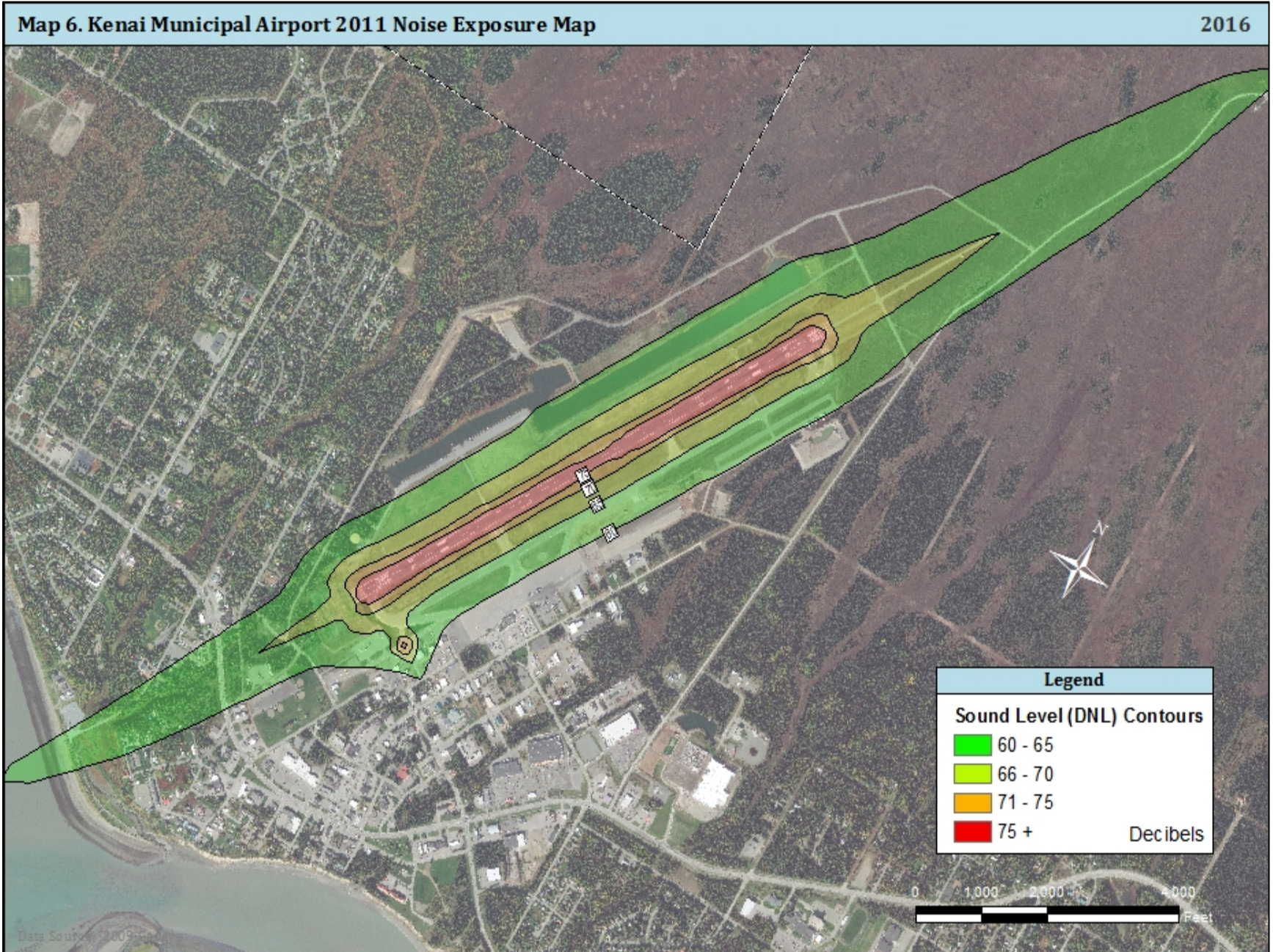
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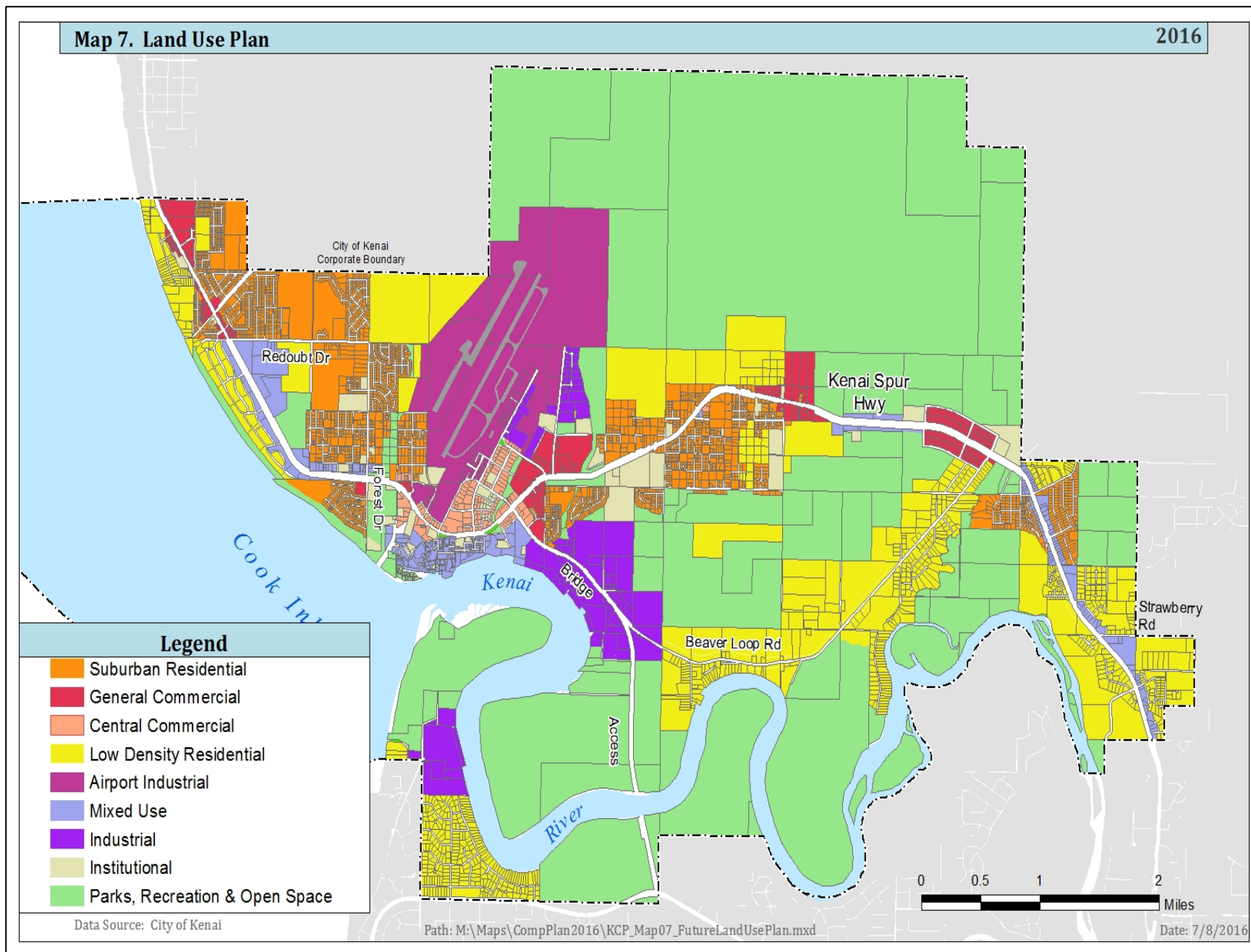


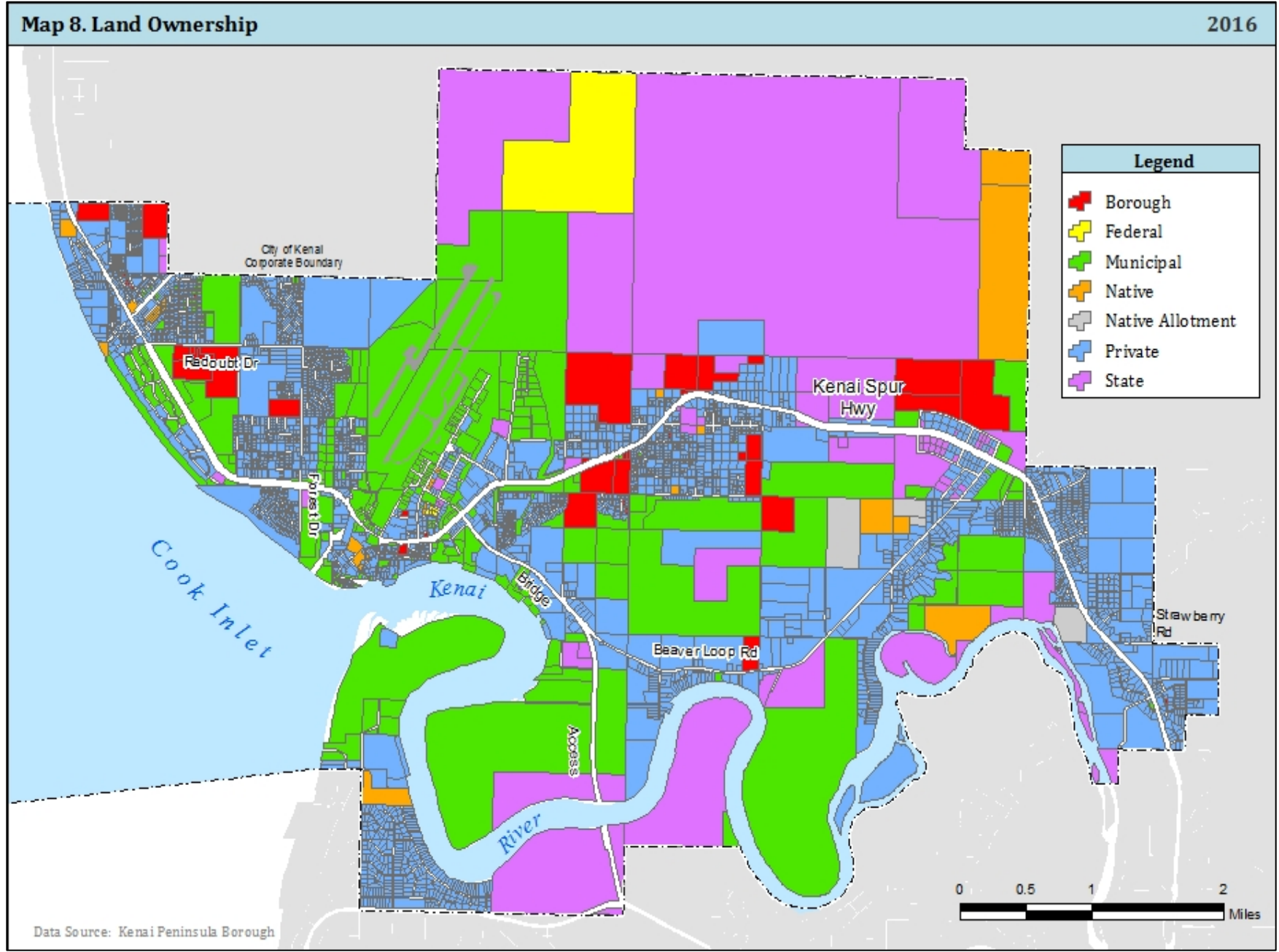
Map 5. Kenai Municipal Airport Existing Land Use Map

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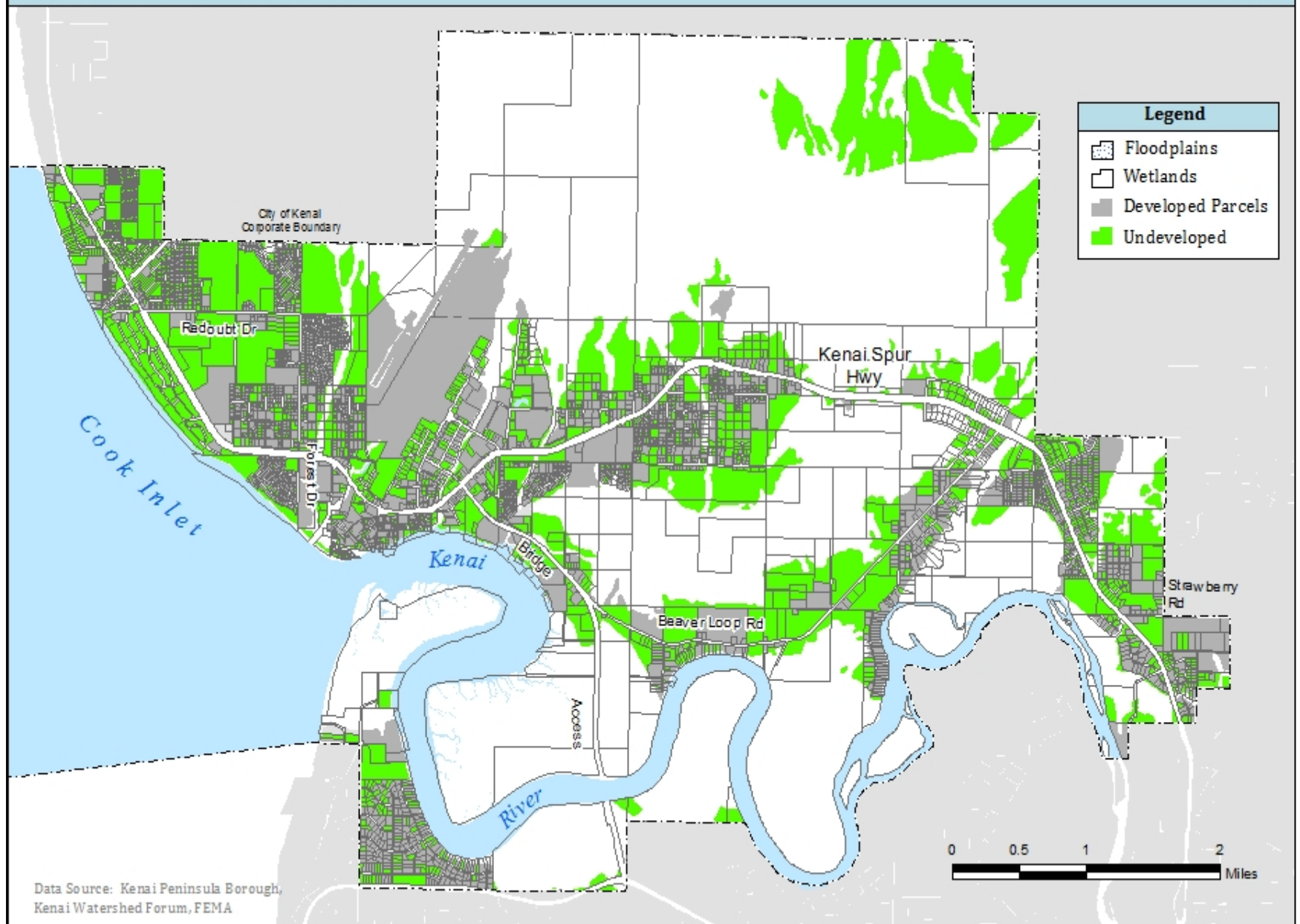








Map 9. Wetlands and Floodplains



5.4 Land Use Classifications

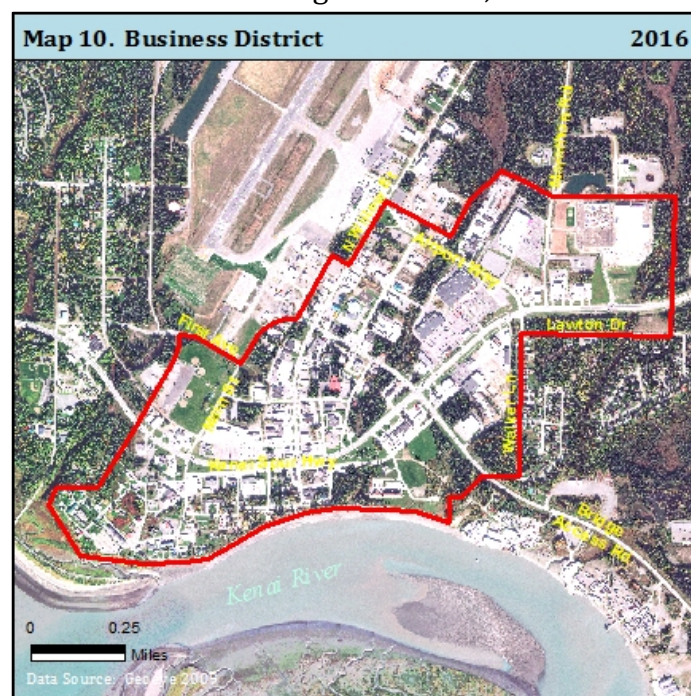
5.4.1 Commercial Land Uses

Kenai's role as a major trade and services center for the Kenai Peninsula generates local investment, employment, and sales tax revenue. Local residents are provided a varied mix of shopping opportunities, however, much of the market base lives outside Kenai city limits.

Commercial land uses dominate the corridor along the Kenai Spur Highway, Bridge Access Road, and in the downtown business district or central commercial area (Map 10). As the City of Kenai commercial areas have shifted east and along the major road corridors, some of Kenai's older business areas are presented with economic challenges. Retail marketing trends, particularly the trend towards big-box retail stores, can displace the sales at existing businesses, which must then downsize/adapt or close.

Residents have also expressed a strong desire for increased occupancy and improvements to the appearance of older commercial buildings.

The Land Use Plan identifies two types of commercial land uses: (1) General Commercial (GC) and (2) Central Commercial (CC). The General Commercial land uses are typically retail, service, and office businesses that serve Kenai and the larger region. This type of development typically requires larger parcels of land and access to major arterial road systems.

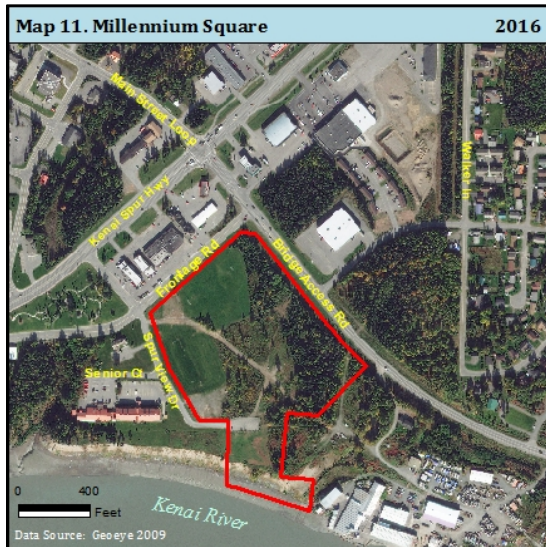


Central Commercial land uses are typically retail, service, and office businesses developed at a more compact and denser scale; locations are accessible and convenient to both motorists and pedestrians; and, residences may be appropriate. These uses can be found in the downtown core area, Townsite Historic District, and specific areas of along the Kenai Spur Highway and the mostly undeveloped area adjacent to the Bridge Access Road and the Spur Highway known as Millennium Square (Map 14).

Central commercial replaces the former “mixed use” classification where it was applied to the downtown core area. It includes other “centers” with existing commercial uses or the sites are zoned commercial.

5.4.1.1 Millennium Square

Millennium Square (Map 11), formerly known as the Daubenspeck Tract, encompasses several irregularly shaped parcels totaling over 21 acres. Millennium Square is the last large city-owned parcel of undeveloped land in the city’s downtown core overlooking the Kenai River. The site provides multiple opportunities for development. Refer to the 2006 KEDS vision and conceptual drawings for detail.



5.4.1.2 Kenai Townsite Historic District

The City of Kenai created the Kenai Townsite Historic District in 1993 (Map 15), comprised of 34 properties in the traditional townsite located on the bluff above the Kenai River.

