

**PLANNING DEPARTMENT  
STAFF ANALYSIS  
REZONING**

**DATE:** January 3, 2022

**CASE NO.:** 2022-0002

**APPLICANT:** Ryan Morman, Anchorage Sand and Gravel Company, Inc.

**REPRESENTATIVE:** Craig Bennett, S4 Group, LLC

**REQUEST:** Rezone from R-1A to PLI

**LOCATION:** Polen Park Subdivision, Tracts 1 (Plat 2019-41);  
Lancaster Subdivision, Tract A (Plat 80-59)

**COMMUNITY COUNCIL:** Sand Lake

**ATTACHMENTS:**

1. Application
2. Departmental and Public Comments
3. Affidavit of Posting and Historical Information

**RECOMMENDATION SUMMARY:** Approval

**SITE**

Acres: ±66 acres  
Vegetation: Grass seeded  
Current Zoning: R-1A, single-family residential district  
Topography: Flat with a slope on the south side  
Utilities: Public water and sewer

**COMPREHENSIVE PLAN**

Classification:

- “Other Area that Functions as Park and Natural Resource” in the 2014 *West Anchorage District Plan*
- “Other Open Space” in the 2017 *Anchorage 2040 Land Use Plan*

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	R-2M	R-2A; PLI-p	R-1	R-1A
Land Use:	Park; Single-Family Residential	Single-Family Residential; Park	Multifamily Residential	Single-Family Residential

**REQUEST**

Anchorage Sand and Gravel Company, Inc. (AS&G) is seeking to rezone two tracts of land totaling 66 acres from R-1A (single-family residential district, large lot) district to

PLI (public lands and institutions) district. The subject property was a large natural resource extraction site that became a fill operation. The last action taken by the Planning and Zoning Commission at this site was to approve amendments to the conditional use for land reclamation with Resolution 2020-010. The amendments added five acres of land at the southwest corner to the land reclamation area and updated the grading and drainage plan.

Previous conditional use approvals for land reclamation stated that the future use of the property would be sports fields and recreational uses. The rezone application states that the purpose of the zoning map amendment to change the zoning to the PLI district is to allow sports fields, playgrounds, farmers markets, pavilions, skateboard parks, community gardens, among other things. This is because the land reclamation operation deposited unclassified fill throughout the site, which is not suitable for any structures in its current state. Fill materials at this site include peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, and construction site clean-up.

In 2019, the Assembly approved the rezoning of ten acres of land which is located southwest of the current petition site. That rezone created two acres of B-1A SL (local and neighborhood business district) and eight acres of R-2M SL (mixed residential district) at the northeast corner of the intersection of West Dimond Boulevard and Sand Lake Road with AO 2019-143AA. These 10 acres are not part of the current rezone to PLI. Also, these ten acres have compacted construction fill, which is different from the 66 acres of unclassified fill.

### **DEPARTMENTAL COMMENTS**

The comments from State and Municipal reviewing agencies are attached. None of the reviewing agencies object to the rezone.

### **COMMUNITY COMMENTS**

434 public hearing notices were mailed on December 10, 2021. One public comment was received. Also, the Sand Lake Community Council adopted a resolution opposing the rezone. Both comments are attached.

### **FINDINGS**

#### **21.03.160 Rezonings (Zoning Map Amendments) Pre-Application Conference**

A pre-application conference was held on August 30, 2021, as required by 21.03.020B.

#### **Community Meeting**

A community meeting was held with the Sand Lake Community Council on October 11, 2021, in accordance with 21.03.020C. A summary of the meeting is included.

### 21.03.160E. Approval Criteria

**The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The standard is met.

The most recently adopted plan calls for this site to be rezoned to the PLI district. *Anchorage 2040* identifies the site as “Other Open Space” and the implementing zoning district is the PLI district. *Anchorage 2040* describes “Other Open Space” as follows:

*This designation applies to non-municipal public and private open spaces that function as part of the Anchorage Bowl’s system of parks, open spaces, outdoor recreational facilities, and natural preservation areas. It includes state and federal lands currently used or designated by an adopted plan as park or natural resource use or that are environmentally unsuitable for development. It also includes private lands that - by easement, subdivision, permit conditions, agreement, commercial activity, or environmental constraints - will continue to function as open space. Many are private lands set aside as common open space tracts in residential development. Some open spaces in this designation are not intended to provide public recreation access.*

*Uses: Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agricultural nursery and horticultural uses.*

*Zoning: PLI or other districts depending on location.*

The *West Anchorage District Plan* shows the site as “Other Area that Functions as Park and Natural Resource” and states:

*Intent: This designation applies to non-municipal lands, or other municipal non-park parcels 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 (e.g., HLB mitigation parcels).*

*Description: Includes a small number of dispersed sites serving as private park, outdoor recreation, wetland mitigation, or natural resource areas, some of which may not allow public recreation access.*

This rezone from R-1A to PLI reflects the reality that this large property has been a fill site for many decades and cannot support R-1A residential development. The uncompacted and unclassified fill is not suitable for any structures in its current state because of settling that will occur over time. AS&G has consistently stated in past conditional use applications that the future use of the property would be passive and active recreation. This is privately held land and not a Municipal-owned park. However, the future use of the property for outdoor recreation is a benefit to the general welfare of the city and particularly southwest Anchorage.

**2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

The standard is met.

The future use of most of the property will not allow any structures because of the unclassified fill placed over the entire site. To construct buildings, even park bathrooms, expensive pile driving or excavation of the unclassified fill would be required. The *West Anchorage District Plan* identifies the site as “Other Area that Functions as Park and Natural Resource”. The *Anchorage 2040 Land Use Plan Map* shows the site as “Other Open Space”. Both the *West Anchorage District Plan* and the *Anchorage 2040* are elements of the comprehensive plan, and the land use designations of these two plans have the same meaning. The implementing zoning district for these designations is PLI.

There are several policies in *Anchorage 2020* that are relevant to this rezoning:

- *General Land Use Policy 4: The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood and District Plan Maps.*

Rezoning from R-1A to PLI will implement the 2014 *West Anchorage District Plan and Anchorage 2040*, which show the site as “Other Area that Functions as Park and Natural Resource” and “Other Open Space”, respectively.

- *General Land Use Policy 5: Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

The proposed PLI zoning is compatible with neighboring zoning and land uses. The properties located north and east of the petition site are zoned R-2M, R-2A, and PLI-p. They are developed with single-family homes, Edna M. Fisk Memorial Park, and Jade Park.

The properties across West Dimond Boulevard to the south are zoned R-1 and developed with single-family and multifamily housing. The ten acres at northeast corner of Sand Lake Road and West Dimond Boulevard is zoned B-1A and R-2M and is not yet developed.

The properties located across Sand Lake Road to the west are zoned R-1A and developed with single-family homes and duplexes.

- *General Land Use Policy 7: Avoid incompatible uses adjoining one another.*

The petition site is surrounded by commercial, residential, and park zoning. The site is bounded by a residential subdivision to the north, the Endicott Street right-of-way to the east, West Dimond Boulevard to the south, and Sand Lake Road to the west.

Most of the uses that are allowed in the PLI district require a public hearing with major site plan review or conditional use permit approval. The approval criteria for major site plan reviews and conditional use permits require conformance with the comprehensive plan, which designates this site as:

- “Other Area that Functions as Park and Natural Resource” per the *West Anchorage District Plan*
- “Other Open Space” per the *Anchorage 2040 Land Use Plan*

Furthermore, any proposed use that is incompatible with a neighboring residential district has Use-Specific Standards (AMC 21.05) and Development and Design Standards (AMC 21.07) to mitigate the potential impact that can even have the effect of prohibiting the use altogether.

- *Residential Policy 14: Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood and District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

The future use of the property will not allow any structures in the current state because of the unclassified fill placed over the entire site. Both the *West Anchorage District Plan* and the *Anchorage 2040 Land Use Plan Map* designate the site for park-related uses, and the implementing zoning is the PLI district.

The applicable *Anchorage 2040 Land Use Plan Map* policies are:

- *Policy 1.1: Use the Anchorage 2040 LUP in concert with area-specific plans as a framework to guide decisions on future development patterns, land uses, and allocations of growth.*

The proposed rezone to PLI district implements both the *West Anchorage District Plan* and *Anchorage 2040*.

**3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The standard is met.

This rezoning is consistent with the purpose of the PLI zoning district. The PLI district is intended for “major public and quasi-public civic, administrative, and institutional uses and activities.” However, many parks in neighborhoods throughout town are PLI zoned. The PLI district has 25-foot setbacks from all property lines.

**4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The standard is met.

The proposed rezoning is compatible with surrounding zoning and development. The zoning around the site is R-2M to the north; R-2A and PLI-p to the east; B-1A, R-2M, and R-1 to the south; and R-1A to the west.

The north and east sides of the site are developed with single-family residential homes and parks. The south side has undeveloped commercial zoning and multifamily zoning and West Dimond Boulevard. Across West Dimond Boulevard is a multifamily residential development (Seacliff Condominiums). The west side of the site abuts Sand Lake Road and the Westpark residential subdivisions.

The PLI district allows a wide variety of uses. However, most of the uses that are allowed in the PLI district require public hearing major site plan review or conditional use permit approval. And, both major site plan reviews and conditional use permits require conformance with the comprehensive plan. If a use is proposed that does not comply with the comprehensive plan, then it will not meet the approval criteria and shall not be allowed. Additionally, AMC 21.05 contains Use-Specific Standards and AMC 21.07 has Development and Design Standards to address compatibility of the proposed use with the surrounding area.

**5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

The standard is met.

People Mover has no fixed-route service in the vicinity of this site. There are separated multi-use pathways for pedestrians and bikes on West Dimond Boulevard and Sand Lake Road.

The site borders two “Arterial” streets, West Dimond Boulevard and Sand Lake Road.

Natural gas, electricity, and public water and sewer are available to this property.

The site is located within the Building Safety, Police, Fire, and Parks and Recreation Service Areas.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The standard is met.

This rezoning will not result in adverse impacts on the natural environment. Use of the property will be subject to the Title 21, *Land Use Planning Regulations*, and the Title 23, *Building Code*, requirements.

- 7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The standard is met.

The proposed rezoning will not result in significant impacts on adjacent land uses. The site abuts West Dimond Boulevard and Sand Lake Road, which are both classified as “Arterial” streets in the *Official Streets and Highways Plan*. The east boundaries of the site adjoin the Endicott Street right-of-way, which is 30 feet wide and not constructed.

The PLI district has zoning setbacks of 25 feet from all property lines. The north side of the site adjoins a residential subdivision and Edna M. Fisk Memorial Park.

Many of the uses that are allowed in the PLI district require a major site plan review or conditional use permit, which require a public hearing and the approving authority may require larger setbacks from property lines. Moreover, the Use-Specific Standards in AMC 21.05 and the Development and Design Standards in AMC 21.07 address compatibility with surrounding land uses.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The standard is met.

The rezone to PLI district will not extend a land use pattern that is inconsistent with the comprehensive plan. A portion of the property to the east abuts PLI-p and is a Municipally owned park (Jade Park). The site of this rezoning is a large

expanse of unclassified fill that cannot support any structures without building on pilings or removing and replacing the unclassified fill. The south and west sides of this rezoning border West Dimond Boulevard and Sand Lake Road which are classified as "Arterial" streets.

**9. The rezoning shall not result in a split-zoned lot.**

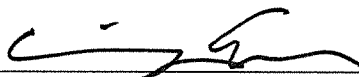
The standard is met.

The rezoning will not create a split-zoned lot.

**DEPARTMENT RECOMMENDATION**

The Department finds that all nine approval criteria for a rezone are met. The Department recommends APPROVAL of the rezoning from R-1A to PLI. Attached is a draft assembly ordinance.

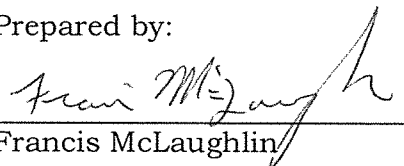
Reviewed by:



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Craig H. Lyon  
Acting Director

Prepared by:



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Francis McLaughlin  
Senior Planner

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For Reading:

**ANCHORAGE, ALASKA**

**AO No. 2022-**

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE  
2 REZONING OF APPROXIMATELY 66 ACRES FROM R-1A (SINGLE-FAMILY  
3 RESIDENTIAL – LARGE LOT) DISTRICT TO PLI (PUBLIC LANDS AND  
4 INSTITUTIONS) DISTRICT FOR POLEN PARK SUBDIVISION, TRACT 1, AND  
5 LANCASTER SUBDIVISION, TRACT A; GENERALLY LOCATED NORTH OF  
6 WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF  
7 THE WEST 84<sup>TH</sup> AVENUE RIGHT-OF-WAY ALIGNMENT, AND WEST OF THE  
8 ENDICOTT STREET RIGHT-OF-WAY ALIGNMENT, IN ANCHORAGE.  
9

10 (Sand Lake Community Council) (Planning and Zoning Commission Case 2022-0002)  
11

12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13  
14 **Section 1.** The zoning map shall be amended by designating Polen Park  
15 Subdivision, Tract 1, and Lancaster Subdivision, Tract A, as PLI (public lands  
16 and institutions) district.  
17

18 The property described above is shown on Exhibit "A," attached.  
19

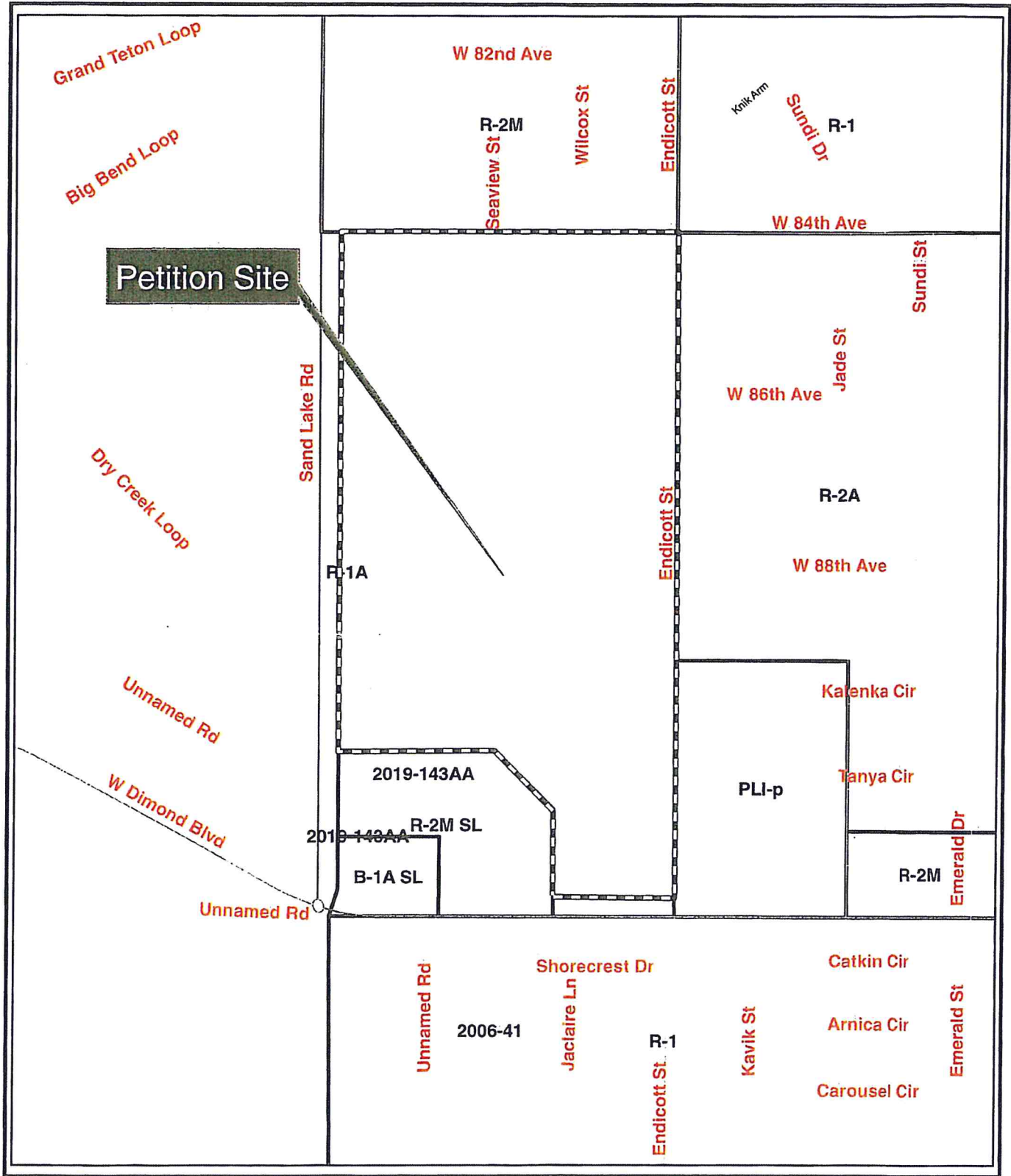
20 **Section 2.** This ordinance shall become effective 10 days after the Director of  
21 the Planning Department has received the written consent of at least 51 percent  
22 of the owners of the property within the area described in Section 1 above to any  
23 special limitations contained herein. The rezone approval contained herein shall  
24 automatically expire, and be null and void, if the written consent is not received  
25 within 120 days after the date on which this ordinance is passed and approved.  
26 In the event no special limitations are contained herein, this ordinance is effective  
27 immediately upon passage and approval. The Director of the Planning  
28 Department shall change the zoning map accordingly.  
29

30 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_  
31 day of \_\_\_\_\_ 2022.  
32

33  
34 \_\_\_\_\_  
35 Chair of the Assembly  
36

37 ATTEST:  
38

39 \_\_\_\_\_  
40 Municipal Clerk  
41



Municipality of Anchorage  
Planning Department

Date: 11/09/2021



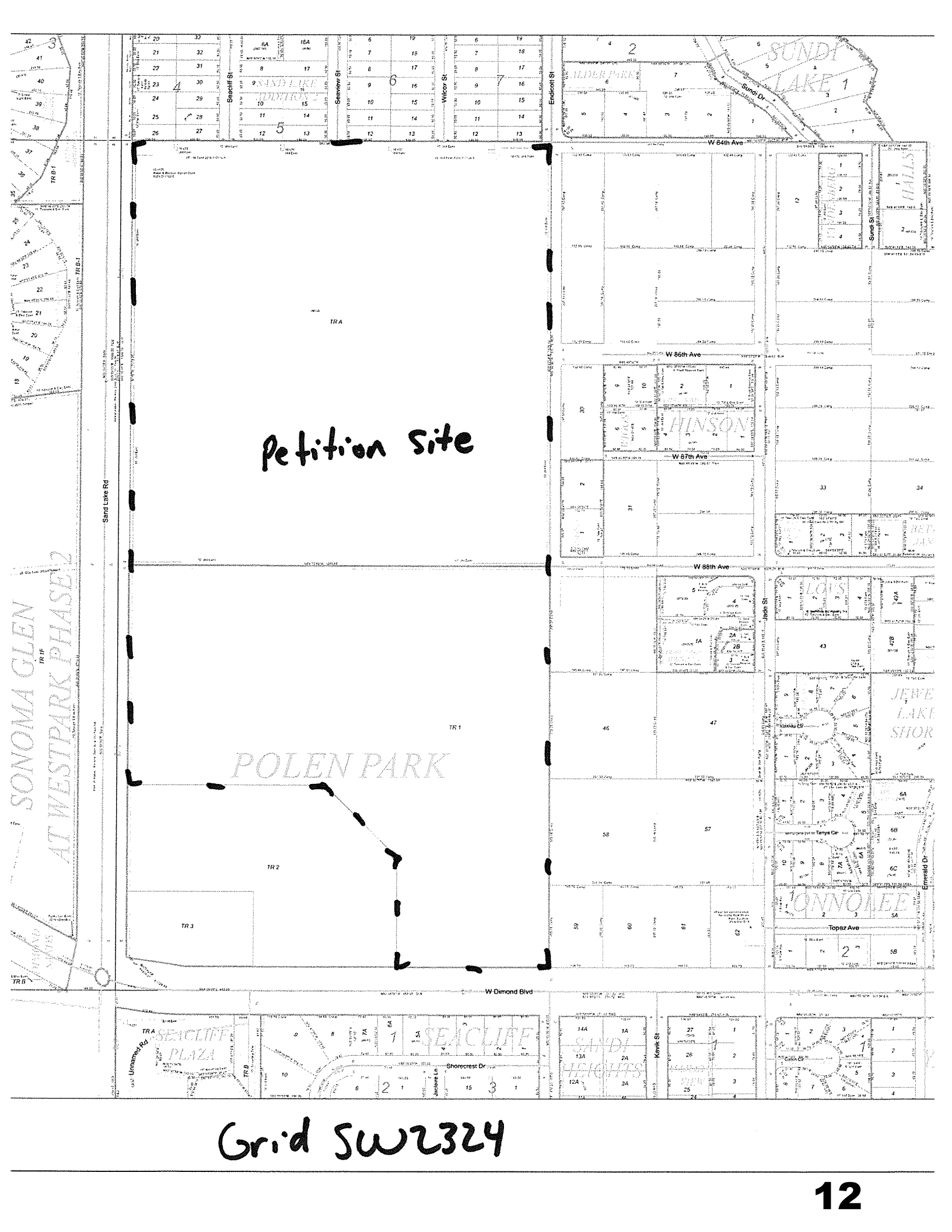
# 2022-0002



Municipality of Anchorage  
Planning Department

Date: 11/09/2021





Petition Site

POLEN PARK

SONOMA GLEN  
TR IF  
AT WESTPARK PHASE 2

Grid SW2324



**SECTION OF SUBDIVISION PROVISIONS**

1. The owner of any lot in this subdivision shall be deemed to have accepted the provisions of this section and to have agreed to be bound by the provisions of this section and to have agreed to be bound by the provisions of this section and to have agreed to be bound by the provisions of this section.

2. The owner of any lot in this subdivision shall be deemed to have accepted the provisions of this section and to have agreed to be bound by the provisions of this section and to have agreed to be bound by the provisions of this section.

*John A. Laska, Testator*  
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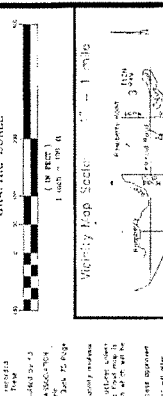
**LEGEND**

- 1. To be shown
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- 13. To be shown
- 14. To be shown
- 15. To be shown

**GRAPHIC SCALE**

1 inch = 100 ft

0 100 200 300 400 500 600 700 800 900 1000



**Polen Park Subdivision Tracts 1-3**

A Plat

Subdivision of the SW 1/4 of Section 12, Township 12 North, Range 4 West, Stead Meridian, Alaska, according to the sufficient Return of Land Management Survey filed, being located in the Subdivided Territory of Alaska by Registered Professional Surveyor, J. A. Laska, on December 5, 1983 at Book 112 at Page 130. ALSO ACCEPTING THEREOF all that portion conveyed to the State of Alaska, Third Judicial District, in the case of "Polen Park Subdivision", Book 115 at Page 1, containing 82.00 Acres.

**S4 Group**

John A. Laska, P.E.  
 Land Surveyor  
 License No. 12345  
 12345 Street, Anchorage, Alaska 99501  
 Phone: 907-555-1234

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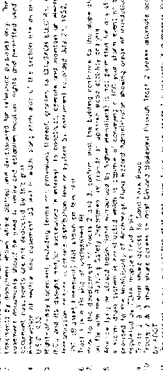
**LEGEND**

- 1. To be shown
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**GRAPHIC SCALE**

1 inch = 100 ft

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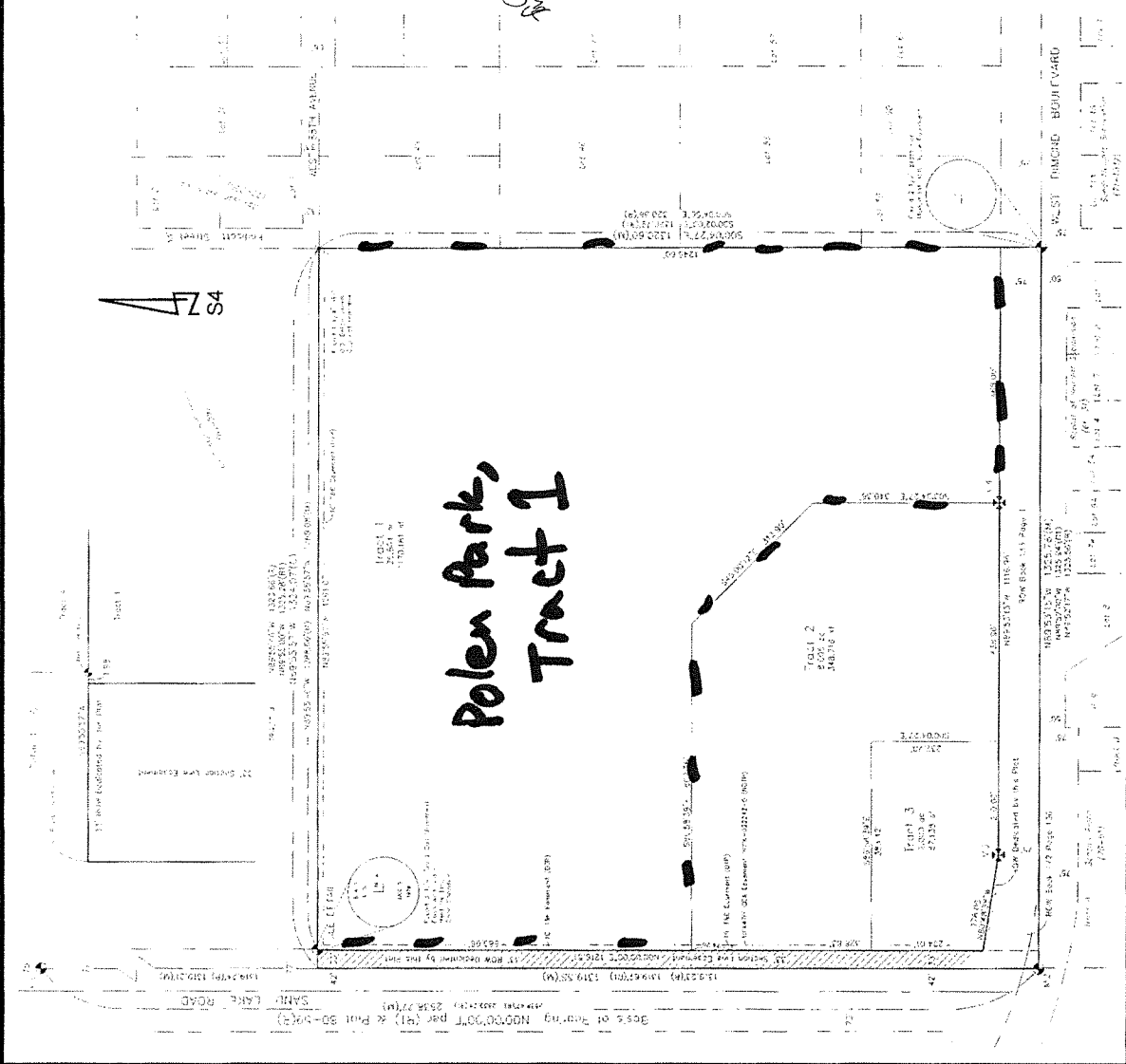
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**S4 Group**

John A. Laska, P.E.  
 Land Surveyor  
 License No. 12345  
 12345 Street, Anchorage, Alaska 99501  
 Phone: 907-555-1234



Sheet 1 of 1

Plot 2019-41

# Application

# Application for Zoning Map Amendment

Municipality of Anchorage  
 Planning Department  
 PO Box 196650  
 Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): <b>Anchorage Sand &amp; Gravel</b>		Name (last name first): <b>S4 Group, LLC</b>	
Mailing Address: <b>1040 O'Malley Road, Anchorage, AK 99515</b>		Mailing Address: <b>124 E 7th Ave, Anchorage, AK 99501</b>	
Contact Phone – Day: <b>907-348-6433</b> Evening:		Contact Phone – Day: <b>907-306-8104</b> Evening:	
E-mail: <b>ryan.morman@anchsand.com</b>		E-mail: <b>craigb@s4ak.com, kate@s4ak.com</b>	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <b>011-20-192, 011-16-242</b>		
Site Street Address: <b>8501 Sand Lake Road</b>		
Current legal description: (use additional sheet if necessary) <b>Polen Park Tract 1, Lancaster Tract A</b>		
Existing Zoning: <b>R-1A</b>	Acreage: <b>66</b>	Grid #: <b>SW2324</b>
Proposed Zoning: <b>PLI</b>		
Existing use: <b>Fill Site</b>	Proposed use (if any): <b>Park and Recreation</b>	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

Craig Bennett 10/20/2021  
 Signature  Owner  Representative Date  
 (Representatives must provide written proof of authorization)

Craig Bennett  
 Print Name

Accepted by: <b>FM</b>	Poster & Affidavit: <b>7 + affidavit</b>	Fee: <b>#33,960</b>	Case Number: <b>2022-0002</b>	Meeting Date: <b>P2C 01/03/2022</b>
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COMPREHENSIVE PLAN INFORMATION					
<b>Improvement Area (per AMC 21.08.050B.):</b> <input checked="" type="radio"/> Class A <input type="radio"/> Class B					
<b>Anchorage 2040 Land Use Designation:</b>					
<input type="checkbox"/> Neighborhood (Residential)	<input type="checkbox"/> Center				
<input checked="" type="checkbox"/> Open Space	<input type="checkbox"/> Facilities and Institutions				
<input type="checkbox"/> Corridor					
<input type="checkbox"/> Industrial Area					
<b>Anchorage 2040 Growth Supporting Features:</b>					
<input type="checkbox"/> Transit-supportive Development	<input type="checkbox"/> Greenway-supported Development				
<input type="checkbox"/> Traditional Neighborhood	<input type="checkbox"/> Residential Mixed-use				
<b>Eagle River-Chugiak-Peters Creek Land Use Classification:</b>					
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space			
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected			
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre				
<b>Girdwood- Turnagain Arm</b>					
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space			
<input type="checkbox"/> Public Land Institutions	<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected			
<input type="checkbox"/> Special Study	<input type="checkbox"/> Residential at _____ dwelling units per acre				
ENVIRONMENTAL INFORMATION <small>(All or portion of site affected)</small>					
Wetland Classification:	<input checked="" type="radio"/> None	<input type="radio"/> "C"	<input type="radio"/> "B"	<input type="radio"/> "A"	
Avalanche Zone:	<input checked="" type="radio"/> None	<input type="radio"/> Blue Zone	<input type="radio"/> Red Zone		
Floodplain:	<input checked="" type="radio"/> None	<input type="radio"/> 100 year	<input type="radio"/> 500 year		
Seismic Zone (Harding/Lawson):	<input type="radio"/> "1"	<input checked="" type="radio"/> "2"	<input type="radio"/> "3"	<input type="radio"/> "4"	<input type="radio"/> "5"
RECENT REGULATORY INFORMATION <small>(Events that have occurred in last 5 years for all or portion of site)</small>					
<input type="checkbox"/> Rezoning - Case Number:					
<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): 2019-41					
<input checked="" type="checkbox"/> Conditional Use - Case Number(s): 2019-0138					
<input type="checkbox"/> Zoning variance - Case Number(s):					
<input type="checkbox"/> Land Use Enforcement Action for					
<input type="checkbox"/> Building or Land Use Permit for					
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> Municipality of Anchorage					
SUBMITTAL REQUIREMENTS <small>(Only one copy of applicable items is required for initial submittal)</small>					
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input checked="" type="checkbox"/> Ownership and beneficial interest form				
16 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input checked="" type="checkbox"/> Signatures of other petitioners (if any) <input checked="" type="checkbox"/> Map of area to be rezoned <input checked="" type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input checked="" type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> need and justification for the rezoning</li> <li><input checked="" type="checkbox"/> the proposed land use and development</li> <li><input checked="" type="checkbox"/> the probable timeframe for development</li> <li><input checked="" type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application</li> </ul> <input checked="" type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> Proposed special limitations, if any				
<small>(Additional information may be required.)</small>					

## APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

## ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



Polen Park Tract 1 and Lancaster Tract A  
Rezone Narrative  
October 13, 2021

This is a request for a zoning map amendment for two parcels; Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1, currently zoned R-1A, to be amended to PLI zoning.

The petition site, containing approximately 66 acres, has been a land reclamation site for many decades. In recent years, the final grading and restoration process for the site has been coming to a close and the future land use of the site as a park or recreational area has been in consideration. Community comments have also been received about the future potential of the site. Some community members have input ideas of activities they would like to see on the site, such as; sports fields, playground, farmer's market, pavilion, skateboard park, and a community garden, among others. Most of these options are not allowed per the zoning designation of R-1A, Single-Family Residential District. Any of these options could be pursued, if the site was rezoned to PLI, Public Lands and Institutions District.

The proposed zoning is supported by both the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*.

**Need and Justification for the Rezoning**

The petition site is filled with clean non-structural fill and is currently unsuitable for R-1A residential development. The owner would like to use the site in ways that are not allowed under the current R-1A zoning. Rezoning the site to PLI would allow for future development of a recreation and/or open space park that would benefit Anchorage and the surrounding community. Rezoning the site to PLI would bring the site into conformance with the *Anchorage 2040 Land Use Plan* (LUP) and the *West Anchorage District Plan* (WADP).

The *Anchorage 2040 LUP* designates the site as "Other Open Space", which it defines the intended use of as, "Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agriculture nursery and horticultural uses." The intended zoning for "Other Open Space" is defined as, "PLI or other districts depending on location."

The *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The District Plan states that this designation applies to non-municipal lands that function as part of the community system of parks, outdoor recreational facilities, or natural preservation areas. The PLI zoning designation complies and conforms to the comprehensive plan to a greater extent than the current zoning designation.



This rezone is consistent with the following policies and objectives of the *West Anchorage District Plan* and *Anchorage 2040 Land Use Plan*:

- "Encourage collaboration for acquisition, development, and maintenance of recreation spaces and facilities." (WADP, pg 58)
- "As the population increases, so does the demand for parks and indoor recreation areas. Changes in socioeconomic makeup of the community may result in changes to recreational needs." (WADP, pg 61)
- "As the number of housing units in West Anchorage increases, so will the demand for public transportation, recreation opportunities (indoor and outdoor), schools, and other services." (WADP, pg 62)
- "Maintaining and protecting open spaces, green spaces, and mature trees are important to area residents." (WADP, pg 65)
- "Objective #4 Preserve and enhance the physical character of land uses valued by the local community, including established residential neighborhoods, proximity to natural open space, and the historic Spenard Road corridor." (WADP, pg 85)
- "According to the *Parks Plan*, as the population continues to increase, the Northwest and Southwest Parks Districts will be deficient in NU parks." (NU, close-to-home recreation areas) (WADP, pg 187)
- "This Plan recommends adding parks and greenbelt connections to offset neighborhood deficiencies, and to support higher density development." (LUP, pg 24)
- Policy 8.1. "Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being." (LUP, pg 24)

Additionally, the *Municipality of Anchorage Comprehensive Plan Parks and Open Space Planning Factors Info Map #C1-6* shows the petition site to be included in the "Park Deficient Areas Identified in Anchorage Parks Plan (2006)" overlay. The rezoning of the petition area to PLI and the future proposed use as a recreational park would increase neighborhood and community park availability to the area.

#### **Proposed Land Use and Development**

Outdoor commercial recreation options are being considered for this site that are not available options under the current zoning designation. Amending the site's zoning designation to PLI is the first step towards considering viable options for the site. Once rezoned, further actions may be necessary to follow through with certain options. For example, a skateboard park would require a conditional use permit along with the zoning amendment. Therefore, a site plan has not been finalized at this time.

#### **Probable Timeframe for Development**

As there is no site plan on any specific use and the current CUP must be closed before any development can begin, there is not currently a development timeframe.



**Rezone Request Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160)**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

The PLI district promotes the general welfare and benefits the community as a whole by providing the development potential for a large public recreational area with site plan flexibility.

- 2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

The *Anchorage 2040 LUP* designates the site as "Other Open Space", which it defines the intended use of as, "Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agriculture nursery and horticultural uses." The intended zoning for "Other Open Space" is defined as, "PLI or other districts depending on location."

The *West Anchorage District Plan* designates the site as "Other Area that Functions as Park and Natural Resource". The District Plan states that this designation applies to non-municipal lands that function as part of the community system of parks, outdoor recreational facilities, or natural preservation areas.

The *Municipality of Anchorage Comprehensive Plan Parks and Open Space Planning Factors Info Map #C1-6* shows the petition site to be included in the "Park Deficient Areas Identified in Anchorage Parks Plan (2006)" overlay.

In summary, the PLI zoning designation complies and conforms to the comprehensive plan to a greater extent than the current zoning designation.

- 3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

Title 21 states that, "the PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities." The *Anchorage 2040* designates the site as "Other Open Space", which are primarily zoned as PLI districts. The intent of this rezoning is to allow for uses that are more supportive of the *West Anchorage District Plan* and the *Anchorage 2040* plan.



- 4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

The surrounding area consists primarily of low density residential zoning and development, along with other parks and a small neighborhood commercial parcel. The PLI district is compatible with these surrounding areas.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

All facilities, utilities, and services are capable of supporting the intended use as a multi-use outdoor recreation site, or will be made capable in the event of development of the petition site. There are multi-use pathways for pedestrians and bikes on West Dimond Blvd and Sand Lake Road. The site is located within the Building Safety, Police, Parks and Recreation, Fire and EMS, and Anchorage Roads and Drainage Service Areas.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

The proposed rezone will not result in adverse impacts on the natural environment. Future use of the property as permitted by the PLI district and intended by the applicant will likely have a positive impact on the natural environment.

- 7. The rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

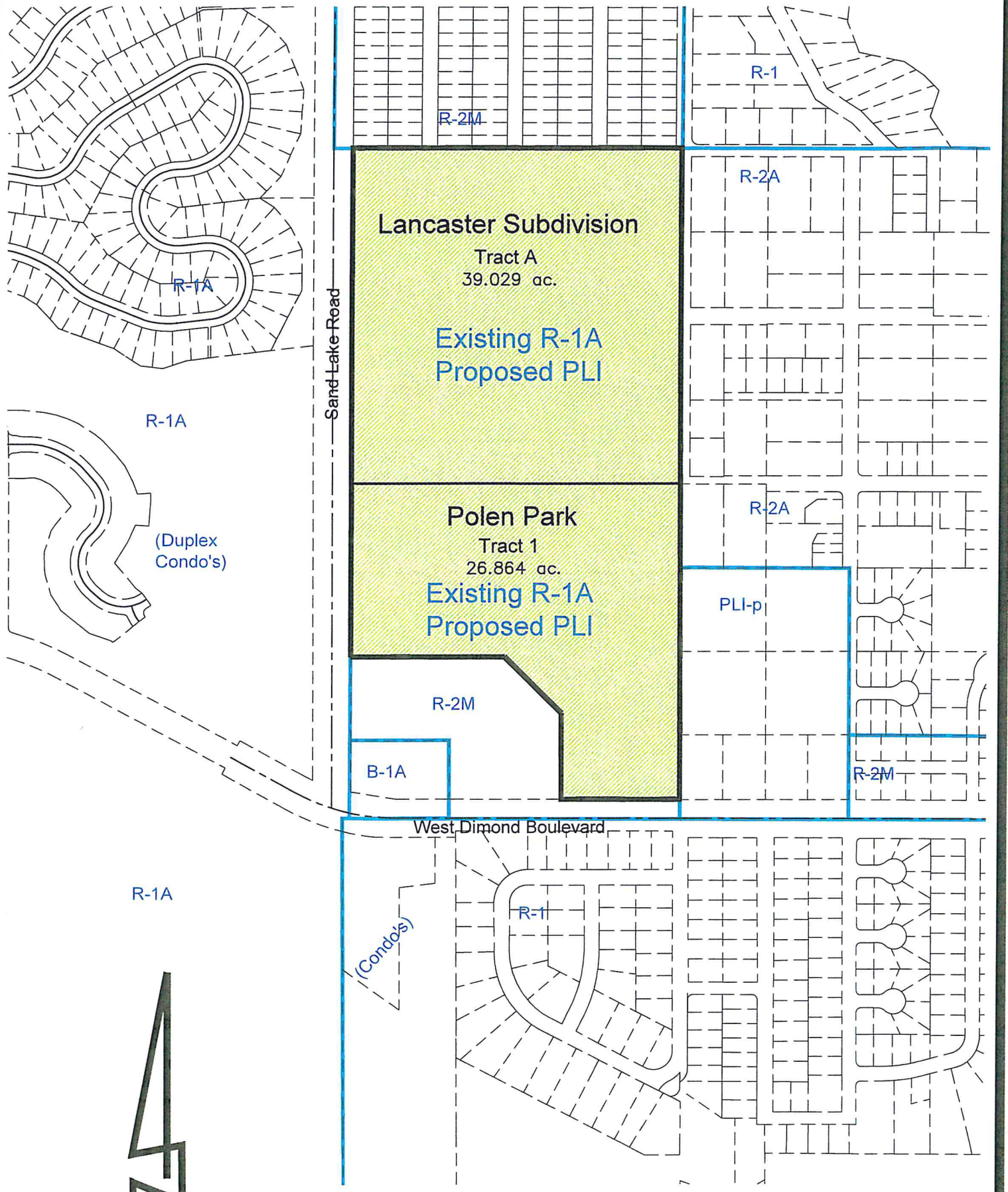
The proposed PLI district is not expected to result in any adverse impacts on adjacent land uses.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

The proposed rezone is consistent with the land use patterns around it, the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*.

- 9. The rezoning does not result in a split-zoned lot.**

The proposed rezone does not result in a split-zoned lot.



Zoning Map  
Sand Lake Fill Site

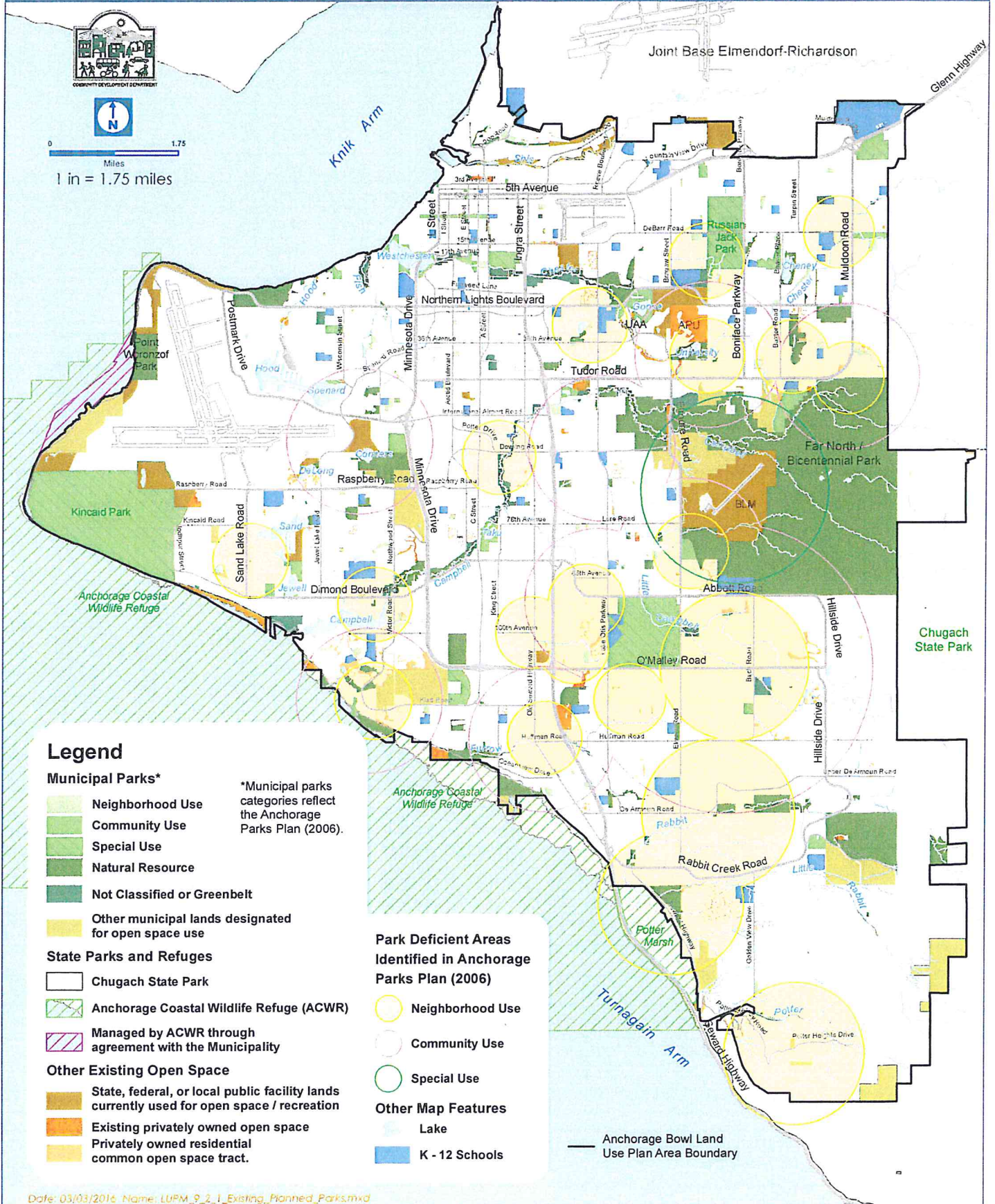


# CI-6. Parks and Open Space

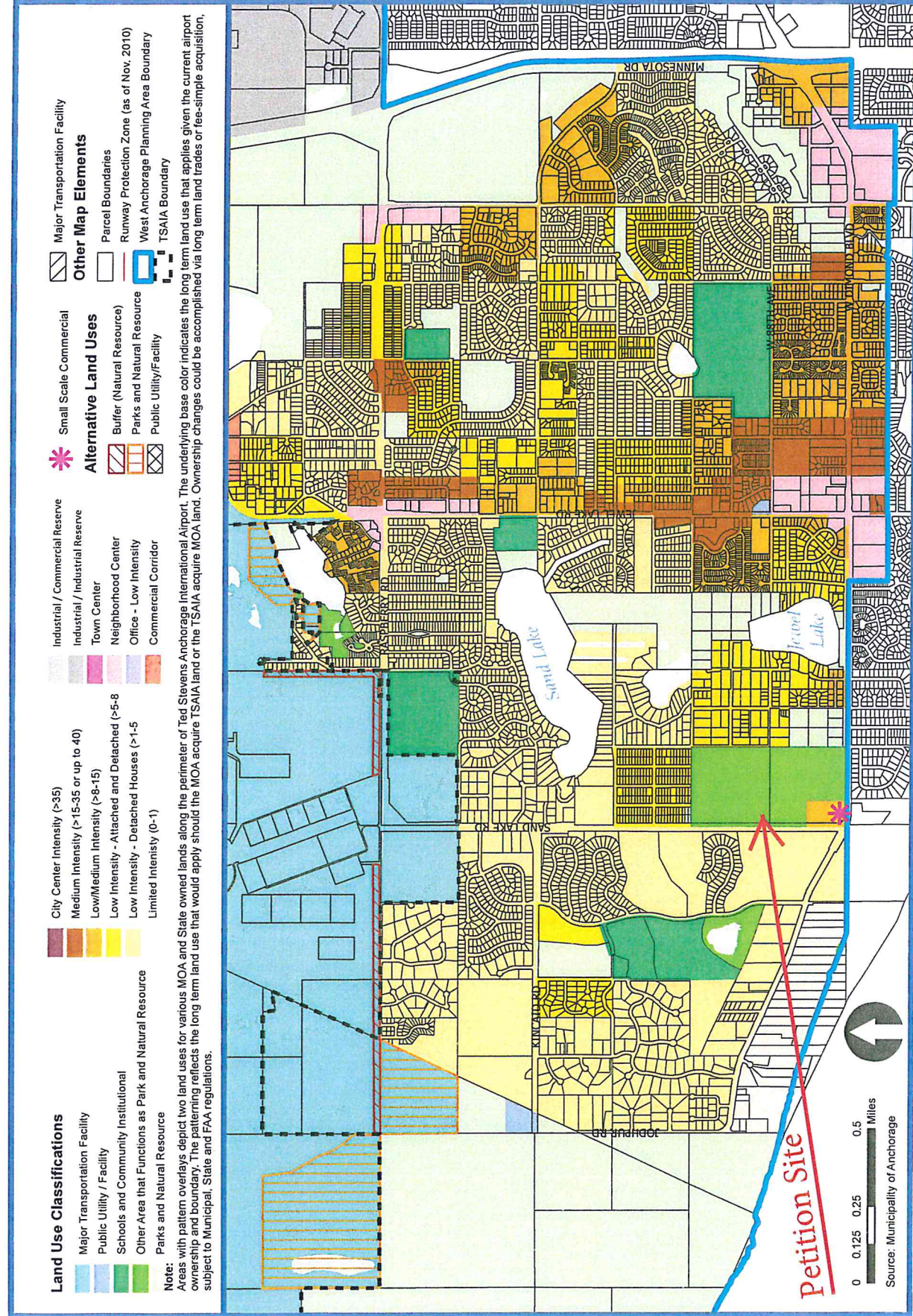
## Planning Factors: Community Infrastructure



0 1.75  
Miles  
1 in = 1.75 miles







West Anchorage District Plan  
Exhibit 4-1b: Sand Lake Land Use Detail



Land Surveying  
 Land Development Consultants  
 Subdivision Specialists  
 Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

## Letter of Authorization

Anchorage Sand and Gravel Co., Inc., the owner of the property, by signing below is authorizing S4 Group, LLC to represent them before the Municipality of Anchorage in the request to rezone Polen Park Tract 1 and Lancaster Tract A, Tax IDs: 011-20-192, 011-16-242.

  
 Signature

9/8/2021  
 Date

Ryan Zins VP/GM ASAG  
 Name of Authorized Signer

**Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE**

**PETITIONER: CORPORATE OFFICERS OR PARTNERS**

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
David C. Barney	Chair of the Board & CEO	1150 West Century Ave, Bismarck, ND 58503
Stephen Essoyan	Region President	655 W Clay Street, Stockton, CA 95206
Chris Taylor	President	1040 O'Malley Road, Anchorage, AK 99515
Ryan Zins	VP & GM	1040 O'Malley Road, Anchorage, AK 99515
Nancy Christenson	Treasurer and CFO	1150 West Century Ave, Bismarck, ND 58503
Jenna Maurer	Controller	1040 O'Malley Road, Anchorage, AK 99515
Karl Liepitz	Secretary	1150 West Century Ave, Bismarck, ND 58503

**PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS**

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Anchorage Sand & Gravel Co., Inc. (AS&G)	Corporation	1040 O'Malley Road, Anchorage, AK 99515

**Attach this sheet to your application form**

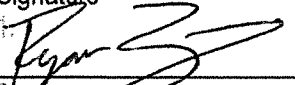

Accepted by:	Date	Application for	Case Number
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**Supplemental Form: *ADDITIONAL PETITIONERS***

**ADDITIONAL PETITIONERS:**

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: zoning amendment from R-1A to PLI

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	AS&G	LANCASTER TR A
2. 	AS&G	POLEN PARK TR 1
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

**Attach this sheet to your application form**

Accepted by: _____	Date _____	Application for _____	Case Number _____
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Polen Park & Lancaster Rezone  
Summary of Community Meeting  
October 11, 2021

MOA Planning Division Director  
4700 Elmore Road  
Anchorage, AK 99507

297 notices were mailed on 09/16, 0 returned, see attached for content of notices.

Date: 10/11/2021 @ 6:30 PM  
Duration: 3.5 hours  
Participants: 65-75, including 2 presenters  
Location: Zoom Meeting, see attached  
Subject: Proposed Polen Park & Lancaster Rezone

This community meeting was held by the Sand Lake Community Council on October 11, 2021. The meeting was originally to be held at the Sand Lake Elementary School, but was changed to a Zoom meeting by the council. 297 mailers were also sent out on 08/19 for the September 13, 2021 Sand Lake Community Council Meeting, but that meeting was cancelled by the council two days prior. The rezone presentation was present on the Agenda as item number 12. The presentation covered the details of the proposed rezone and the timeline of the process. The following is a brief summary of the questions, comments, and requests made by the community.

Q: Who would the caretaker of the parcel be?

A: Anchorage Sand & Gravel will continue to own and maintain the property.

Q: Why not rezone to PR?

A: Some of the uses being considered are not allowed or are more difficult to be approved in a PR district. The planned use adheres more to the PLI district. The PLI district allows a greater scope of options for the planned park. Also the 2040 LUP designates the area as PLI.

Q: What assurances does the community have that a Correction Facility or Homeless Shelter will not be constructed on this site?

A: In the PLI district *Homeless and Transient Shelters* and *Correctional Institutions* are allowed with a Conditional Use Permit. To acquire a conditional use permit the application has to meet certain criteria. Of which, the proposed use must be consistent



with the comprehensive plan, compatible with the character of the surrounding area, and be compatible with uses allowed on adjacent properties. These uses would not meet any of these approval criteria.

Q: Why aren't houses being built on the site?

A: The site is filled with clean non-structural fill and is currently unsuitable for R-1A residential development.

Q: Why are you rezoning?

A: The site is unsuitable for R-1A residential development and the owner would like to turn it into a park with outdoor recreational facilities. R-1A zoning is not suitable for such a site.

Q: How are the owners going to make money off a park?

A: The plan is not to make a profit, but to cover maintenance costs of the site. This is intended to be done by leasing the potential sports field, farmer's market space, and other areas of the park.

Q: What incentives do the current or future owners have to maintain the park?

A: Many of the potential uses of the site will require conditional use permits. Conditional use permits have criteria that must be upheld in regards to the operation and maintenance of the permitted site.

Q: Why are you trying to rezone to PLI, when homeless shelters are allowed in PLI?

A: The proposed rezone to PLI allows the site to enjoy a variety of outdoor recreational activities. Homeless and Transient Shelters are not the intended use of this site, that use just happens to also be allowed with a conditional use permit under the same zoning district.

Overall, the community was very concerned about the other potential uses the site could be used for if changed to a PLI zoned district. Specifically, homeless shelters. Lots of concern was raised that the property would be rezoned and then sold to the Municipality to be used as a homeless shelter site or other public institution. There were a number of statements about the surrounding lots and tract. An offer to attend any additional meetings held by the council or related groups was extended to the SLCC president.



The following is a list of screen names, as they appeared on the Zoom participant list:

Abi Haring	Jason	Perlita Pasana
Amber Babcock	Jason Dolph	Pete
Ashley & Austin	Jeannie	Raebe
Beverly Churchill	Jennifer	Randy
Cathleen L	Jim McDonough	Robert Rubey
Chris Walker	Jim Munter	Ryan
Claire Lewis	Judy Fulp	Ryan Morman
Connie Yi	K Riley	Ryan Zins
Craig Bennett	Kate Sauve	Sandi Christianson
Dan Smith	Kathleen Redmond	Sara Rasmussen
Dave Donley	Kathy Johnson	Seth
David Nees	Kollette Schroeder	Shannon Nordenson
Deborah Fitts Rubey	Linda Swiss	Sharon Kaye Fisjer
Debra Koons	Liz Kubitz	Steve Hall
Denise	Maggie Wilkinson	Sue Freie
Diana Jordan	Mark Nusbaum	Teri Lindseth
Dianne	Matt Claman	Tim Johnson
Edward	Michael Tickle	Tony Walsh
Erika and Henry Minich	Michela	Wallace Sophie
Frank Rast	Nancy	Will
Geneva Luteria	Noria	Willow
Jamie Allard	Noria	

# Community Meeting Notification: Polen Park Rezone Action

Sand Lake Community Council Meeting  
Date & Location:

**SEPTEMBER 13 @ 6:30 PM**

To Be Decided

Please check the Sand Lake council page on [communitycouncils.org](http://communitycouncils.org) for meeting location details.

Please check the MOA community council website for possible meeting changes.

S4 Group, LLC will be presenting a rezone action to the Sand Lake community council at their regularly scheduled September meeting. The project site is proposed to be rezoned from R-1A (single-family residential) to PLI (Public Lands and Institutions).

Representatives of the proposed project will provide an overview of the rezone action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: [craigb@s4ak.com](mailto:craigb@s4ak.com) or (907) 306-8104.

The project site of approximately 66 acres is located north east of the intersection of Sand Lake Road and West Dimond Blvd, described as Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1.

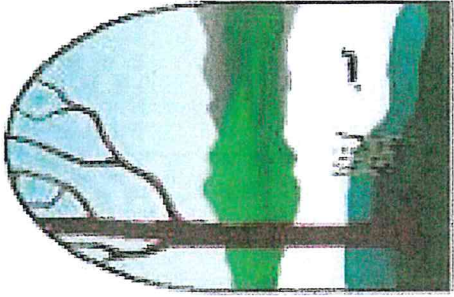


«Name»  
«Street»  
«City», «State» «Zip»

Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

CC Summary 04





Sand Lake Community Council meets on the 2nd Monday of each month at 6:30 PM.

Meeting location: We will meet **in person** at Sand Lake Elementary School in the library, 7500 Jewel Lake Road, Anchorage, following ASD guidelines.

*Our next meeting is*

*Monday, October 11, 2021 at 6:30 PM*

CC Summary 06

[Click here](#) for the agenda

**SLCC October 2021 Meeting Agenda**

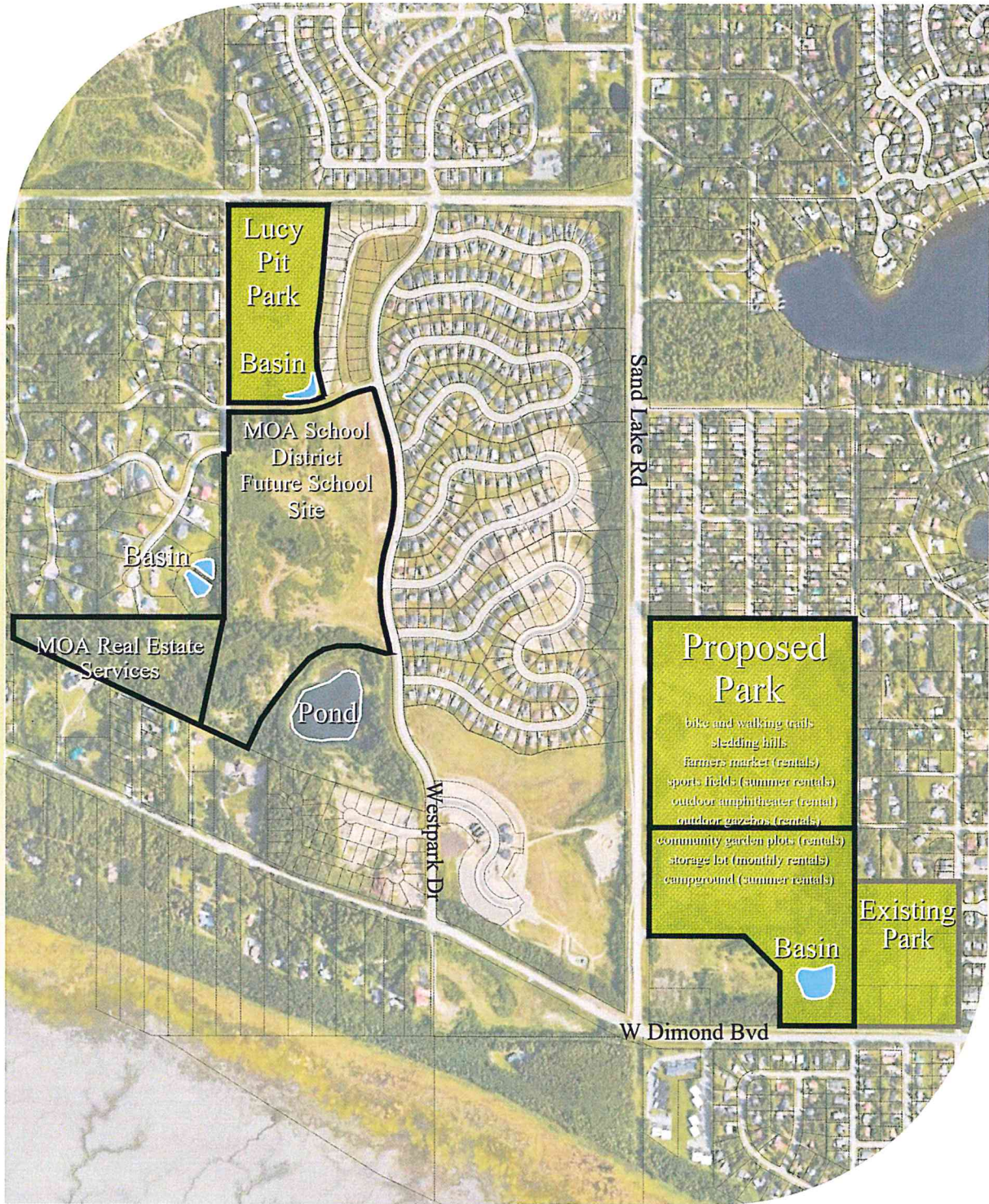
Monday, October 11, 2021 - 6:30 PM

Zoom Meeting: <https://us06web.zoom.us/j/81774576850>

Password: Not Required

1. Welcome – Parker Haymans
2. Approval of Agenda – Parker Haymans
3. Approval of Minutes from May 2021 Meeting (if prepared and submitted in time for meeting by SLCC Secretary or President) – Parker Haymans
4. Patriotism Moment – Parker Haymans
5. President’s Report – Parker Haymans
  - a. Federation of Community Council’s update
  - b. Sand Lake Community Patrol Update given by Jason Mellerstig
  - c. Sand Lake Watershed Studies February Report given by Jim Munter or Parker Haymans (Review draft is published to FCC SLCC webpage for public access; no comments have been submitted. Jim Munter will discuss options for how to present final draft)
  - d. Miscellaneous items from the Community which the President will address
  - e. Solicitation of feedback from Community: What events would you like to see occur?
6. Anchorage Fire Department Station 7 Introduction and Report – Senior Captain Jason Dolph or colleague
7. Municipality of Anchorage Assembly Report (10 min. max + Q&A time) – Assembly Members Perez-Verdia, Quinn-Davidson, or staff
8. Local Anchorage School Board Report (10 min. max including Q&A time) - ASD School Board Representative Dave Donley

9. Alaska State Legislative Report (7-10 min. max for each Member including Q&A time)  
– Senator Mia Costello, Representative Matt Claman, Representative Sara Rasmussen
10. Treasurer’s Report – Eugene Cho
11. Ted Stevens Anchorage International Airport Report (10 min. max + Q&A) – Teri Lindseth, Planning Manager (or colleague if unable to attend)
12. Polen Park Rezone Action (Change zoning for land at corner of W. Dimond Blvd. & Sand Lake Road from R-1A to PLI) – S4 Group or MOA staff
13. AWWU Project in Sand Lake Area (no details provided by PTS group which requested time slot) – PTS staff or AWWU staff
14. Campbell Creek Trail and Emerald Hills Park – Diana Rhodes or colleague, Anchorage Park Foundation
15. Conquer COVID Coalition Presentation – Hannah Palmer or colleague
16. Other Business – Welcome any points of information from the community
17. Upcoming 2021 Events
  - a. November 8<sup>th</sup> regular meeting
  - b. December 13<sup>th</sup> Regular Meeting
  - c. Open to ideas for Fall/Winter Events if there is community interest
18. Good of the Order



# WestPark Area Master Plan



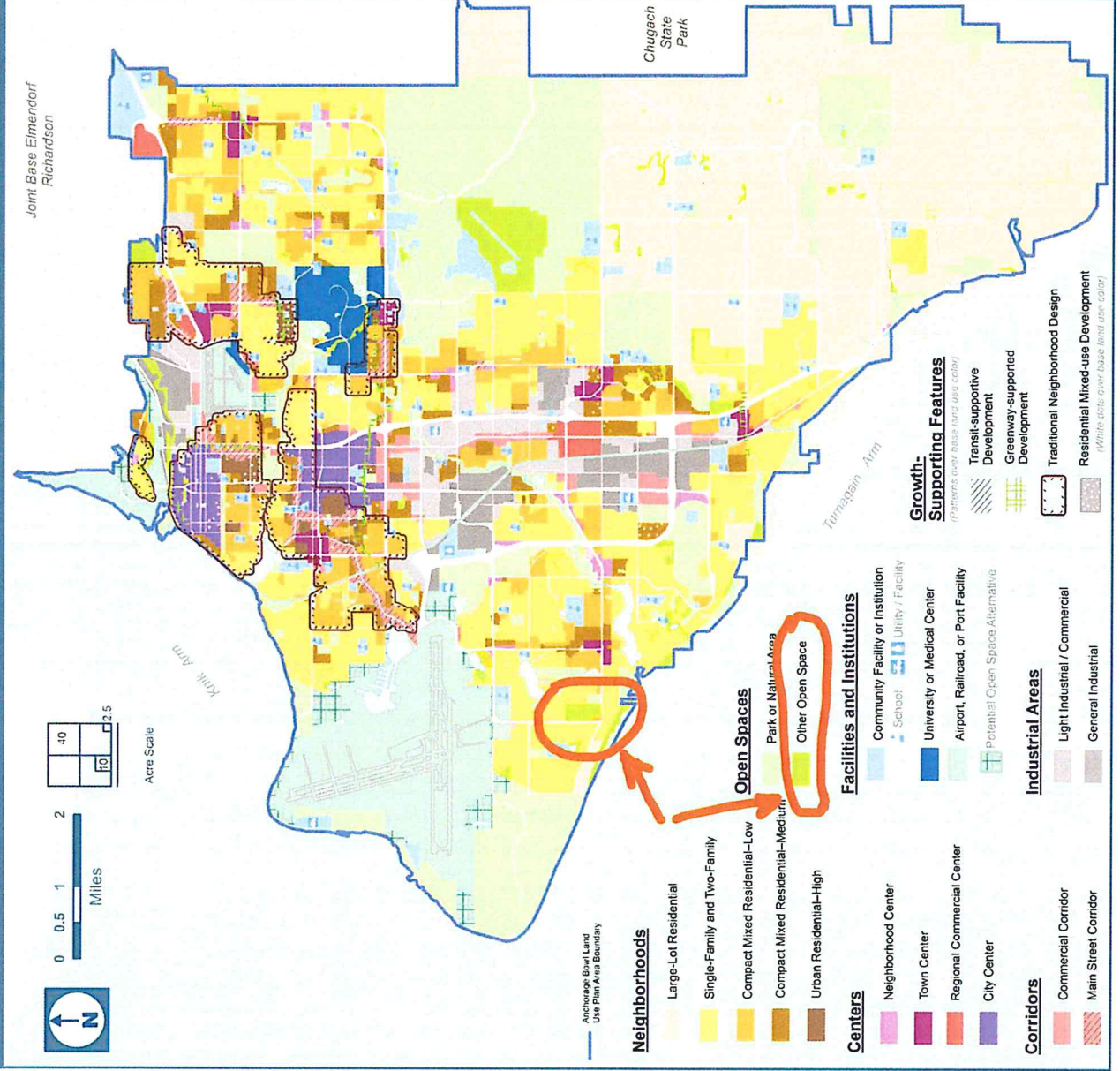
**Relationship to Land Use Designations in Area-specific Plans**

As of 2017, the 14 neighborhood, district, and other area-specific plans adopted for the Bowl collectively used 70 different land use designations to represent future intensity and distribution of land uses. Many of these designations share similar names and definitions. **Map 2-1, Anchorage 2040 Land Use Plan Map**, retains each plan's land uses.

The *2040 Land Use Plan Map* illustrates a more general picture of future land use for the Bowl by distilling all 70 land use designations into 18. This provides a citywide land use policy structure which supports and coordinates the various plans with a common terminology.

**Figure 2-4** on the following pages cross-references the *2040 Land Use Plan Map* designations with the corresponding designations applied in the area-specific plans. This system retains the land use designation categories in the neighborhood and district plans, which refine the citywide land use categories in order to address area-specific needs.

**Map 2-1. Anchorage 2040 Land Use Plan Map** September 26, 2017



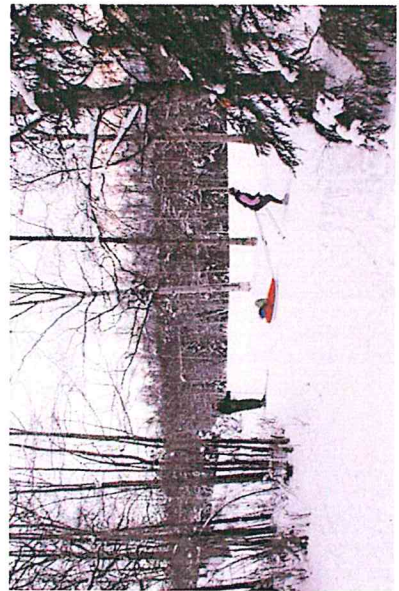
Search online with "Anchorage 2040 Land Use Plan" to go to the zoom-in interactive version of this map.

**Park or Natural Area**

The Park or Natural Area designation provides for active and passive outdoor recreation needs, conservation of natural areas and greenbelts, and trail connections. These open spaces are municipally-owned lands; however, they may



Midtown Cuddy Park



Russian Jack Park Scene

include privately-operated recreation facilities (e.g., O'Malley's on the Green at the Anchorage Golf Course).

This designation includes neighborhood, community, natural resource use parks, special use parks, golf courses, greenbelts, and other municipal open spaces dedicated or designated by an adopted plan.

Other municipal lands of high natural value or that are unsuitable for development are also included. Some municipal lands have conservation easements or wetlands.

**Uses**

- Parks include active and passive park areas, outdoor recreation facilities, community and interpretive gardens, trails, and natural habitats.
- Special-purpose facilities such as sports complexes, recreational centers, or interpretive centers may be allowed through special review.
- Ancillary uses such as caretaker housing and park maintenance facilities are allowed.

**Zoning**

- PR and PLI districts.
- Other zones can include non-dedicated parks and natural areas.

**Location**

- See Map CI-6, *Parks and Open Space*, in Appendix A.

**Other Open Space**

This designation applies to non-municipal public and private open spaces that function as part of the Anchorage Bowl's system of parks, open spaces, outdoor recreational facilities, and natural preservation areas.

It includes state and federal lands currently used or designated by an adopted plan as park or natural resource use or that are environmentally unsuitable for development.

It also includes private lands that—by easement, subdivision, permit conditions, agreement, commercial activity, or environmental constraints—will continue to function as open space. Many are private lands set aside as common open space tracts in residential development.

Some open spaces in this designation are not intended to provide public recreation access.



Natural Area

## Uses

- Natural areas, passive use areas, indoor and outdoor recreation facilities, community playgrounds, community or interpretive gardens, outdoor commercial recreation, or agricultural nursery and horticultural uses.

## Zoning

- PLI or other districts depending on location.

## Facilities and Institutions

The three Facilities and Institutions designations depict existing and planned community, institutional, and public facilities in campus settings.

Facilities and Institutions comprise a wide range of uses, such as schools, civic institutions, public works maintenance yards, and utility facilities.

This category also includes anchor institutions and facilities. Anchor institutions are large organizations (e.g., universities) that have an established presence by their permanence and stabilizing physical and social ties to the surrounding community. They help diversify the city's economy by employing large workforces, purchasing goods and services, and attracting significant investment.

Anchor *facilities* are the airports, railroad, and port transportation hubs.

## Community Facility or Institution

This designation provides for public or institutional facilities on public or institutional lands. These institutions and facilities are integrated with the neighborhoods and provide a community service or focus for the area or wider community. Public institutions and facilities help define their community because of their permanence, civic design, and public service function.

For map legibility, some institutions and facilities smaller than one acre may be shown with the adjacent use designation. For example, utility substations are not shown on the Plan Map but are included in the surrounding predominant Land Use Designations. Likewise, religious institutions on smaller sites are generally included in the residential Neighborhood designations.

## Future Public Facility Locations

The Land Use Plan Map classifies a portion of the redevelopment areas in the 3500 Tudor municipal facilities campus, the Mental Health Trust lands northwest of Northern Lights and Bragaw, and the former Native Medical Center site in Downtown as "Community Facility or Institution" and/or "Park or Natural Area." The location and acreage of park and community facility uses within these areas are noted for conceptual planning purposes only. The exact size and location of these areas will be determined in consideration of long-term projections for school, park, and public facility needs in these areas and through area-specific site or master planning.



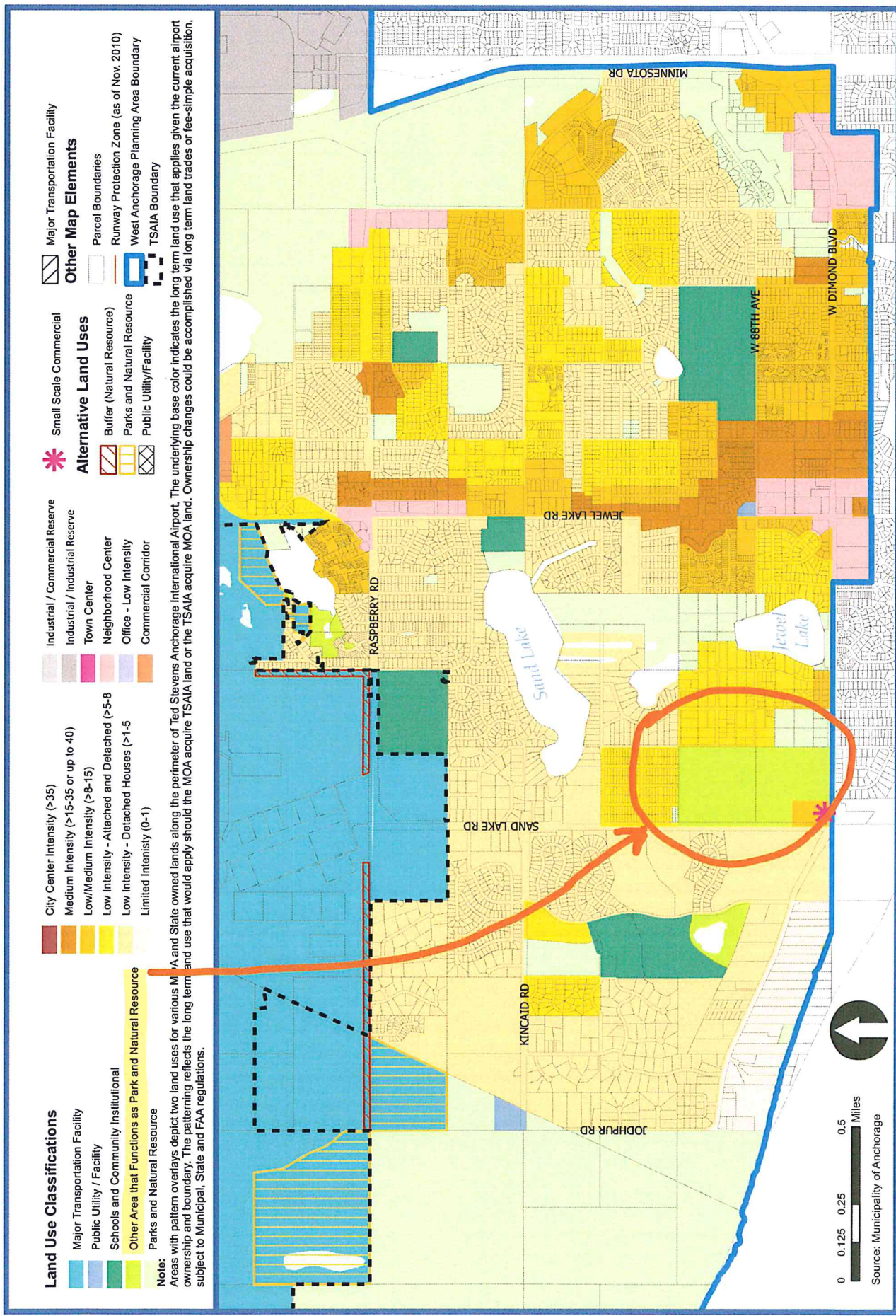
K-12 Schools – Robert Service High School and Trailside Elementary



Civic Institutions – Z.J. Loussac Library

## Uses

- Schools, community recreation centers, fire stations, libraries, museums, government offices, and cemeteries.
- Religious institutions with large campuses.
- Administrative offices of institutional and not-for-profit uses may also occur.
- Public facilities and utilities such as electrical power stations, water and sewer treatment



Description:

- Includes neighborhood, community, and natural resource use areas. The character and design of parks and natural open space areas differ depending on their individual function and context.
- Designation is applied to existing municipal parks and greenbelts.

**Other Areas that Function as Park or Natural Resource**

Intent:

This designation applies to non-municipal lands, or other municipal non-park parcels 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 (e.g., HLB mitigation parcels).

Description:

- Includes a small number of dispersed sites serving as private park, outdoor recreation, wetland mitigation, or natural resource areas, some of which may not allow public recreation access.

**Schools and Community Institutions**

Intent:

The "school and community institutions" designation provides for small- to medium-size institutions that can readily integrate at the local neighborhood scale 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.

**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) and public facilities (such as fire stations) not oriented to on-site customer service.

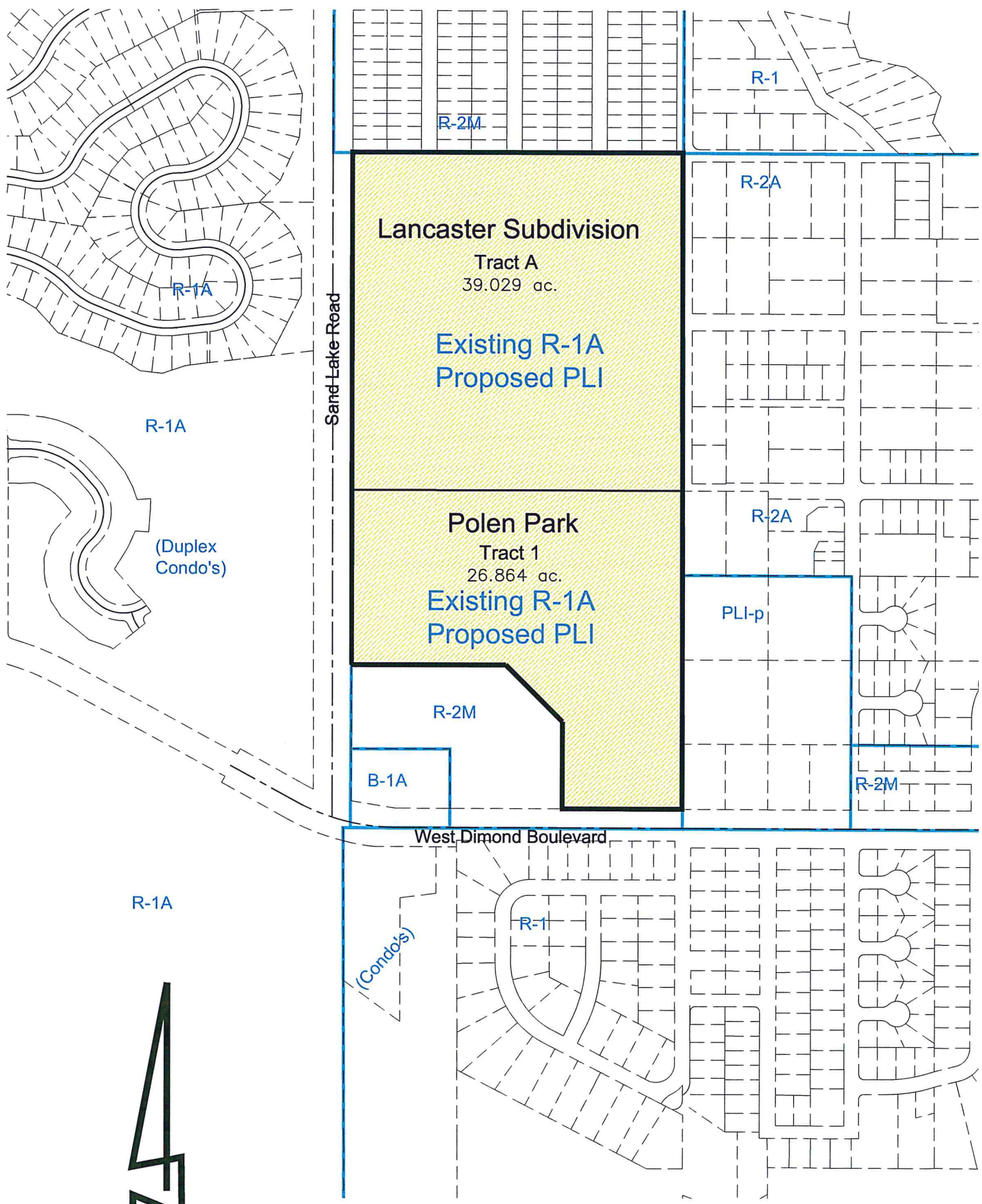
**Major Transportation Facility**

Intent:

The "major transportation facility" designation provides for large multi-use transportation facilities of regional, state, and national importance, including airports and railroads. This designation at the TSAIA includes areas that function as neighborhood buffers, important wetlands, or have historically been used for park or public use purposes, in some cases via formal lease agreements between MOA and TSAIA.

Description:

- This designation is applied to facilities with regional and global transportation importance that are land intensive and considered essential to the local and state economy and transportation infrastructure.

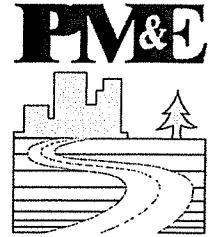


**Zoning Map  
Sand Lake Fill Site**

# Departmental and Public Comments



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



---

**DATE:** December 6, 2021  
**To:** Dave Whitfield  
**FROM:** Kyle Cunningham  
**SUBJECT:** Cases 2022-0002 & 2022-0006: Comments from Watershed Management Services.

RECEIVED

DEC 06 2021

Watershed Management Services (WMS) has the following comments for the January 3, 2022 Planning and Zoning Commission hearing:

- 2022-0002 – Tract 1, Polen Park Subdivision (Plat 2019-41); Tract A, Lancaster Subdivision (Plat 1980-59);
  - WMS has no comments on or objections to this request.
- 2022-0006 – Review and Recommendation by Planning and Zoning Commission to the Assembly of an Ordinance amending Anchorage Municipal Code Section 21.09.050, Use Regulations, to increase the square footage allowed for Health Services in the gC-7 (Townsite Square Commercial) District in Girdwood.;
  - WMS has no comments on or objections to this request.

# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

*Mayor Dave Bronson*

RECEIVED

DEC 06 2021

## MEMORANDUM

### Comments to Planning and Zoning Commission Applications/Petitions

**DATE:** December 1, 2021  
**TO:** Francis McLaughlin, Senior Planner  
**FROM:** Judy Anunciacion, Private Development Engineer  
**SUBJECT:** PZC Case 2022-0002

**Case 2022-0002** – Request for Rezone on two (2) parcels of land from R-1A Single-Family Residential (larger lot) District to PLI (Public Lands and Institutions) District.

**Department Recommendations:** The Private Development section has no objection to the request for rezone on two (2) parcels of land from R-1A to PLI.



---

## MEMORANDUM

DATE: November 29, 2021

TO: Current Planning Division Supervisor.  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Randy Ribble, Assistant Traffic Engineer

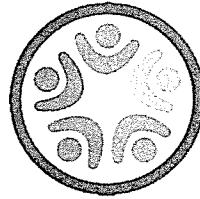
SUBJECT: **2022-0002 Request to rezone 2 parcels from R-1A Single Family to PLI (Public Lands and Institutions).**

**Polen Park Subdivision**

Traffic Engineering has no objection to rezoning these parcels as proposed in the application for a future park.

RECEIVED

NOV 30 2021



**Anchorage  
Health  
Department**

Anchorage Health Department  
825 L Street  
Anchorage, AK 99501

**Conditional Use Permit (CUP)**  
**and**  
**Special Land Use Permit (SLUP)**  
**Routing/Review Form**

**Comments due by:** Monday December 6<sup>th</sup>, 2021

**Case number:** 2022-0002

**Name of Business:** Anchorage Sand & Gravel

<b>Division/Section</b>	<b>Reviewer</b>	<b>No Comment</b>	<b>Comment Pending</b>	<b>Name (print)</b>
EHS – Food Safety/Air Quality/Noise	Janine Nesheim	X		Janine Nesheim
CCL – Child Care Licensing	Kathy Lynch	X		<i>Kathy Lynch</i>



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main: 907.269.0520  
Fax: 907.269.0521  
dot.alaska.gov

RECEIVED

November 26, 2021

NOV 24 2021

David Whitfield, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2022-0004: 431 E 104<sup>th</sup> Ave
- 2022-0002: Request for rezone on 2 parcels of land from R-1A to PLI
- 2021-0135: Review and recommendation by planning and zoning commission to the assembly of an ordinance amending Anchorage Municipal Code (AMC) . . . to expand concurrent processing of land use entitlements and to have more efficient public participation in development projects
- 2022-0003: Review and recommendation by planning and zoning commission of an ordinance to the Anchorage Assembly amending Anchorage Municipal Code (AMC) . . . to simplify land use appeals.
- 2022-0006: Review and recommendation by planning and zoning commission to the assembly of an ordinance amending Anchorage Municipal Code (AMC) . . . to increase square footage allowed for Health Services in the gC-7 (townsite square commercial) district in Girdwood

Comments that apply to all applications accessing DOT facilities:

\*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permit is retained with the property and can pass to future owners. Driveway permits become invalid once the property undergoes a platting action or major change in development and property use. For these reasons permits become void and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or [shawn.gardner@alaska.gov](mailto:shawn.gardner@alaska.gov).

Sincerely,

*“Keep Alaska Moving through service and infrastructure.”*

# MEMORANDUM

RECEIVED

NOV 18 2021

**DATE:** November 18, 2021  
**TO:** Dave Whitfield, Planning Manager, Planning Section, Planning Division  
**FROM:** Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU  
**RE:** Zoning Case Comments  
Hearing date: January 3, 2022  
Agency Comments due: December 6, 2021

AWWU has reviewed the materials and has the following comments.

**2022-0002** POLEN PARK SUBD, TRACT 1 (PLAT 2019-41); LANCASTER SUBD, TRACT A (PLAT 1980-59), Request for Rezone on two (2) parcels of land from R-1A Single-Family Residential (larger lot) District to PLI (Public Lands and Institutions) District, Grid SW2324

1. AWWU water is available to Lancaster Subdivision, Tract A. Water is not available to Polen Park Subdivision, Tract 1.
2. AWWU sanitary sewer is not available to either tract.
3. AWWU has no objection to this rezone request.

**2022-0006** TITLE 21, Review and Recommendation by Planning and Zoning Commission to the Assembly of an Ordinance amending Anchorage Municipal Code Section 21.09.050, Use Regulations, to increase the square footage allowed for Health Services in the gC-7 (Townsite Square Commercial) District in Girdwood, Grid N/A

1. AWWU has no objection to this Assembly Ordinance amendment request.

If you have any questions pertaining to public water or sewer, please call 786-5694 or send an e-mail to [alex.prosak@awwu.biz](mailto:alex.prosak@awwu.biz)



To: MOA Planning Department

Re: Polen Park Tract 1, Lancaster Tract A, Zoning Amendment, Case # 2022-0002

Thank-you for this opportunity to comment on this zoning amendment request.

My name is Frank Rast, I have been a resident at 8253 Seacliff Street since 1998, my wife Pauline since 1982. We also have a home on Wilcox Street where our daughter lives. Both homes are about 400 feet from the north edge of the AS&G Fill site, the property in this rezoning amendment request.

Since I have lived on Seacliff the site fill elevations has been raised twice at AS&G's request, both times resulting in significant impacts from noise and dust to our neighborhood. Our property values and quality of life and our neighbors were negatively impacted while AS&G made \$millions of dollars for fill placed above the original ground elevations in the original reclamation permit.

Our biggest concern with the rezone is that the Public Lands and Institution (PLI) zoning is intended for publically owned properties, as in the title, with responsible Owners. AS&G is not a public entity, and has not been a responsible Owner operating this site. For many years AS&G blatantly ignored permit conditions at the fill site. It appears that MOA is designating this zoning because there are no other zoning designations available for this unique site. So rather than spending the effort for a new zoning designation to this unique situation, MOA is simply taking the easy route by changing the zoning to the catch all PLI.

Under PLI zoning there are no development restrictions. AS&G could develop just about anything on this site with a Conditional Use Permit. AS&G through S4 indicated that the site would be used only for "Open Space" as shown in the West Anchorage District Plan. In 2019 AS&G took 5 acres of this "Open Space" and had it replatted to multi-family housing. A PLI rezone would increase the development value and potential of the remaining fill site providing more financial incentive for uses other than "Open Space". MOA should consider limitations to this zoning request specifically to the West Anchorage District Plan

The fill elevations at the south end of Seacliff have been raised 6 feet to 164 MSL from the original reclamation grade of 158 MSL and about 15 feet higher at the south end of Wilcox from the original reclamation permit elevations. The additional fill blocked views of Turnagain Inlet from the street in front of both properties, more fill or structures would start blocking views of the Chugach Range.

The fill elevation of 164 MSL at the north end of the fill site is the highest elevation shown on the current approved grading plans. We are requesting that a Special Limitation of no fill above Elevation 164 MSL be stipulated on the site.

## RESOLUTION 2021-02

**A resolution pertaining to the Anchorage Sand & Gravel Rezone of Polen Park Tract 1 (001-201-92-000) and Lancaster Tract A (001-162-42-000). MOA Planning Application Project Number 2022-0002.**

**WHEREAS:** The Anchorage Municipal Charter Art. VIII, Section 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; and

**WHEREAS:** Community Councils, including the Sand Lake Community Council are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; and

**WHEREAS:** The proposed rezone for Polen Park Tract 1 and Lancaster Tract A is from R-IA to PLI. The present zoning (R-IA) allows for residential single family and two- family dwellings. The proposed rezone to PL (Facilities and Institutions) would dramatically change the character of the neighborhood by allowing utility facilities, public works maintenance yards, school buildings or homeless shelters.

**WHEREAS:** The Anchorage 2040 Land Use Plan (Land Use Plan) was adopted by the Anchorage Assembly in 2017 and it "guides the future pattern of development and distribution of land uses across the Anchorage Bowl." The Land Use Plan "provides a baseline from which land use decisions can proceed by providing greater land use predictability and clearer policy direction." In addition, the Land Use Plan is important in "clarifying the framework for making zoning and development decisions." (emphasis added)

**WHEREAS:** The Anchorage 2040 Land Use Plan requires that "amendments to Title 21, the Zoning Map, and other discretionary municipal actions will be consistent with the 2040 LUP".

**WHEREAS:** The proposed rezone is not compatible with and violates the Anchorage 2040 Land Use Plan. The proposed rezone is in the southwest corner bordering on the intersection between Sand Lake Road and Dimond Blvd. The area surrounding the proposed area is rectangle shaped and is shown in light green color and designated as "Open Space"- for parks or natural areas. A very small rectangle within the southwest corner of the larger light green rectangle is shown in a light beige/tan color. This smaller rectangle is designated as "compact

mixed residential low". Thus, the proposed rezone to PL (Facilities and Institutions) violates the land use designation as set forth in the Anchorage 2040 Land Use Plan and should not be approved.

**WHEREAS:** The proposed rezone ignores the needs of West Anchorage. The West Anchorage District Plan (pages 187, 188) clearly states that Sand Lake is especially underserved by parks - both "close to home recreation areas" and the larger parks that serve several neighborhoods or a large section of the community.

**WHEREAS:** The proposed rezone is not compatible with the surrounding neighborhoods. The present zoning to the north, south, west and east consist of single family and two-family dwellings. Thus, the proposed rezone to PL- Community Facility or Institution, is not compatible.

**WHEREAS:** The Sand Lake Community Council (SLCC) has previously indicated its disapproval of this rezoning during its October 11, 2021 meeting. A motion was made by a SLCC member posing the question, "Is it the sense of the SLCC to be against supporting the AS&G "Polen Park" effort to rezone from RIA to PL or B33/ PLI?" There were 27 yes votes, 7 no votes and 3 abstentions. The result of this vote was transmitted to the appropriate Municipality of Anchorage and Assembly staff.

**NOW THEREFORE:** The Sand Lake Community Council hereby opposes the rezoning of said property from R-IA (residential one or two family) to PL (Community Facility or Institution) for many reasons stated above:

1. It violates the Anchorage 2040 Land Use Plan
2. Ignores the recommendations in the West Anchorage District Plan.
3. Is incompatible with the surrounding neighborhoods.

**ADOPTED,** this 13<sup>th</sup> day of December, 2021 by the Sand Lake Community Council.

Parker Haymans  
Parker Haymans, SLCC President

Votes in Favor 30 votes

Votes Against 3 votes

Abstentions 1 vote

## McLaughlin, Francis D.

---

**From:** Sand Lake President <slccpresident@gmail.com>  
**Sent:** Friday, October 22, 2021 4:24 PM  
**To:** McLaughlin, Francis D.; McNulty, Michelle J.; Whitfield, David R.; Kottre, Sandra A.; Bronson, Dave W.; Graham, Sami F.; Noble, Portia E.; IMAS Assembly Members; World Wide Web Municipal Clerk  
**Cc:** Perez-Verdia, Kameron; Quinn-Davidson, Austin; Community Councils; M B. Butler; liz@lizvazquez.us; Eugene Cho; Jason M; Palsha, R; Anchorage Daily News; Geneva Luteria  
**Subject:** SLCC Vote Regarding MOA Planning Application Project Number 2022-002 (rezone of the Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1 from R-1A to PLI)

[EXTERNAL EMAIL]

Mayor Bronson, Members of the Anchorage Assembly, and Staff of MOA Planning,

At our October 11th meeting, the Sand Lake Community Council (SLCC) discussed the S4 Group's (on behalf of property owner AS&G) proposed Polen Park Rezone Action (Change zoning for land near the corner of W. Dimond Blvd. & Sand Lake Road from R-1A to PLI; described by MOA as Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1). Yesterday, the SLCC Board was notified that their Planning Application has been assigned Project Number (Case Number) 2022-002.

I'm writing to inform you that during our October 11th meeting, a motion was made by an SLCC member to take a "sense of the SLCC" vote regarding MOA Planning Application Project Number 2022-002. The motion, facing no objections, was approved and a vote held.

The question posed was this: "Is it the sense of the SLCC to be against supporting the AS&G "Polen Park" effort to ReZone from R1A to PLI or B-3/PLI?" The results of the vote of the SLCC are as follows: 27 "yes" votes, 7 "no" votes, and 3 "abstain" votes. As such, it is the sense of the Sand Lake Community Council that we are opposed to the proposed rezone of the Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1 from R-1A to PLI.

The results of this vote will be reflected in the October meeting minutes; those minutes will be posted at the following link when they are published (before the November meeting ideally): <http://www.communitycouncils.org/servlet/viewfolder?id=309>.

Please let this email serve as official notification from the SLCC to the Municipality of Anchorage regarding the SLCC's position on the proposed rezone of the Lancaster Subdivision Tract A and Polen Park Subdivision Tract 1 from R-1A to PLI.

Thank you for your consideration of my email.

Respectfully,

Parker Haymans  
SLCC President

# Affidavit of Posting and Historical Information

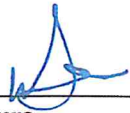


# AFFIDAVIT OF POSTING

CASE NUMBER: 2022-0002

I, Kate Sauve hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezone. The notice was posted on 10/20/21 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 20 day of October, 2021.

  
\_\_\_\_\_  
Signature

## LEGAL DESCRIPTION

Tract or Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Subdivision: Polen Park Tract 1  
Lancaster Tract A















**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-010**

A RESOLUTION APPROVING AMENDMENTS TO A CONDITIONAL USE FOR LAND RECLAMATION; WITHIN LANCASTER SUBDIVISION, TRACT A, AND POLEN PARK SUBDIVISION, TRACTS 1, 2, AND 3; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF 82<sup>ND</sup> AVENUE, AND WEST OF THE ENDICOTT STREET RIGHT-OF-WAY, IN ANCHORAGE.

(Case 2019-0138; Tax I.D. No. 001-162-42, -92, -93, and -94)

---

WHEREAS, a request has been received from Anchorage Sand and Gravel, petitioner, and S4 Group, Inc., representative, for amendments a conditional use for land reclamation within Lancaster Subdivision, Tract A, and Polen Park Subdivision, Tracts 1, 2, and 3; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of 82<sup>nd</sup> Avenue, and west of the Endicott Street right-of-way, and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on March 9, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

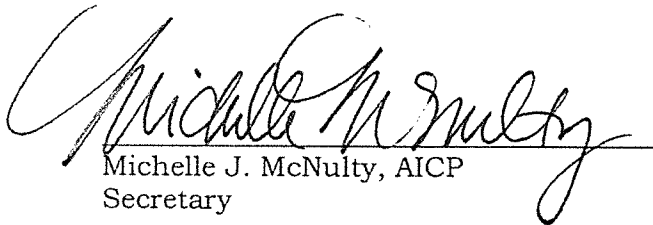
- A. The Commission makes the following findings of fact:
1. This application for amendments to an existing conditional use meets the nine approval criteria for a conditional use and the standards for land reclamation.
  2. There was no public testimony during the public hearing. The written comments that were received from nearby residents expressed concern about a different case about rezoning the property. This application is not a rezone, but an amendment to a conditional use to include additional acreage and to update the grading and drainage plan.
  3. A neighbor was concerned about the difference of grade from their property to this site. After hearing the petitioner's testimony, those grades are not the final grades.
  4. The grade will be below street level, which would address the written concerns submitted by the public.
  5. This amendment will add approximately 300,000 cubic yards of fill. It is not anticipated to affect the completion date of the project
- B. The Commission APPROVES the amendments, subject to the following conditions:

1. This approval is subject to the petitioner's application, narrative, and the following plans on file at the Planning Department, except as modified by these conditions of approval:
  - a. Sand Lake Fill Site – CUP Amendment Operations Plan
  - b. Sand Lake Fill Site – Estimated Filling Phases, 1-7-2020
  - c. Sand Lake Reclamation Site Conditional Use Amendment, Sheets C1 to C8, drawn by Brandon J. Marcott, Registered Professional Engineer, Triad Engineering, LLC.
2. A notice of zoning action and a final approved site plan shall be filed with the State Recorder's Office. Proof of such shall be submitted to the Planning Department.
3. Provide a stormwater pollution prevention plan to Watershed Management Services for review and approval.
4. This conditional use approval is valid until May 5, 2024.
5. At the end of the land reclamation operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.
6. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
7. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays.
8. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
9. Annually an inspection report prepared by a registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Department for compliance to these conditions of approval.
10. The petitioner shall provide logbooks with dates, time and material dumped, to be available upon request of the Planning Department.

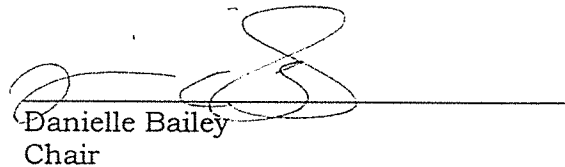
11. On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.
12. The telephone number of Anchorage Sand and Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
13. On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 9<sup>th</sup> day of March, 2020.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4<sup>th</sup> day of May, 2020. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.



Michelle J. McNulty, AICP  
Secretary



Danielle Bailey  
Chair

(Case 2019-0138; Tax I.D. No. 001-162-42, -92, -92, and -94)

fm

Municipal Clerk's Office  
Amended and Approved  
Date: December 17, 2019

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For Reading: November 19, 2019

ANCHORAGE, ALASKA  
AO No. 2019-143, As Amended

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE  
2 REZONING OF APPROXIMATELY TEN ACRES FROM R-1A (SINGLE-FAMILY  
3 RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A SL (LOCAL AND  
4 NEIGHBORHOOD BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS AND R-  
5 2M SL (MIXED RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR  
6 TRACTS 2 AND 3, POLEN PARK SUBDIVISION PER PLAT 2019-41;  
7 GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF  
8 SAND LAKE ROAD, SOUTH OF THE WEST 82<sup>ND</sup> AVENUE, AND WEST OF  
9 JADE STREET, IN ANCHORAGE.

10  
11 (Sand Lake Community Council) (Planning and Zoning Commission Case 2019-  
12 0118)

13  
14 WHEREAS, the Anchorage Assembly makes the following findings of fact,  
15 incorporated from Planning and Zoning Commission Resolution No. 2019-021:

16  
17 1. This rezone complies with the nine approval criteria for  
18 rezonings, AMC 21.03.160E. The rezone is consistent with the  
19 Anchorage 2040 Land Use Plan Map and the 2012 West Anchorage  
20 District Plan. The B-1A and R-2M districts implement both Plans.

21  
22 2. Zoning is important because buying property is one of the  
23 biggest investments anyone will make. The approval criteria are met for  
24 this rezoning despite objections from members of the public. The public  
25 process for this rezone has been followed. This is a process that has  
26 continued since the West Anchorage District Plan was adopted in 2012  
27 and later with the Anchorage 2040 Land Use Plan. These Plans are  
28 followed for the benefit of everyone in the neighborhood and for future  
29 property buyers because they need to know that they can develop  
30 according to what is in the Plan. Anchorage 2040 classifies this site as  
31 "Compact Mixed Residential Low" and the implementing zoning district  
32 is the R-2M. The West Anchorage District Plan classifies the site as  
33 "Small Scale Commercial" and the implementing district is the B-1A.  
34 The Plans identified this site for growth, which no one wants in their  
35 backyard; however, growth has to go somewhere, and that is why it was  
36 identified in the Anchorage 2040 Land Use Plan.  
37

1            3. Criterion 1 is met. Anchorage needs more residential units and  
2            this is one of the only sites slated to have that additional growth. The  
3            West Anchorage District Plan also identified this site for “Small Scale  
4            Commercial”, which is why the B-1A district is appropriate. This is not  
5            “spot-zoning” because this is the zoning called for in the Plan. The  
6            rezoning complies and conforms with the comprehensive plan as  
7            shown on pages 26 and 27 of Anchorage 2040 and page 75 of the West  
8            Anchorage District Plan.

9  
10           4. This rezoning is compatible with the existing neighborhood.  
11           Traffic impacts will be evaluated at the time of development, which  
12           should alleviate concern from neighbors.

13  
14           5. Public testimony was heard that speaks to the compatibility and  
15           the necessity of the rezoning, but the Plan shows this site as  
16           commercial and residential and these maps matter. This did not just  
17           sneak in; it has been there since at least 2012 and the community  
18           councils have already spoken to this, which answers the compatibility  
19           and the necessity elements. The site plan review requirement will satisfy  
20           some of the community’s concerns about compatibility and is a good  
21           balance.

22  
23           6. The rezoning is compatible with surrounding zoning and  
24           development, and protects areas designated for specific uses on the  
25           zoning map from incompatible land uses, especially given the site plan  
26           review requirement. Residential development of 15 dwelling units per  
27           acre is incredibly challenging to do in our community. This is moderate  
28           residential density for Anchorage. The site is well served by roads,  
29           parks, and trails, which is better than a lot of places that are developed  
30           with higher-density housing. The need to distribute housing in more  
31           places around the whole city provides families with opportunities that  
32           everyone ought to be able to enjoy in our community.;  
33           now, therefore

34  
35 **THE ANCHORAGE ASSEMBLY ORDAINS:**

36  
37 **Section 1.** The zoning map shall be amended by designating Tracts 2 and 3,  
38 Polen Park Subdivision per Plat 2019-41, as R-2M (mixed residential district) and B-  
39 1A (local and neighborhood business district), respectively.

40  
41 The property described above is shown on Exhibit “A,” attached.  
42

1 Section 2. This zoning map amendment established in Section 1 shall become  
2 effective upon approval of an update to the conditional use permit for the fill site  
3 (PZC Resolution 2014-029).  
4

5 Section 3. The zoning map amendment is subject to the following special  
6 limitations:  
7

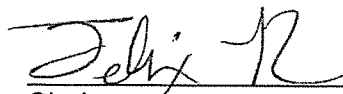
8 A. Obtain major site plan approval for Tracts 2 and 3, unless a higher  
9 level of review is required. The site plan for Tract 3 shall  
10 demonstrate the design intent of 'Small-Scale Commercial' in the  
11 West Anchorage District Plan. [OBTAIN MAJOR SITE PLAN  
12 APPROVAL FOR TRACTS 2 AND 3 THAT DEMONSTRATES A  
13 SITE PLAN AND DESIGN INTENT MEETING THE DESCRIPTION  
14 OF SMALL-SCALE COMMERCIAL IN THE WEST ANCHORAGE  
15 DISTRICT PLAN.]  
16

17 B. Fueling stations are prohibited.  
18

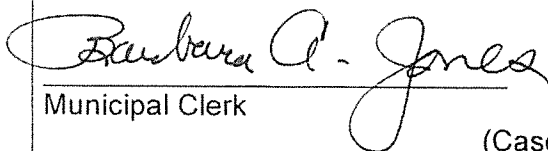
19 C. Parking lots in the B-1A district shall be located beside or behind  
20 businesses.  
21

22 Section 4. This ordinance shall become effective 10 days after the Director of the  
23 Planning Department has received the written consent of at least 51 percent of the  
24 owners of the property within the area described in Section 1 above to any special  
25 limitations contained herein. The rezone approval contained herein shall  
26 automatically expire, and be null and void, if the written consent is not received  
27 within 120 days after the date on which this ordinance is passed and approved. In  
28 the event no special limitations are contained herein, this ordinance is effective  
29 immediately upon passage and approval. The Director of the Planning Department  
30 shall change the zoning map accordingly.  
31

32 PASSED AND APPROVED by the Anchorage Assembly this 17th day of December,  
33 2019.  
34

35   
36 \_\_\_\_\_  
37 Chair

38 ATTEST:

39  
40   
41 \_\_\_\_\_  
42 Municipal Clerk  
43

(Case 2019-0118)

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 764-2019

Meeting Date: November 19, 2019

1 FROM: MAYOR

2  
3 SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING  
4 THE REZONING OF APPROXIMATELY TEN ACRES FROM R-1A  
5 (SINGLE-FAMILY RESIDENTIAL DISTRICT, LARGE LOT) TO B-1A  
6 SL (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) WITH  
7 SPECIAL LIMITATIONS AND R-2M SL (MIXED RESIDENTIAL  
8 DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACTS 2 AND 3,  
9 POLEN PARK SUBDIVISION PER PLAT 2019-41; GENERALLY  
10 LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF  
11 SAND LAKE ROAD, SOUTH OF THE WEST 82<sup>ND</sup> AVENUE, AND  
12 WEST OF JADE STREET, IN ANCHORAGE.  
13  
14

15 The zoning map will change Tract 2 to the R-2M (mixed residential) district. Tract 2  
16 contains approximately eight acres surrounding Tract 3. The B-1A (local and  
17 neighborhood business) district will be applied to Tract 3, which contains two acres  
18 at the northeast corner of Sand Lake Road and West Dimond Boulevard.  
19

20 On October 7, 2019, the Planning and Zoning Commission recommended approval  
21 of the rezoning, subject to an effective clause requiring the existing fill site  
22 conditional use to be updated and requiring an approved major site plan review to  
23 ensure compatibility with the 2012 *West Anchorage District Plan*.  
24

25 There is a separate ordinance being processed concurrently with this rezoning that  
26 would amend the *Anchorage 2040 Land Use Plan Map* to make the east five acres  
27 of this site "Compact Mixed Residential Low." The implementing district for this  
28 designation is R-2M.  
29

30 The *West Anchorage District Plan* identifies the west five acres of this site as  
31 "Low/Medium Intensity Residential (>8-15)" and "Small Scale Commercial." The  
32 *Anchorage 2040 Land Use Plan* identifies the site as "Compact Mixed Residential"  
33 and refers to the *West Anchorage District Plan* for the "Small Scale Commercial"  
34 designation. Both of these *Plans* call for the property to be rezoned to the B-1A and  
35 R-2M districts. This rezoning is consistent with these *Plans* and meets the approval  
36 criteria for rezonings, AMC 21.03.160E.  
37

38 The R-2M district is intended for residential areas that allow for a variety of single-  
39 family, two-family, and multifamily dwellings, with gross densities between five and  
40 15 dwelling units per acre. The R-2M district provides residential neighborhoods  
41 with a greater diversity of housing by allowing a mix of both detached and a variety

1 of attached dwelling types in close proximity to each other, rather than separated  
2 into different zoning districts.

3  
4 The B-1A district is intended for small, compact commercial sites or areas within or  
5 surrounded by residential areas. The district is applied to encourage the provision  
6 of small scale retail, office, and service uses compatible in scale and character with  
7 adjacent residential uses, and providing services to the surrounding neighborhood.  
8 The district also allowed mixed-use development.

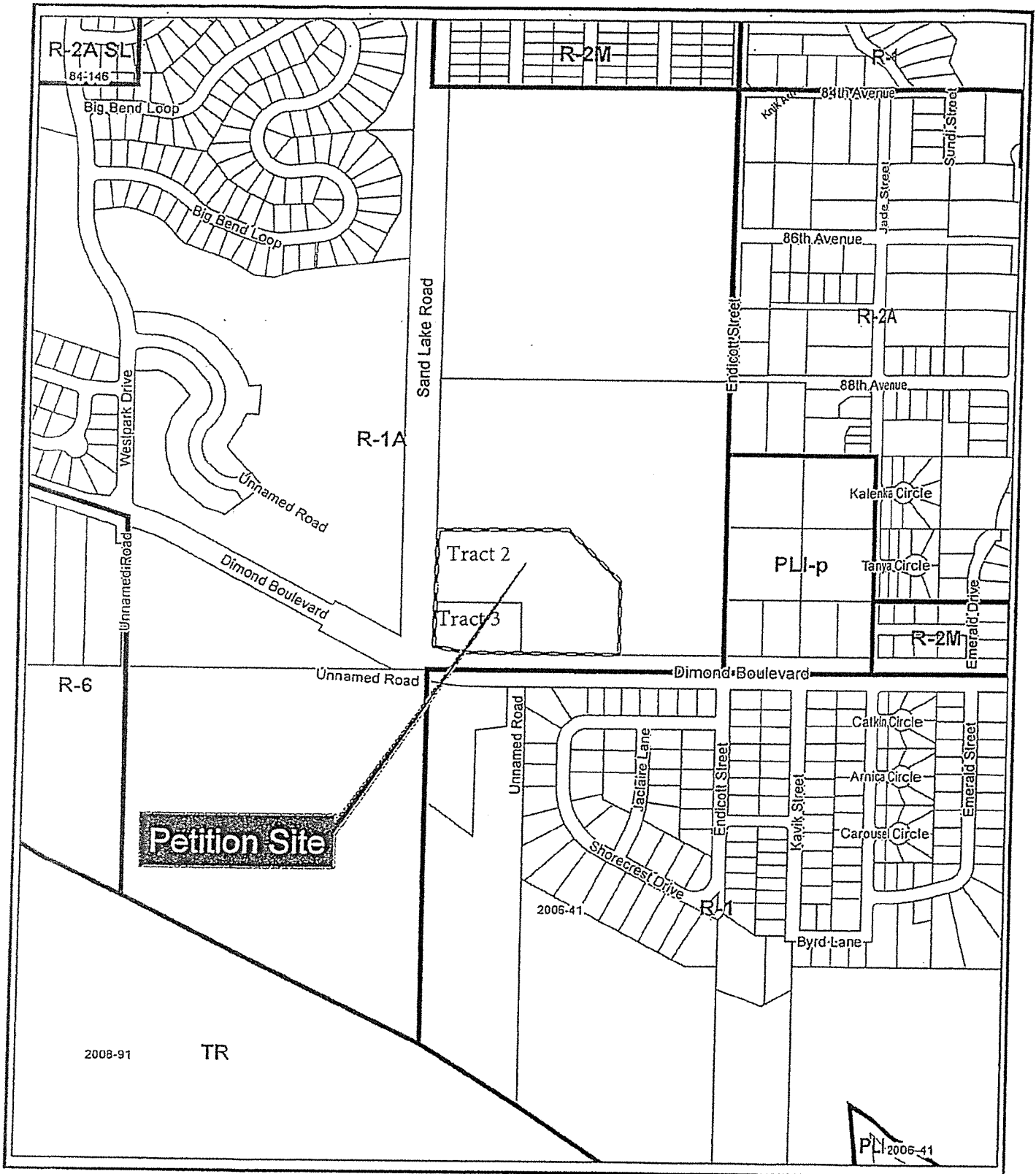
9  
10 This ordinance has no private sector economic effects and local government effects  
11 are less than \$30,000. Pursuant to AMC 2.30.053B.1., a summary of economic  
12 effects is not required.

13  
14 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

15  
16 Prepared by: Francis McLaughlin, Senior Planner  
17 Approved by: Michelle J. McNulty, Director, Planning Department  
18 Concur: Christopher M. Schutte, Director  
19 Office of Economic and Community Development  
20 Concur: Rebecca A. Windt Pearson, Municipal Attorney  
21 Concur: William D. Falsey, Municipal Manager  
22 Respectfully submitted: Ethan A. Berkowitz, Mayor

23  
24 Attachment: Planning Department Analysis Packet

# 2019-0118 EXHIBIT A



Municipality of Anchorage  
Planning Department

Date: August 14, 2019

