

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2022-001**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF 66 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL LARGE LOT) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR POLEN PARK SUBDIVISION, TRACT 1, AND LANCASTER SUBDIVISION, TRACT A; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF THE WEST 84TH AVENUE RIGHT-OF-WAY ALIGNMENT, AND WEST OF THE ENDICOTT STREET RIGHT-OF-WAY ALIGNMENT, IN ANCHORAGE.

(Case 2022-0002)

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WHEREAS, a request has been received from the Anchorage Sand and Gravel Company, LLC to rezone 66 acres from R-1A (single-family residential large lot) district to PLI (public lands and institutions) district for Polen Park Subdivision, Tracts 1, and Lancaster Subdivision, Tract A; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of the West 84<sup>th</sup> Avenue right-of-way alignment, and west of the Endicott Street right-of-way alignment, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on January 3, 2022.

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

A. The Commission makes the following findings of fact:


1. The rezone is consistent with the *Anchorage 2040 Land Use Plan* and the *West Anchorage District Plan*. The implementing zoning district for this property is PLI district. This rezone also complies with the nine approval criteria for rezonings, AMC 21.03.160E.
2. Concerns were expressed during public testimony over the future use of the property. The public hearing major site plan review and conditional use permit processes will evaluate the future site plan and use of the property and the community will have an opportunity to testify at that time.
3. It would be difficult to develop a large structure on this site because of the unclassified fill and would require a considerably large budget to do so.
4. A traffic impact analysis will evaluate traffic concerns during permitting.

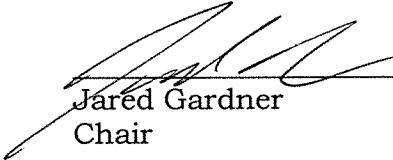
5. The Commission did not see how the neighborhood's worst fears for a future use would be approved through the public hearing process based adopted plan designation. This rezone is a win for Anchorage.

B. The Commission recommends approval of the rezone to PLI.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3<sup>rd</sup> day of January, 2022.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7<sup>th</sup> day of February, 2022.

  
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Craig H. Lyon  
Secretary

  
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Jared Gardner  
Chair

(Case 2022-0002)

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