

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): Denali VI LLC			Name (last name first): S4 Group, LLC		
Mailing Address: 4884 Cape Seville Dr., Anchorage, AK 99516			Mailing Address: 610 E 5th Ave		
City	State	Zip	City	State	Zip
			Anchorage, AK 99501		
Contact Phone – Day:		Evening:	Contact Phone – Day:		Evening:
907-231-1070			907-306-8104		
E-mail: darinanderson1@yahoo.com			E-mail: kate@s4ak.com		

*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): 008-031-49		
Site Street Address: 4010 Piper Street		
Current legal description: (use additional sheet if necessary) T13N R3W SEC 28 Lot 1		
Existing Zoning: R-2M	Acreage: 2.25	Grid #: SW1734
Proposed Zoning: R-4		
Existing use: Residential	Proposed use (if any): Residential	

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 ensure 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.


10/03/2025
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Kate Sauve

 Print Name

Accepted by: Shawn O.	Poster & Affidavit: 3+1	Fee: 200 ⁰⁰	Case Number: 2025-0143	Meeting Date: Pzc: 01/05/2026
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:
 Preliminary Plat Final Plat - Case Number(s):
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Ownership and beneficial interest form

14 copies required: Signed application (copies)
 Signatures of other petitioners (if any)
 Map of area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application
 Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

(A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. 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).
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.

(B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.



Piper Street Rezone
Zoning Map Amendment Application Narrative

This is a request for a zoning map amendment that implements the comprehensive plan. It would amend the zoning district of the project site from R-2M to R-4. The project site is located at 4010 Piper Street in Anchorage, Alaska. The site is approximately 2.25 acres and is designated as Urban Residential - High in the land use plan, with growth supporting feature overlays of Transit-Supportive Development, Residential Mixed-Use, and Traditional Neighborhood Design.

Need and Justification for the Rezoning

The petition site is currently zoned R-2M, which is not a preferred zoning district for the underlying land use designation of Urban Residential - High, as laid out in the 2040 Land Use Plan. The R-4 zoning district is a preferred district for the Urban Residential - High land use designation. This amendment would implement the comprehensive plan.

Proposed Land Use and Development

The petition site is currently being utilized as residential land and will continue to be utilized as residential land.

Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160I)

1. It is consistent with the comprehensive plan;

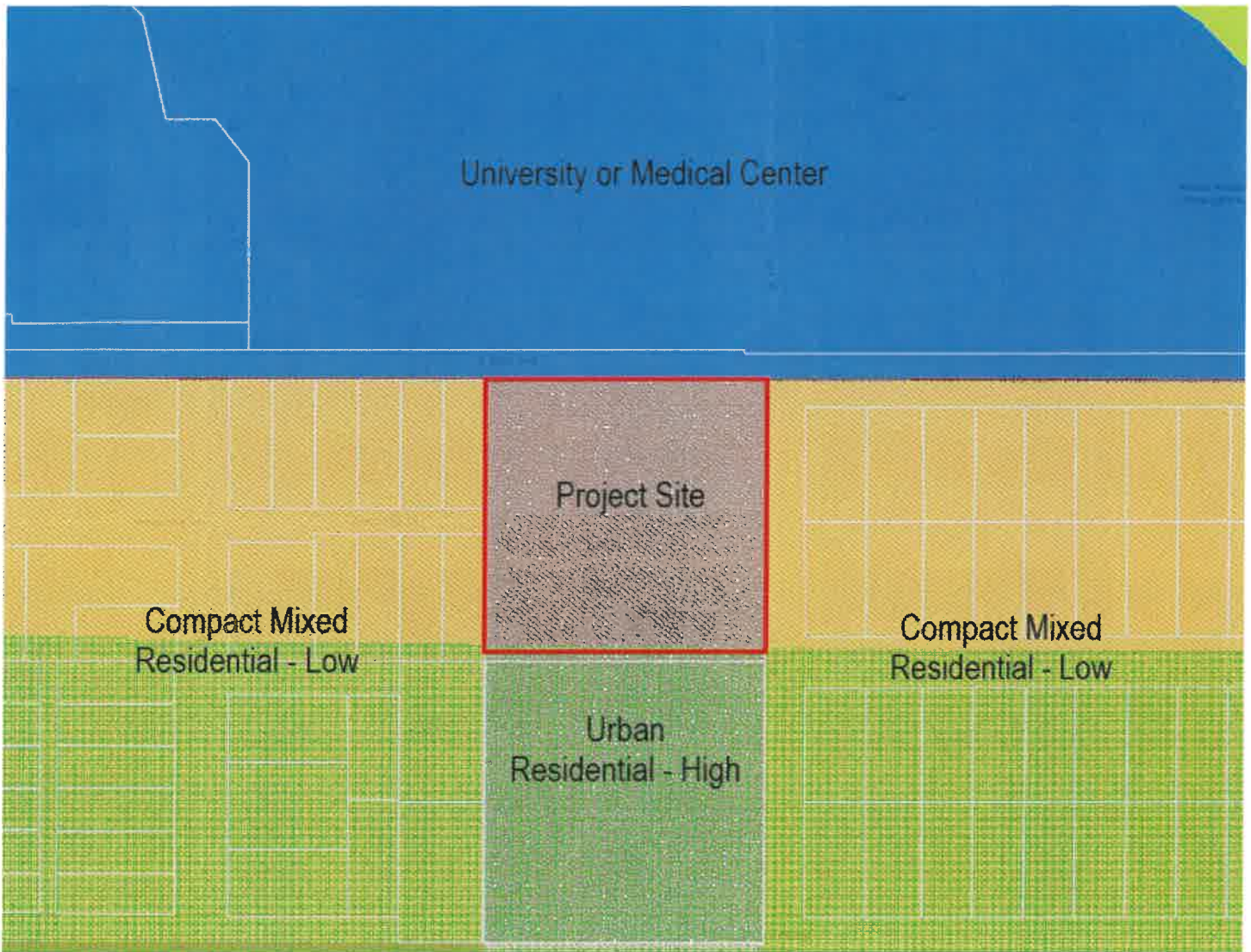
This rezone is consistent with the comprehensive plan. The 2040 Land Use Plan designates this area as Urban Residential - High, stating that this land use designation's preferred zoning district is primarily R-4.

2. It would not result in an objective risk to health or safety;

This rezone would not result in an objective risk to health or safety as the new zoning district would implement the underlying comprehensive plan and would be similar in density to the abutting R-3 SL parcel to the south.

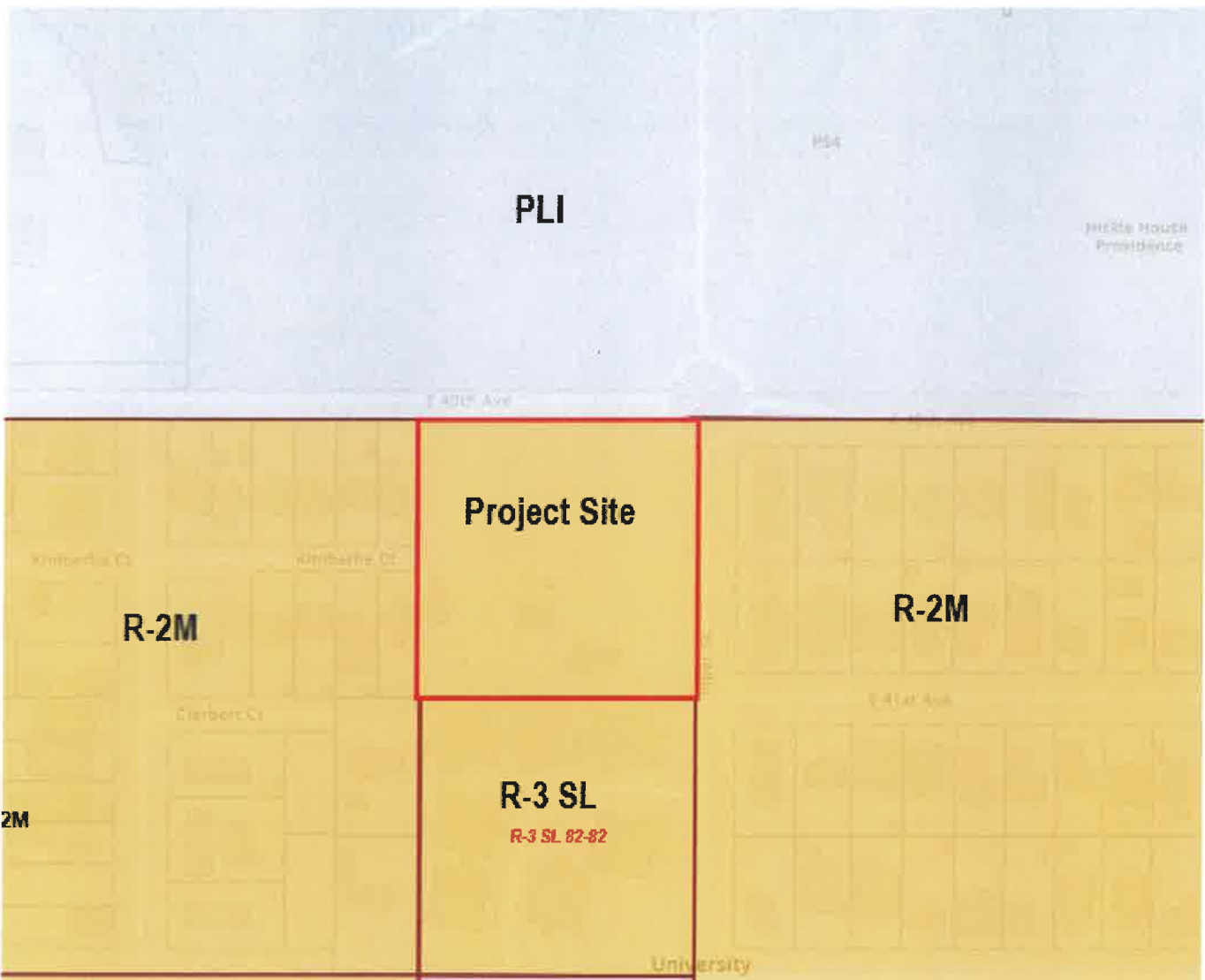
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.

This rezone does not conflict with any other city, state, or federal codes, regulations, or ordinances.



Detail of Surrounding Land Use Designations

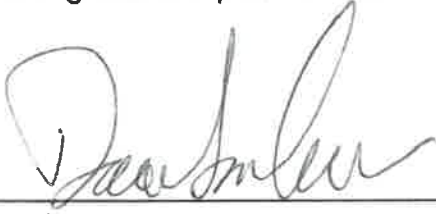
*Green crosshatch area indicates Greenway Supported Development Overlay



Detail of Surrounding Zoning Districts

Letter of Authorization

I, Darin Anderson, the authorized representative of Denali VI, LLC, the owner of the property located at 4010 Piper St, Anchorage, AK 99516, Tax ID # 008-031-49, authorize S4 Group LLC to represent me before the Municipality of Anchorage in the request for a pre-application meeting and site plan review.



Signature

25 November 2024

Date