

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): Ridge Equipment LLC		Name (last name first): Hoffman, Tony (The Boutet Company)	
Mailing Address: 9600 Vanguard Drive		Mailing Address: 601 East 57th Place, Suite 102	
Anchorage, AK., 99507		Anchorage, AK., 99518	
Contact Phone – Day:	Evening:	Contact Phone – Day: 907-522-6776	Evening:
Fax:		Fax:	
E-mail: Drew@ridgecontracting.org		E-mail: thoffman@tbcak.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): 016-291-20-000		
Site Street Address:		
Current legal description: (use additional sheet if necessary) T.12N., R.3W. Section 18 Government Lot 5 (Remnant)		
Existing Zoning: R-2M	Acreage: 0.52 Acres	Grid #: SW2430
Proposed Zoning: I-2		
Existing use: Vacant Land	Proposed use (if any):	

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.

Signature Owner Representative (Representatives must provide written proof of authorization) Date 3/25/17

Tony Hoffman

Print Name

Accepted by: FOM	Poster & Affidavit: 2 + affidavit	Fee: \$2,677.50	Case Number: 2017-0070	Requested Meeting Date: P2C 06/05/17
---------------------	--------------------------------------	--------------------	---------------------------	---

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 Major Elements - site is within or abuts:

Major employment center Redevelopment/mixed use area Town center

Neighborhood commercial center Industrial reserve

Transit-supportive development corridor District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

Commercial Industrial Parks/open space Public lands/institutions Town center

Transportation/community facility Alpine/slope affected Special study area Development reserve

Residential at _____ dwelling units per acre Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

Commercial Industrial Parks/open space Public lands/institutions Resort

Transportation/community facility Alpine/slope affected Special study area Reserve

Residential at _____ dwelling units per acre Mixed use Rural homestead

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 Clearing (C17-1071)

Wetland permit: Army Corp of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS

1 copy required: Signed application (original)

Ownership and beneficial interest form

35 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

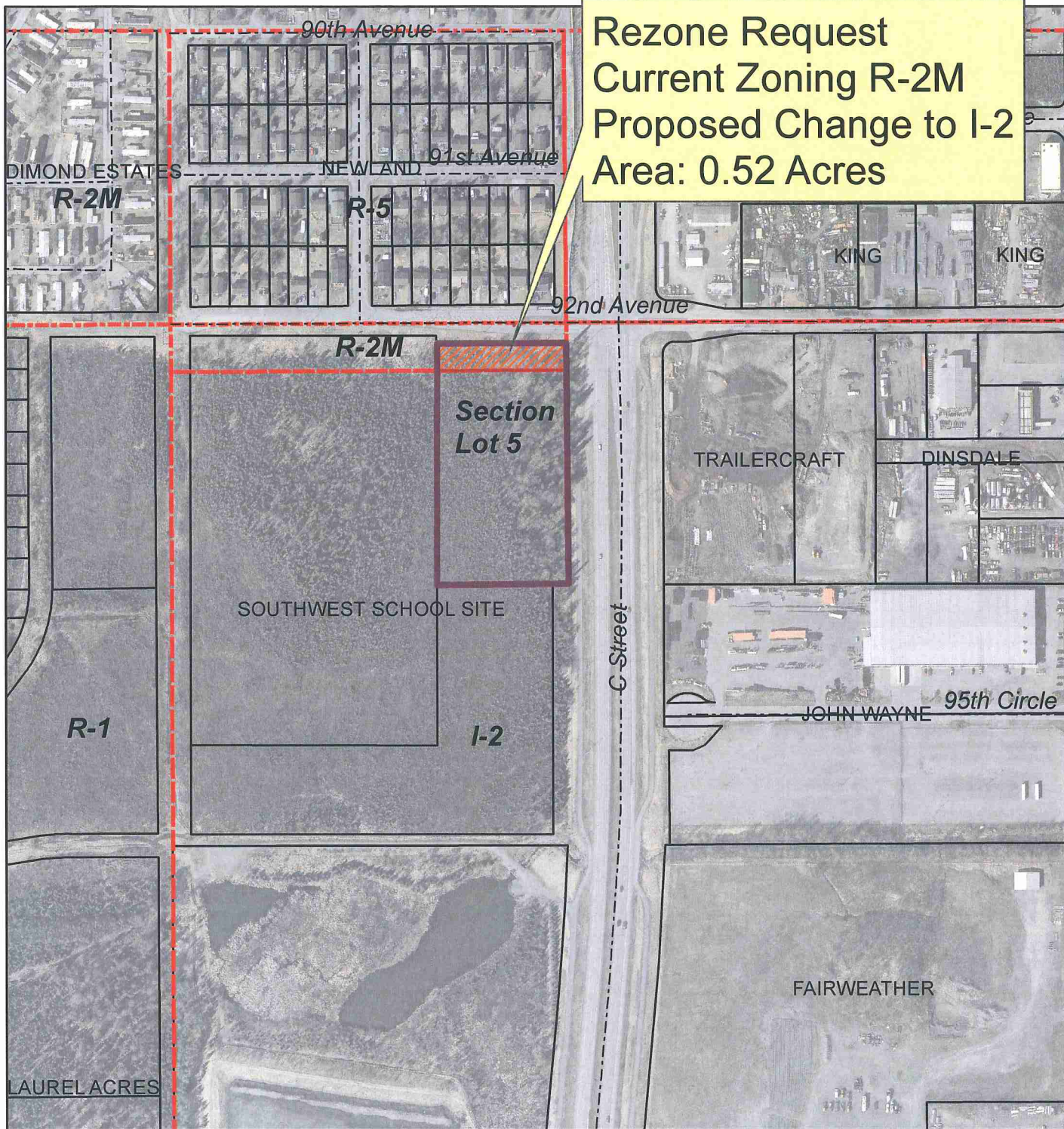
1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 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 extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

Rezone Request
Current Zoning R-2M
Proposed Change to I-2
Area: 0.52 Acres



"C" Street Rezone



Legal Description:
Section Lot 5, Section 18, T12N, R3W
MOA Parcel 016-291-20-000

Legend

 C St Rezone



Date: 2/21/2017



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

3/28/2017

Mr. Hal Hart, AICP, Director
Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650

Subject: Zoning Map Amendment-C Street and 92nd Avenue

Dear Mr. Hart:

This is a request to revise the Municipal Zoning map of a strip of land 330 feet by 69 feet located at the southwest corner of the intersection of "C" Street and West 92nd Avenue. The municipal parcel number is 016-291-20-000. Currently, the property is designated R-2M. The request is to change the designation to I-2, removing the split zoning that currently exists.

Included in this application are the following:

- Application (New Code)
- Supplemental narrative (appended to this letter)
- Community meeting notice mailer
- Written summary letter of the community meeting
- Owner authorization of representation
- Map exhibit (1 page)

Thank you for considering this request. Please let me know if you have any questions or comments regarding our proposal.

Sincerely

Tony Hoffman, PLS
The Boutet Company

ZONING MAP AMMENDMENT NARRATIVE

Project Location, Proposal and Background

The project location is at the southwest corner of the intersection of "C" Street and West 92nd Avenue.

The legal description for the property is "A portion of U.S. Government Lot 5, located in Section 18, Township 12 North, Range 3 West, Seward Meridian". The property is a remnant of a U.S. Government Lot, left over after the "C" Street Right of Way was established.

This proposed rezone action is designed to harmonize the subject property with the surrounding Industrial property, and to eliminate the existing split zoning. Currently, the subject property is zoned both R-2M, and I-2. The property to the south and east (across "C" Street) is zoned I-2, and the property to the north across 92nd Avenue is zoned R-5.

Existing Conditions

The subject site has utility services "stubbed" out to the property. West 92nd Avenue, adjacent to the property on the north, was fully improved when "C" Street was improved. The property is heavily wooded, and is fairly flat. The property has some "B" wetlands on the west side.

Owner/Developer

The property is owned by Ridge Equipment, LLC.

Public Involvement

After the pre-application meeting with Municipal Planning personnel on February 21, 2017, the proposal to rezone was presented to the Bayshore-Klatt Community Council on Thursday, March 23rd. More than 60 mailers were sent out announcing the proposal.

Approval Criteria (AMC 21.03.160 E)

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

Response: This rezone will clean up an existent "split zoning that is not in the public's welfare. It is still unclear how or when the zoning was enacted, but it prevents effective development (either residential or industrial) of any sort on the lot.

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

Response: While this parcel is identified as "residential" in the currently adopted 1980 Comprehensive Plan, the current draft of the 2040 Comprehensive Plan clearly indicates the area as Industrial.

Following is one of the applicable 2040 Land Use Plan Policies:

LUP 9.1. Identify and preserve a suitable, predictable supply of industrial land in areas most appropriate for existing and future high-priority industrial uses.

Response: As this property is adjacent to other industrial uses along the "C" Street corridor, it is appropriate to develop this property as industrial, compatible with the other uses south, east and west. The residential development across the ROW to the north can be protected through Title 21 provisions for setback, screening and use hours.

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

Response: The proposed zoning will allow Industrial uses as specified in code.

- 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;*

Response: This property is currently “Split Zoned”, with the southern portion of the Lot zoned I-2. This rezone is essentially a “house cleaning” type of process, cleaning up an existent and inappropriate spot zoning. While the properties to the North are zoned R-5 (Low Density Residential) there are plenty of provisions in Title 21 that will “buffer” the residential properties to the north from the higher intensity uses allowed by I-2 (i.e. landscaping, setbacks etc.). Utilizing a split zoning “strip” to buffer lands is not appropriate. Additionally, it should be pointed out that the ROW in front of this property is 100 feet wide, which adds another 40 foot setback to the standard ROW width of 60 feet.

- 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;*

Response: All utilities are available immediately adjacent to the site. The “C” Street corridor is designated as a “Major Arterial” roadway in the 2014 MOA Streets and Highways Plan, which is supportive of Industrial uses. Additionally, all utilities are available immediately adjacent to the site in 92nd Avenue, eliminating the need for any utility extensions to the site. Additionally, there is a full width walking and biking pathway along “C” Street that provides pedestrian access. Also, when the approach to “C” Street from 92nd Avenue was constructed during “C” Street construction, a curb barrier “nose” was constructed at the entrance to 92nd, which will help control traffic onto 92nd Avenue and “C” Street.

- 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;*

Response: As the majority of the property is already zoned I-2, the proposed rezone will create no additional impacts to the site than already implemented. As stated previously, there are plenty of provisions existent in Title 21 that will mitigate any potential impacts to the environment or wildlife.

Additionally, it should be pointed out that the US Fish and Wildlife Service (specifically Fisheries and Ecological Services, aka FES) was contacted in February to discuss the eagles that occasionally perch on the high trees on the property. Personnel at FES stated that to their knowledge, there are no nest sites anywhere in that area. They also provided guidelines for documenting the site conditions, which has been accomplished.

Finally, Title 21 (21.05.060) provides additional mitigation regulations to uses allowed for I-2 zoning. These standards (referred to as “use specific standards”) provide additional protections to potential impacts to residential areas from “heavy” industrial uses.

- 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;*

Response: As already mentioned, the high density housing north of the property will be adequately protected and buffered by the provisions outlined in Title 21, as well as the extra width ROW that exists on 92nd Avenue.

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

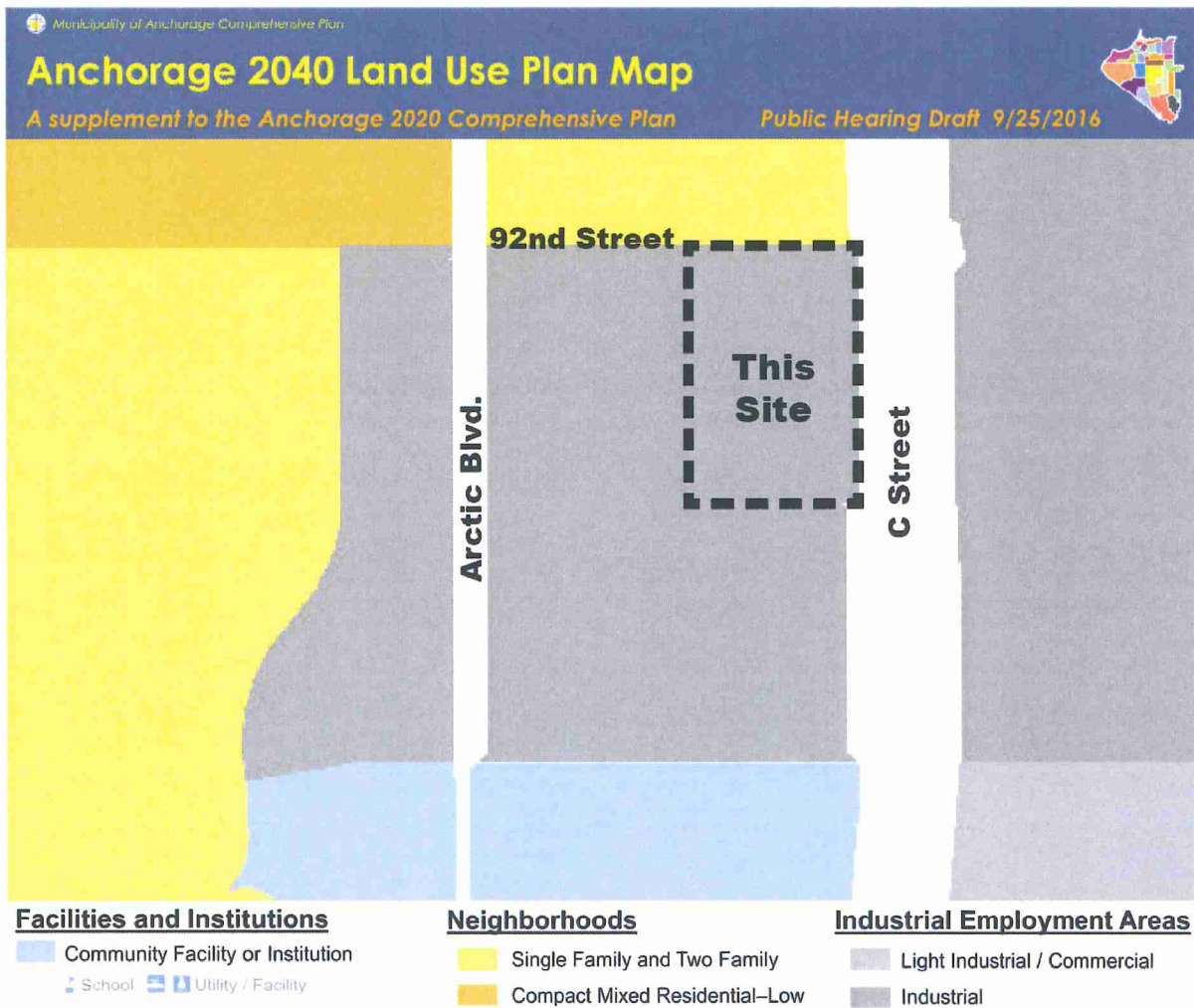
Response: This zoning is fully consistent with the goals and uses outlined in the proposed 2040 Comprehensive Plan. While the area is designated as “residential” in the currently adopted 1980

Comprehensive Plan, it is recognized in the goals and policies of the 2040 plan that the need for employment supportive Industrial and Commercial needs are paramount for the continuation of growth in Anchorage.

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

Response: The proposed rezone actually rectifies an existent split zone situation.

Current Version of the 2040 Land Use Map





The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

3/28/2017

Mr. Bob Hoffman
President, Bayshore Klatt Community Council
1057 West Fireweed Lane, Suite 100
Anchorage, AK.

Subject: Zoning Map Amendment, "C" Street and 92nd Avenue

Dear Mr. Hoffman:

This letter will serve as the written summary of the of the Community Meeting, as required by Title 21, for the rezone and platting applications on the property located at the southwest quadrant of the intersection of "C" Street and 92nd Avenue.

The municipal parcel number is 016-291-20-000. Currently, there is a strip of land (approximately 69 feet by 330 feet, 0.52 acres) that is designated R-2M (Multi Family Residential) along the north boundary on 92nd Avenue. The request is to change the designation to I-2, which will match the remaining 4.11 acres, which is currently zoned I-2.

The petitioner's representative made a brief presentation to the Bayshore Klatt Community Council on 3/23/2017. There were approximately 35-40 people in attendance. The presentation described the purpose for the rezone, which is to eliminate the split zoning on this parcel. It was mentioned during the presentation that several options utilizing I-2 zoning are being considered by the owner, and can still be implemented under the current zoning.

Questions and concerns voiced by attendees included:

- Environmental concerns were paramount. Questions included what would happen to the wetlands and what about the eagles and other wildlife that are currently present?
- What will be the future use of the property? What is the benefit of the rezone?
- Who is the owner of the property?
- What is the public process for rezoning a parcel of land? What are the public opportunities to speak out?
- Is 92nd Avenue built to adequate standards for the use envisioned by the owner? Can the future development be accessed from C Street? When will construction begin?
- Is this meeting adequate for the "public involvement" requirement set out in Title 21?
- What are the minimum setback and buffer distances for R-2M and I-2 uses?

Most comments expressed concern about the impact of future development on the nearby residential district. The petitioner's representative tried to explain to the participants that the rezone process in itself does not specify any set development use or construction activity. Simply put, the answers to most questions asked are not yet available, nor are they necessarily applicable. The public was encouraged to reach out to planning staff once an application is made.

Thank you for allowing us the opportunity to present the project, and don't hesitate to contact me if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company

Public Meeting Announcement

You are invited to attend the Bayshore/Klatt Community Council meeting to discuss a proposed Rezone for a parcel off "C" Street in Anchorage. The land is currently zoned R-2M and the proposal is to rezone to I-2. The legal description for the property is a Portion of U.S. Govt. Lot 5, Section 18, T.12N., R.3W., Seward Meridian, Alaska. It is located at the SW corner of the intersection of "C" Street and West 92nd Avenue, MOA Tax Parcel 016-291-20-000.

Event: Bayshore/Klatt Community Council

Date: March 23, 2017

Time: 7:00 p.m.

LOCATION: Klatt Elementary School, 11900 Puma Drive, Anchorage, AK., 99515

If you have any question, please contact Tony Hoffman at (907) 522-6776

Boutet Company

601 East 57th Place, #102
Anchorage, AK., 99518



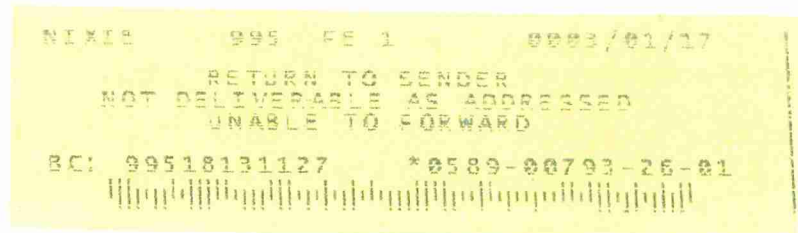
A 17.702250 2339



Resident

521 W 91ST AVE

ANCHORAGE, AK, 99515



Authorization Certificate

Date: 2/20/2017

Current Project Legal: U.S. Govt. Lot 5, Section 18, T.12N., R.3W.,
Seward Meridian, Alaska

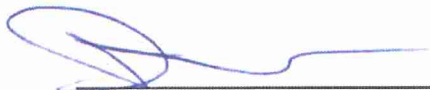
Proposed Legal: Same

Type of Authorization: Rezone Application

Statement:

I hereby authorize Tony Hoffman of The Boutet Company Inc. to represent me in the Municipality of Anchorage Rezone Application of the above described property.

Thank you,



2-20-17

Ridge Equipment LLC: *Managing member*

Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional
 Licensing

State of Alaska > Commerce > Corporations, Business, & Professional Licensing > Corporations Search

NAME(S)

Type	Name
Legal Name	RIDGE EQUIPMENT, LLC

ENTITY DETAILS

Entity Type: Limited Liability Company
Entity #: 71614D
Status: Good Standing
AK Formed Date: 11/20/2000
Duration/Expiration: Perpetual
Home State: ALASKA
Next Biennial Report Due: 1/2/2018
Entity Mailing Address: 9600 VANGAURD DR, ANCHORAGE, AK 99507
Entity Physical Address: 9600 VANGAURD DR, ANCHORAGE, AK 99507

REGISTERED AGENT

Agent Name: RICHARD M. ROSSTON
Registered Mailing Address: 1031 W. 4TH AVE, STE 600, ANCHORAGE, AK 99501
Registered Physical Address: 1031 W. 4TH AVE, STE 600, ANCHORAGE, AK 99501

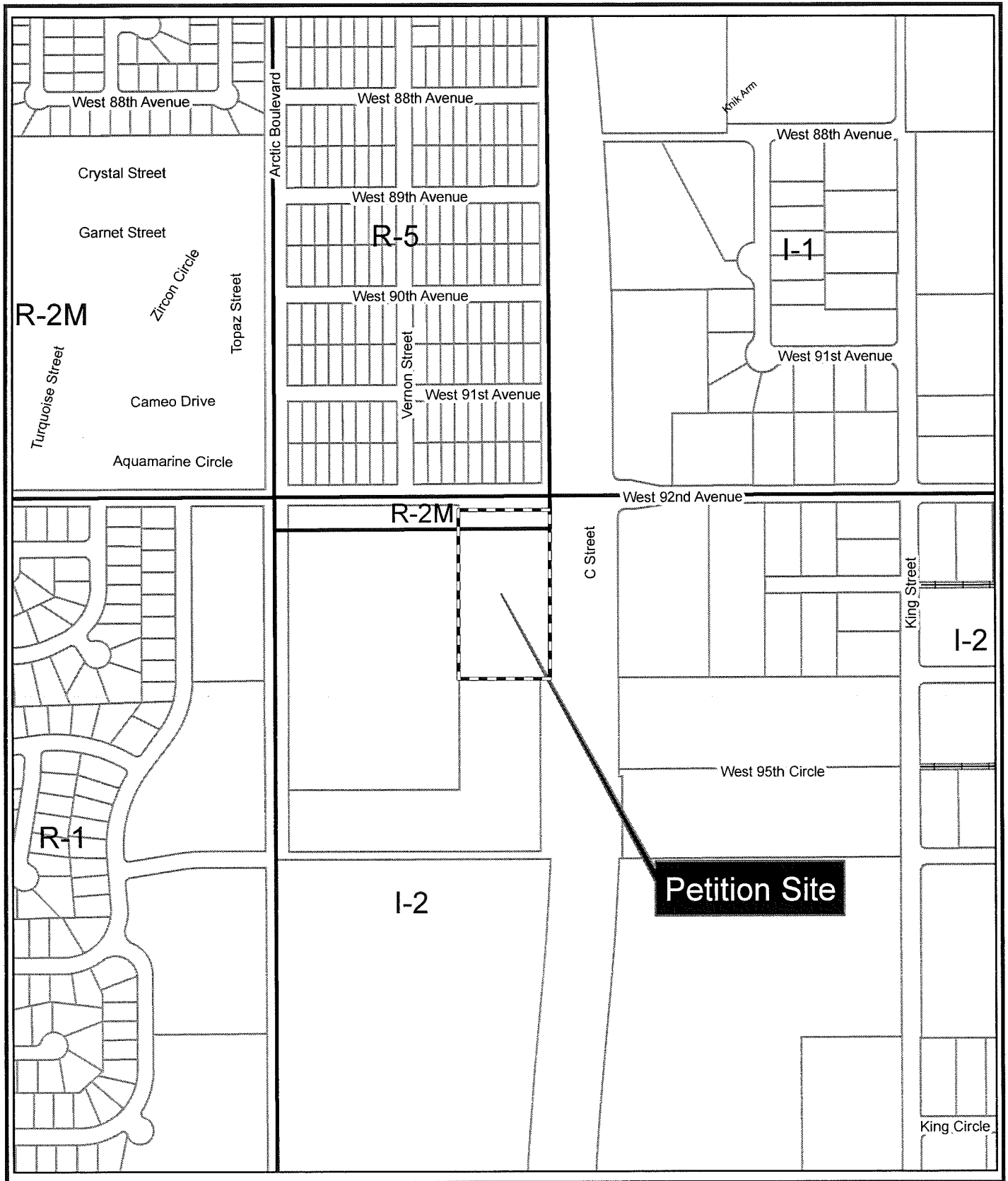
OFFICIALS

AK Entity#	Name	Titles	Percent Owned
	DREW MCLAUGHLIN	Member	100

FILED DOCUMENTS

Date Filed	Type	Filing	Certificate
11/20/2000	Creation Filing		
12/20/2000	Biennial Report		
11/27/2002	Admin Dissolution		
1/2/2003	Reinstatement		
1/2/2003	Biennial Report		
1/30/2003	Agent Change		
1/30/2003	Agent Change		
12/3/2003	Biennial Report		
1/3/2006	Biennial Report		
4/14/2010	Biennial Report		
4/14/2010	Biennial Report		
4/23/2010	Agent Change		
8/15/2011	Agent Change		
1/12/2012	Biennial Report		
11/22/2013	Biennial Report		

2017-0070



2017-0070



