

Planning and Zoning Commission

June 5, 2017

Case #: **2017-0070**

Case Title: Request to Rezone a strip of land measuring approximately 330 feet x 69 feet from R-2M Mixed Residential District to I-2 Heavy Industrial District.

Agenda Item #: **G.1** Supplementary Packet #: **2**

Comments submitted after the packet was finalized

Additional information

Other:

Sent by email: yes no

Cheryl Smith
2930 Bass St
Anchorage, AK 99507

cherylcarson@gci.net

907-227-8599

6/2/2017 7:07:06 AM

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PLANNING DEPARTMENT

My husband and I bought a house in Newland Subdivision - 620 W. 88th Ave.- in 1983 when the subdivision was brand new. A group of us who had moved in, saw the need to work together for improvements to our new neighborhood. We formed a home owners association so we could work towards some things such as street lighting, road paving, and preservation of land bordering the neighborhood to be held as land for a school or park. People were very concerned that industrial development did not happen in our neighborhood. I don't recall all the steps we took, but it involved petitions, meetings with city officials, and the result was that the land bordering the south side of the neighborhood was added to the heritage land bank to be reserved as potential school site.

I understand now that the land is once again industrial and is being razed. Although I no longer live in the neighborhood, it is very sad to see that the bit of greenspace that was part of the neighborhood may be gone. Newland already gave up a chunk of the neighborhood with pushing C street through. It doesn't seem right that they have to lose that bit of greenspace that the residents had fought to keep as a school site or park.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

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MIKEL KOKO
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ANCHORAGE, AK, 99515-1732

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PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, June 5, 2017

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2017-0070

99515#1732 0032

PETITIONER: Ridge Equipment, LLC
REQUEST: Request to Rezone a strip of land measuring approximately 330 feet x 69 feet from R-2M Mixed Residential District to I-2 Heavy Industrial District.
TOTAL AREA: .52 acres
SITE ADDRESS: N/A
LOCATION: Generally located west of C Street, north of West 96th Avenue, east of Arctic Blvd. and south of West 92nd Avenue
CURRENT ZONE: R-2M Mixed Residential District
COM COUNCIL(S): Bayshore-Klatt, Taku Campbell
LEGAL DESCR: T12N R3W SEC 18 Lot 5 REM

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, June 5, 2017 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

The zoning ordinance requires that you be sent notice because your property, residence, or business is within the vicinity of the petition area. This will be the only public hearing before the commission regarding this case and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name: KoKo MIKEL
Address: 441 W 92nd Ave.
ANCHORAGE AK 99515
Comments: please see attached.



Buildable Land Supply (BL-3)

LEGEND

INFO



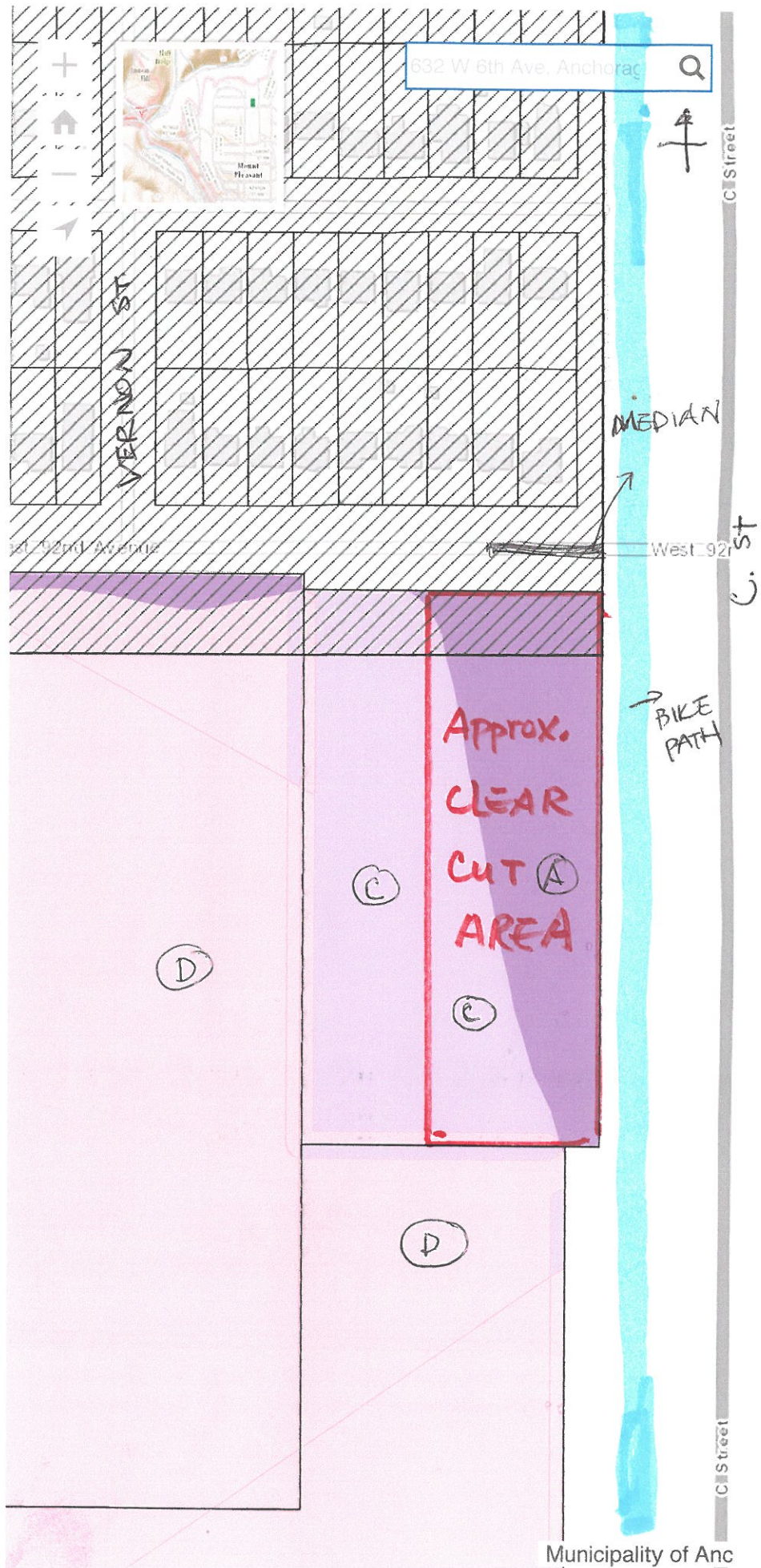
Land Use Commitments

- Committed to Transportation
- Conservation Easements or Other Protected Lands
- Designated Future Parkland
- Future Commercial Use (Industrial Zones)
- Future Public Facility or Utility

Environmental Constraints on Vacant Land

- A Unconstrained
- B Partially Constrained
- C Significantly Constrained
- D Prohibitively Constrained
- E Fill Site or Other Site Conditions

BIKE PATH



Project Number:
2017-0070

Project Name:
Ridge Equipment, LLC
Rezone R-2M to I-2

Application Types:
Rezoning (Status: Awaiting Meeting Result)
Application Status:
Awaiting Meeting Result

Public Notice Summary:
Request to Rezone a strip of land measuring approximately 330 feet x 69 feet from R-2M Mixed Residential District to I-2 Heavy Industrial District.

Locations:
[01629120000](#)
Application Date:
03/29/2017

I live on 92nd Ave. across from the property where Ridge Heavy Equipment Contractor Inc. owns and has already clear cut the area which is mostly Type B Significantly Constrained Wetland.

I strongly oppose Ridge Heavy Equipment Contractor's petition re. Rezoning the strip along side of 92nd Ave. which is R-2 to I-2 Heavy Industry. I would like to ask Planning and Zoning committee to deny its petition of rezoning for the reasons as follow:

Facts:

1. In 1997 the previous owner of the property petitioned the same petition of rezoning to gain an access to 92nd. but MOA assembly denied the request as he had already an access and there was no reason to rezone.

2. According to MOA ordinance it is illegal for any heavy equipment vehicle to use the residential streets.

Ridge Heavy Equipment Contractor, Inc. has been using residential streets 92nd Ave. and Vernon St. as well as 88th Ave. with the heavy equipment vehicles when they clear cut the property.

The large heavy equipment vehicles cannot enter the afore mentioned property from C St. directly via 92nd as there is a median on 92nd Ave. hence they have to take a route via Dimond, Arctic, 88th, and Vernon to enter 92nd. in order to go into the property.

3. As of 4/25/17 according to Shane McCoy, Chief of Corps of Engineers the way Ridge Heavy Equipment Contractor cleared the type B wetland is under investigation.

Ridge Heavy Equipment Contractor Inc. is going to remove the tree stumps but destroying the root systems in type B wetland is prohibited by Wetland Management Act.

4. The part of property is mostly Significantly Constrained Wetland and lesser part is Unconstrained. The latter lesser part is wider along 92nd and significantly very narrow at the south end of the property which forms an elongated triangle shape. However the owner cleared the area of a large rectangle (almost half of the cleared area consisting of Unconstrained and half of which intruding the Significantly Constrained area.)

Concerns:

1. SAFETY:

a. The 92nd Ave. is the only access to the bike path along side of C St. and south of Dimond which often used by bicyclists. There are many families with small children use this access and I am concerned about the heavy equipment traffic might cause some safety issues.

b. Even now it is not so easy to go into 92nd from our driveways so I am concerned about the effect of the traffic of heavy equipment vehicles might cause further inconvenience to the residents along side of 92nd and Vernon.

2. INCONVENIENCE & NUISANCE:

a. Noise level: Since they cleared cut the area we can hear the increase of the noise of C St. traffics as well as the effects of the bright street lights.

b. How about the noise/air quality of the heavy equipment vehicles to our environment.

c. Illegal use of residential streets according to City Ordinance

Besides 92nd Ave., Vernon, and 88th are not wide enough for heavy equipment vehicle use. *See attached photos.*

3. Environmental Issues:

a. Noises and air quality caused by traffics and warming up the vehicles especially in winter

b. By clear cutting the area the effects on the natural environments and wild life we enjoyed such as bald eagles which raised their offsprings and were frequent in the area last decade, ducks nesting and raising ducklings in the water retained in the area, coyotes, foxes, snowshoe hares, owls and hawks, moose, and even occasional black bear are immense.

Keto M. B. L.

Using 92nd Ave. Corner of C St. & 92nd Ave.



Ridge Heavy Equipment Contractor on 9600 Vanguard Dr, Anchorage, AK 99507



Using 92nd Ave/C St.





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