

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): <i>ANCHORAGE SAND & GRAVEL, INC (RYAN MORMON)</i>		Name (last name first): <i>54 GROUP, LLC (Tom Dreyer)</i>	
Mailing Address: <i>1040 O'MALLEY ROAD</i>		Mailing Address: <i>124 E 7th AVE.</i>	
<i>ANCHORAGE, AK 99515</i>		<i>ANCHORAGE, AK 99501</i>	
Contact Phone - Day: <i>907-348-6433</i>	Evening: <i>907-529-0556</i>	Contact Phone - Day: <i>907-306-8104</i>	Evening: <i>907-227-1847</i>
Fax:		Fax:	
E-mail: <i>ryan.mormon@anchsand.com</i>		E-mail: <i>Tom@54AK.COM</i>	

*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): <i>011-201-93-000, 011-201-94-000</i>		
Site Street Address: <i>5401 DIMOND BLVD.</i>		
Current legal description: (use additional sheet if necessary) <i>POLEN PARK SUBDIVISION, TRACTS 2 & 3.</i>		
Existing Zoning: <i>R-1A</i>	Acreage: <i>10</i>	Grid #: <i>SW 2324</i>
Proposed Zoning: <i>R-2M & B-1A</i>		
Existing use: <i>FILL SITE</i>	Proposed use (if any): <i>RESIDENTIAL & COMMERCIAL</i>	

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.

Thomas H. Dreyer
 Signature Owner Representative *6/30/19*
 (Representatives must provide written proof of authorization) Date

Thomas H. Dreyer
 Print Name

Accepted by: <i>FM</i>	Poster & Affidavit: <i>2 + affidavit</i>	Fee: <i>\$15,610</i>	Case Number: <i>2019-0118</i>	Requested Meeting Date: <i>10/07/19</i>
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COMPREHENSIVE PLAN INFORMATION				
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural				
Anchorage 2020 Major Elements - site is within or abuts:				
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center		
<input checked="" type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve			
<input type="checkbox"/> Transit-supportive development corridor	<input checked="" type="checkbox"/> District/area plan area: <u>WADP</u>			
Chugiak-Eagle River Land Use Classification:				
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions	<input type="checkbox"/> Town center
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Development reserve	
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Environmentally sensitive area			
Girdwood- Turnagain Arm Land Use Classification				
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions	<input type="checkbox"/> Resort
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Reserve	
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead		

ENVIRONMENTAL INFORMATION (All or portion of site affected)				
Wetland Classification:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input checked="" type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s):	<u>S-12430. RECORDED PLAT # 2019-41</u>
<input checked="" type="checkbox"/> Conditional Use - Case Number(s):	<u>2014-056</u>
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input checked="" type="checkbox"/> Building or Land Use Permit for	<u>GRADING PLAN PERMIT X18-1618</u>
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)	
1 copy required:	<input checked="" type="checkbox"/> Signed application (original) <input type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input checked="" type="checkbox"/> Signed application (copies) <input 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"> <input type="checkbox"/> need and justification for the rezoning <input type="checkbox"/> the proposed land use and development <input type="checkbox"/> the probable timeframe for development <input type="checkbox"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input checked="" type="checkbox"/> Summary of community meeting(s) <input checked="" type="checkbox"/> 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.



1 June 30, 2019

2 Re-zoning Application Narrative for
3 Polen Park Tract 2 & 3.
4

5
6 **Need & Justification for the rezoning:** This proposal is for a rezone of Polen Park
7 Subdivision Tract 2 to R-2M, & Tract 3 to B-1A. This would allow for the future development
8 of the property through the platting process into individual lots for R-2M style residential
9 construction or through the site plan process on Tract 2. On Tract 3, the B-1A zoning district
10 would allow for small scale commercial that serves the local neighborhood. Typical
11 development may include convenience retail such as a coffee shop, florist, bakery, health club
12 studio, a small café or convenience-scale grocery store, etc., as per the West Anchorage
13 District Plan.
14

15 **History**

16 The western 5 acres of the Polen Park Tract 2 & 3 site is a portion of the larger AS&G Sand
17 Lake Fill Site 80 acres that was not a part of the conditional use permit. This 5 acre portion
18 is referred to on the application for PZC Resolution 2014-029 as; *“The only habitable*
19 *structural development on the property may be on the approximately 5-acre portion of the*
20 *southwest corner of the site. This five-acre portion has not been affected by natural resource*
21 *extraction and is not included in this CUP request.”* This 5 acre tract has since been filled with
22 structural fill under an approved grading plan permit C16-1442. The tract has been filled
23 nearly to the elevation of the adjoining roadways of Dimond Blvd. & Sand Lake Road. This
24 rezoning application is for this westerly 5 acres to be rezoned as 2 acres of B-1A in Tract 3,
25 and 3 acres of Tract 2 to be rezoned to R-2M.
26

27 The easterly 5 acres of the Polen Park Tract 2 & 3 site lies within the existing CUP permit.
28 This area is being filled with structural fill in accordance with Grading Plan permit X18-1618.
29 The grading lies mostly within the elevations that were approved on the CUP. The fill has
30 been obtained from on-site sources, mainly in the area east of this site, and from off-site
31 sources as they may become available. This rezoning application is for this easterly 5 acres
32 to become a part of the westerly 5 acres as Tract 2 & 3 of Polen Park Subdivision with a
33 zoning classification change from R-1A to R-2M. The original CUP had assumed that there
34 would only be enough suitable structural fill for the 5 acres, but now it has been shown there
35 is enough suitable fill for the entire 10 acres.

36 We will submit an application to amend the existing CUP to show the removal of the 5 acres

1 from the fill site plan after we go through the rezoning process and the Comprehensive Plan
2 amendment process. The CUP amendment will show the additional 5 acres that is being filled
3 with structural fill material.

4
5 **Proposed land use and development:** The proposed land use is for a development of R-2M
6 style residential construction on Tract B. Typically, R-2M developments are 4 to 8 plex style
7 townhouses and may also be built with single family or two-family residential homes.

8 More specifically, Title 21 states:

9 *"1. Purpose. The R-2M district is intended primarily for residential areas that allow for a*
10 *variety of single-family, two-family, and multifamily dwellings, with gross densities between*
11 *five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with*
12 *a greater diversity of housing by allowing a mix of both detached and a variety of attached*
13 *dwelling types in close proximity to each other, rather than separated into different zoning*
14 *districts. The R-2M district is to be located in established or redeveloping residential*
15 *neighborhoods or is to create a transition between single-family, two-family, and higher*
16 *density multifamily and mixed-use areas. The design of new development, such as building*
17 *scale and setbacks, parking facility size and location, and yard landscaping, should be*
18 *complementary to the existing neighborhood and mix of dwelling types.*

19
20 *2. District-specific standards.*

21 *a. Residential buildings shall contain no more than eight dwelling units.*

22 *b. The maximum length of a building elevation that is two and a half stories in height at any*
23 *point shall be 150 feet. Otherwise the maximum length shall be 180 feet."*

24
25 Tract 3, the 2 acre parcel directly on the NE corner of Dimond Blvd. & Sand Lake Road that
26 is proposed for rezoning to B-1A, will be regulated by Title 21 standards that state:

27
28 *"1. Purpose. The B-1A district is intended for small, compact commercial sites or areas*
29 *within or surrounded by residential areas. The district is applied to encourage the*
30 *provision of small-scale retail, office, and service uses compatible in scale and character*
31 *with adjacent residential uses, and providing services to the surrounding neighborhood. B-*
32 *1A centers are between one-half and two acres in size. Continuous retail frontages, largely*
33 *uninterrupted by driveways and parking, are encouraged. Uses are to be limited in*
34 *intensity to promote their local orientation, promote pedestrian access, reduce vehicle*
35 *trips, and limit adverse impacts on the surrounding area. Upper story residential uses are*
36 *also allowed.*

37
38 *2. District-specific standards.*

39
40 *a. Prohibitions.*

1 *i. Drive-throughs are allowed only on those lots with frontage on and access to an arterial*
2 *street.*

3 *ii. Outdoor storage is prohibited in the B-1A district.*

4 *iii. Nonresidential development that does not have access from a street of collector class or*
5 *greater on the Official Streets and Highways Plan shall not be open to the public between*
6 *10:00 p.m. and 7:00 a.m.*

7
8 *b. Gross floor area limitations.*

9 *i. The gross floor area of each allowed non-residential use is limited to 5,000 square feet*
10 *per use, without any review beyond that required by Table 21.05-1.*

11 *ii. Gross floor area of allowed non-residential uses between 5,001 and 10,000 square feet*
12 *may be requested through a major site plan review.*

13 *iii. Notwithstanding c.i. and c.ii., the maximum gross floor area of grocery or food stores is*
14 *20,000 square feet without any review beyond that required by Table 21.05-1, provided*
15 *that the overall site has a floor area ratio of at least 0.35.*

16
17 *c. Mixed-use development.*

18 *Mixed-use development in this district shall comply with the standards of subsection G.*
19 *below. (See Title 21.04.030.G Standards for Mixed-Use Development in the B-1A and B-1B.)*

20
21 *3. District location requirements.*

22 *In addition to the general rezoning criteria, the following requirements shall apply in the*
23 *creation or expansion of the B-1A district:*

24 *a. The minimum contiguous area for a B-1A district shall be 11,500 square feet.*

25 *b. The maximum contiguous area for a B-1A district shall be 2.0 acres.*

26 *c. The subject property shall be in an established neighborhood commercial area or an*
27 *area designated in the comprehensive plan for neighborhood-scale commercial."*

28
29 ***Probable timeframe for development:*** The probable timeframe for development of Polen
30 Park Subdivision is from 2022 to 2030.

31
32 ***Special Limitations:*** There are no special limitations being requested.

33
34 *1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the*
35 *public health, safety, and general welfare.*

36
37 This rezoning will promote the public health & safety and general welfare of the home buying
38 public by providing a well designed development with safe, paved access roads that are
39 designed to all of the current code restrictions that provide safety features such as adequate
40 turn-around for fire trucks, a safe and flat road grade in the interior streets, improved
41 drainage systems, and modern sewer systems.

1
2 2. *The rezone complies with and conforms to the comprehensive plan, including the*
3 *comprehensive plan maps(s). (If the proposed rezone does not conform to the comprehensive*
4 *plan, it may be considered along with a comprehensive plan amendment.)*
5

6 **Anchorage 2040 Land Use Plan**

7

8 The westerly 5 acres of Polen Park conforms to the Anchorage 2040 Land Use Plan (2040
9 LUP) that was recently approved and adopted on September 26th, 2017 by Assembly
10 Ordinance 2017-116. On page 36 of the plan, second paragraph, second sentence, it states:
11 “Neighborhood-designated areas can include small-scale commercial services located in
12 existing neighborhood business zoning districts or in new locations designated by a
13 neighborhood or district plan. **For example, the West Anchorage District Plan’s Land Use**
14 **Plan Map shows a maroon asterick over several of its residentially designated areas**
15 **to provide for small scale commercial uses. These asterick designations still apply to**
16 **the 2040 LUP. The B-1A district is the implementing district.”** The asterick location
17 coincides with Tract 3 of Polen Park. The easterly 5 acres of Polen Park does not conform to
18 the 2040 LUP and will require a Comprehensive Plan amendment to be approved
19 concurrently with this rezoning application. The introduction of this plan on the inside cover
20 states:

21 *“The Anchorage Bowl has urbanized and evolved since we adopted Anchorage 2020—*
22 *Anchorage Bowl Comprehensive Plan in 2001. New challenges demand that Anchorage*
23 *become more resilient and better prepared for mid-21st century realities, including lower*
24 *oil production revenues and state spending, as well as fostering new opportunities for*
25 *economic development and resilience.*

26 *The 2040 LUP recognizes these community changes and sets the stage for future growth,*
27 *development, and sustainability. Additionally, many Anchorage neighborhoods have*
28 *adopted plans or are working on plans. These include East and West Anchorage,*
29 *Downtown, Government Hill, Fairview, Hillside, the UMED District, Mountain View,*
30 *South Addition, and Spenard.*

31 *The 2040 LUP incorporates analysis of Anchorage demographics and projected growth,*
32 *current and future economic changes, current land uses, and future land capacity. These*
33 *required elements of our Comprehensive Plan inform the policies and strategies contained*
34 *within the plan.*

35 *To ensure efficient and equitable growth within our limited geographic area, Anchorage*
36 *must maximize land use efficiencies while protecting and enhancing valued*
37 *neighborhood characteristics and natural resources.”*

1 The Polen Park rezoning for this parcel fulfills the goals of the 2040 LUP by utilizing
2 efficiencies for the land use. The immense structurally undevelopable areas surrounding
3 Polen Park to the north and to the east protect & enhance neighborhood characteristics
4 and natural resources. The 10 acres within Polen Park will be the only construct-able
5 residential & commercial area on the entire 80 acres that is owned by AS&G.

6 To continue, on page 10 of the 2040 LUP there is a discussion on housing space needs:

7
8 *“Housing Space Needs:*

9 *As Figure 1-7 illustrates, the Anchorage Bowl has an identified need for 21,000 new*
10 *residential units to meet the base case forecast population growth through 2040. For a*
11 *comparison, this is roughly the amount of housing existing today in all of Northeast*
12 *Anchorage including Russian Jack Park, Northeast, and Scenic Foothills Community*
13 *Councils. The 21,000 new households translate into a need for an average net gain of 840*
14 *housing units per year in the Anchorage Bowl, nearly triple the net gain of recent years.*

15 *The Bowl no longer has a vacant land tract the size of Northeast available for new housing.*
16 *Its existing residential zoned vacant buildable land capacity is estimated to be 9,700 more*
17 *housing units, assuming historically attained housing construction densities were to*
18 *continue.*

19 *Commercially zoned lands provide some additional housing capacity but do not close the*
20 *deficit. Based on historical yields per acre, Anchorage’s non-residential vacant lands*
21 *would provide capacity for an additional 700 housing units, bringing the total vacant land*
22 *capacity estimate to 10,400 additional units. The expected average housing yield is so low*
23 *because under current conditions most commercial properties do not develop with housing.*

24 *Redevelopment of existing residential lots will also play a role. Recent historical*
25 *redevelopment rates and the characteristics of lots which redeveloped from 2000 to 2015*
26 *indicate a redevelopment capacity of 2,500 additional dwellings, based on current zoning*
27 *and development trends. Figure 1-7 illustrates that, including re-developable lands and*
28 *buildable vacant lands, the Anchorage Bowl as currently zoned has a total capacity*
29 *shortfall (deficit) of 7,900 housing units by 2040 under the moderate, baseline growth*
30 *forecast.”*

31 The rezoning of Polen Park will assist this very important goal of the 2040 LUP.

32 The 2040 LUP goes on to state on page 32:

33 *“Additionally, the housing density ranges in several of the 2040 LUP residential*
34 *neighborhood designations differ from those in the area-specific plans. The 2040 LUP*
35 *density ranges govern in these cases. The area-specific plans carried forward*

1 *assumptions from prior decades without the benefit of the updated 2040 LUP housing*
2 *analysis*¹. “

3 Polen Park conforms to the comprehensive plan Policy 14 of the comp plan that states very
4 clearly; *“Conservation of residential lands for housing is a high community priority. New*
5 *residential developments at densities less than identified in the Neighborhood or District plans*
6 *is discouraged.*” This policy gives clear direction that in order for the Anchorage community
7 to grow and prosper, properties should be developed at what they can reasonably and
8 responsibly be constructed.

9
10 The western 5 acres of the fill site is currently designated as Compact Mixed Residential—
11 Low in the Anchorage 2040 Land Use Plan on the NE corner of Sand Lake Road and W.
12 Dimond Blvd. This 2040 LUP land use designation cross-references back to the West
13 Anchorage District Plan (WADP), which designates this 5-acre area as Low/Medium
14 Intensity Residential (>8-15 DU) with a maroon asterisk indicating small-scale commercial,
15 up to 2 acres of B-1A. These two land use plans provide existing policy support for a rezoning
16 of this approximately 5-acre area to R-2M residential or a combination of R-2M and up to
17 two acres of B-1A neighborhood commercial.

18
19 This 5 acres is a part of a 80-acre tract on the NE corner of Sand Lake Road. The remaining
20 75 acres on the parcel is designated as “Other Open Space” in the land use plan, to reflect that
21 it is anticipated to remain technically unbuildable for structures because of
22 organic/unbuildable fill material going into the parcel.

23
24 The easterly 5-acre development area lies within Tract 2 &3 of Polen Park Subdivision and is
25 eastward from the existing 5-acre area, along the north side of Dimond Blvd. The property
26 owner has determined that it can direct buildable good fill material to this potential 5-acre
27 expansion area, increasing the size of the developable area on the NE corner of Sand Lake
28 and Dimond to 10 acres.

29
30 The original 5-acre extent of the development area as depicted in the WADP was based on
31 information that the Muni had about buildable soils at the time of the WADP. This rezoning
32 will entail a concurrent land use plan amendment expanding the development area from
33 what is depicted in the plan from 5 acres to 10 acres. The rezoning of this expanded area
34 would be to R-2M. With this expansion there would still remain a large unbuildable area of
35 approximately 70 acres. The expansion would provide for additional needed buildable
36 residential land for housing types/densities depicted in the plans. Expanding the
37 development area to 10 acres would increase the size of the development area designated in
38 the land use plan. It will require a concurrent amendment to the 2040 LUP Land Use Plan
39 Map at the time of rezoning, in order for the rezone to remain consistent with the plan (a
40 requirement) and for the plan to remain current and reflect the expanded housing
41 area. There is no application fee for the concurrent plan amendment, and the plan
42 amendment can be approved at the same PZC/Assembly meeting as the rezoning so it would
43 not extend the approval procedure period beyond what the rezoning would already take.

1
2 **West Anchorage District Plan (WADP)**
3

4 The West Anchorage District Plan (WADP) that was approved in July of 2012, designates the
5 western 5 acres of this parcel as 'low/medium intensity' of 8 to 15 dwelling units per acre
6 (DUA). Overlain on the parcel is a red asterisk that allows for 'Small Scale Commercial' (SSC).
7 SSC is defined in the WADP as being up to two acres in size, and allowing convenience
8 services such as coffee shops, bakeries, etc. (see WADP detail enclosed.)
9

10 **Small-scale Commercial (From the WADP)**

11 *Intent:*

12 *The "small-scale commercial" designation provides for very limited neighborhood convenience*
13 *services in close proximity to surrounding neighborhoods.*

14 *Description:*

- 15 • **Convenience retail such as coffee shops, florists, bakeries, and convenience-scale**
16 **grocery oriented to the needs of the surrounding residential population.**
- 17 • *One-half to two acres in size.*
- 18 • *The scale, appearance, and function of new development should be pedestrian oriented*
19 *and compatible with adjacent residential uses and designed with **the goals of reducing***
20 ***vehicle trips and driving distances and minimizing traffic impacts. Parking lots***
21 ***shall be small, located beside or behind businesses, and adequately landscaped.***
- 22 • *Proposed small-scale commercial development applications shall include **a site plan***
23 ***identifying connection points for potential nonmotorized access to surrounding***
24 ***neighborhoods and an assessment of traffic/pedestrian/bicycle interactions and***
25 ***safety considerations.***
- 26 • *Locations are not fixed but are indicated by a "floating" symbol at a focal intersection*
27 *most central to surrounding neighborhoods. A small-scale center may be proposed*
28 *within a quarter mile of the symbol shown. Where more than one focal intersection is*
29 *possible, an alternative symbol is shown to expand the quarter-mile radius. However,*
30 *only a single small-scale commercial facility is allowed at each location or pair of*
31 *locations."*

32 **"Residential (Low-Medium Intensity) (from the WADP)**

33 *Intent:*

34 *The "low-medium intensity" residential designation provides for a range of single- and*
35 *multi- family housing in neighborhoods that offer a compatible diversity of housing*
36 *choices.*

1 *Description:*

- 2 ○ *Standard detached houses and small-lot, single-family homes, attached single-*
3 *family homes, duplexes, townhouses and low-density multi-family. When located*
4 *in a neighborhood environment, which includes any nearby single-family homes,*
5 *the physical scale, appearance, and street orientation of multi-family/attached*
6 *housing development should be compatible.*
7 ○ *Greater than 8 and up to 15 housing units per gross acre.*
8 ○ *Designation is applied to areas that have developed with a mix of single-family*
9 *and multi-family housing units or are near a major street where public*
10 *transportation is available.”*

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

13
14 This rezoning will comply with all of the zoning district purposes and specifications as in
15 Title 21. We are not proposing any special limitations.

16
17 *4. The rezoning is compatible with surrounding zoning and development, and protects areas*
18 *designated for specific uses on the zoning map from incompatible land uses or development*
19 *intensities.*

20
21 Polen Park will be compatible with the surrounding zoning and development. To the north
22 lies R-1A zoning, to the west across Sand Lake Road lies a R-1A duplex condominium project,
23 to the south across Dimond Blvd lies condominiums and R-1 zoning, and to the east lies PLI-
24 P zoned property developed with baseball fields.

25
26 *5. Facilities and services (including roads and transportation, water, gas, electricity, police and*
27 *fire protection, and sewage and waste disposal, as applicable) are capable of supporting the*
28 *uses allowed by the zone or will be complete by the time development is complete, while*
29 *maintaining adequate levels of service to existing development.*

30
31 All facilities, utilities and services are capable of supporting the planned residential uses in
32 Polen Park. Road Access is by Dimond Blvd & Sand Lake Road, water services will be by
33 public water on each lot, sewer systems will be public systems. Fire protection issues will
34 be addressed by complying with the latest fire code and by providing fire department
35 approved turn-arounds at the end of any cul-de-sac within Polen Park, and by providing
36 roads that are safe by width and design.

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

4
5 The approval of this rezone will help reduce environmental impacts, in relation to:

6
7 Wetlands/Streams/Drainage-ways: There are no wetlands or streams in Polen Park. Storm
8 water management & drainage systems must be constructed in compliance with strict MOA
9 standards & specifications.

10 Vegetation: After development, the entire site must be landscaped or grassed according to
11 the approved site plan.

12 Traffic: Dimond Blvd, is classified as a type 2 minor arterial according to the Anchorage
13 Official Streets & Highways Plan. A class 1C road is required to have two lanes, an eighty-
14 foot ROW width, and a rating of 10,000 to 20,000 ADT's. Sand Lake Road is also classified as
15 a minor arterial type 2. Minor arterial streets are intended primarily to move through traffic,
16 but they also provide an important land access function. Access should be at block intervals
17 wherever possible. Minor arterials also connect with or carry traffic parallel to major
18 arterials, supplementing the flow on the major road system. Minor arterials serve less
19 concentrated traffic generating areas such as neighborhood shopping areas and schools.
20 They distribute traffic from neighborhood collector streets to major arterials as well as
21 between major arterials. Direct access is controlled to a lesser degree on minor arterials than
22 on major arterials.

23
24 7. *The proposed rezoning is not likely to result in significant adverse impacts upon adjacent*
25 *land uses, or such impacts shall be mitigated through stipulations.*

26
27 There will be no adverse impacts to neighboring properties. All future drainage systems will
28 be controlled by strict MOA guidelines and specifications.

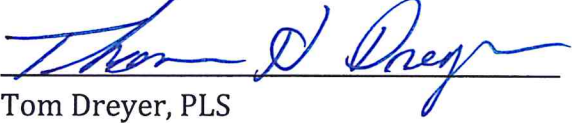
29
30 8. *The rezone does not extend or exacerbate a land use pattern that is inconsistent with the*
31 *comprehensive plan.*

32
33 This rezone is consistent with the land use patterns in the area and is consistent with the
34 comprehensive plan as stated above. The easterly 5 acres rezone will require a
35 Comprehensive Plan Amendment, as allowed by the Comprehensive Plan.

36
37 9. *The rezoning does not result in a split-zoned lot.*

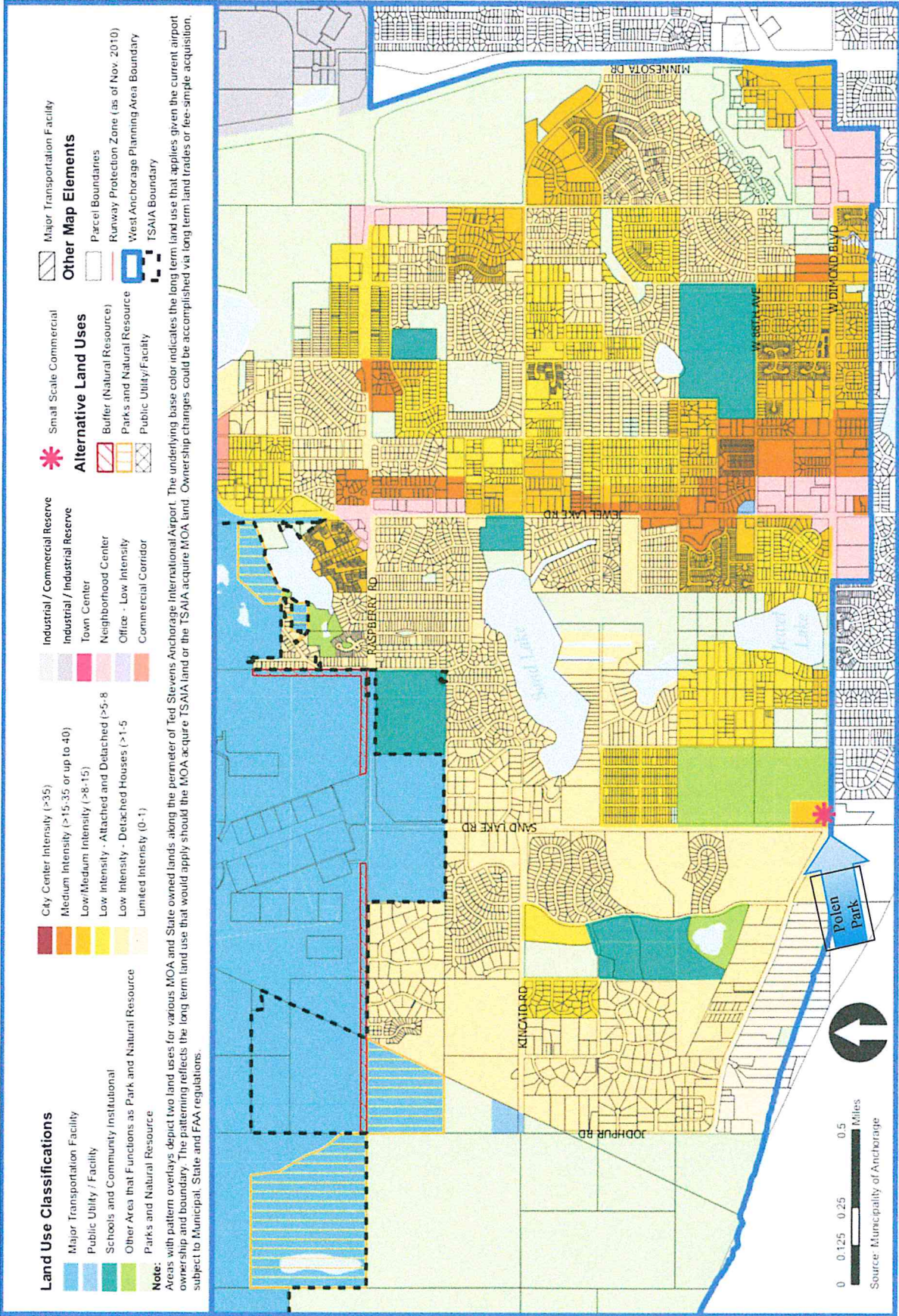
38
39 Polen Park will not create any split-zoned lots.

1 Thank you,

2 
3 _____

4 Tom Dreyer, PLS

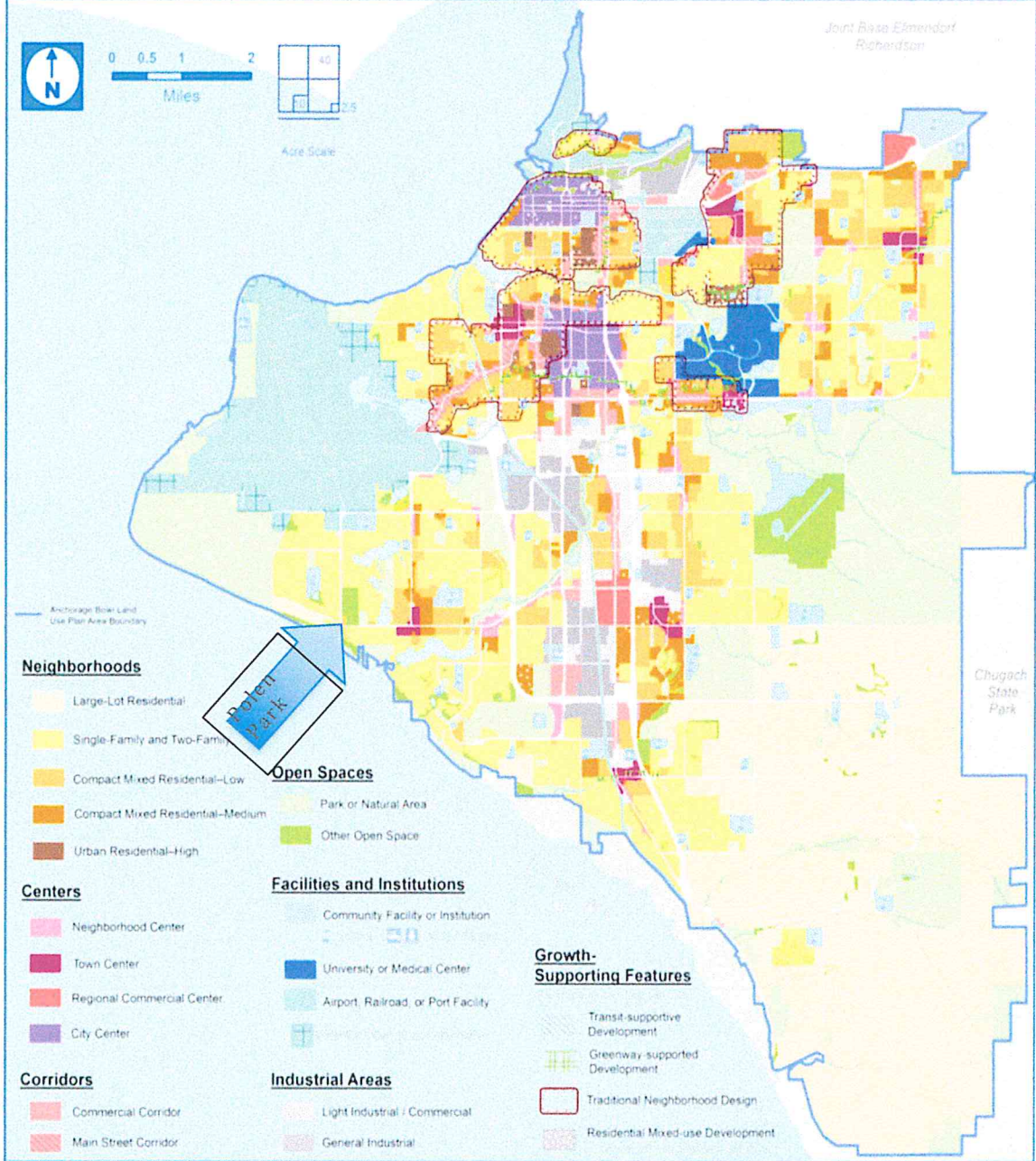
5 S4 Group



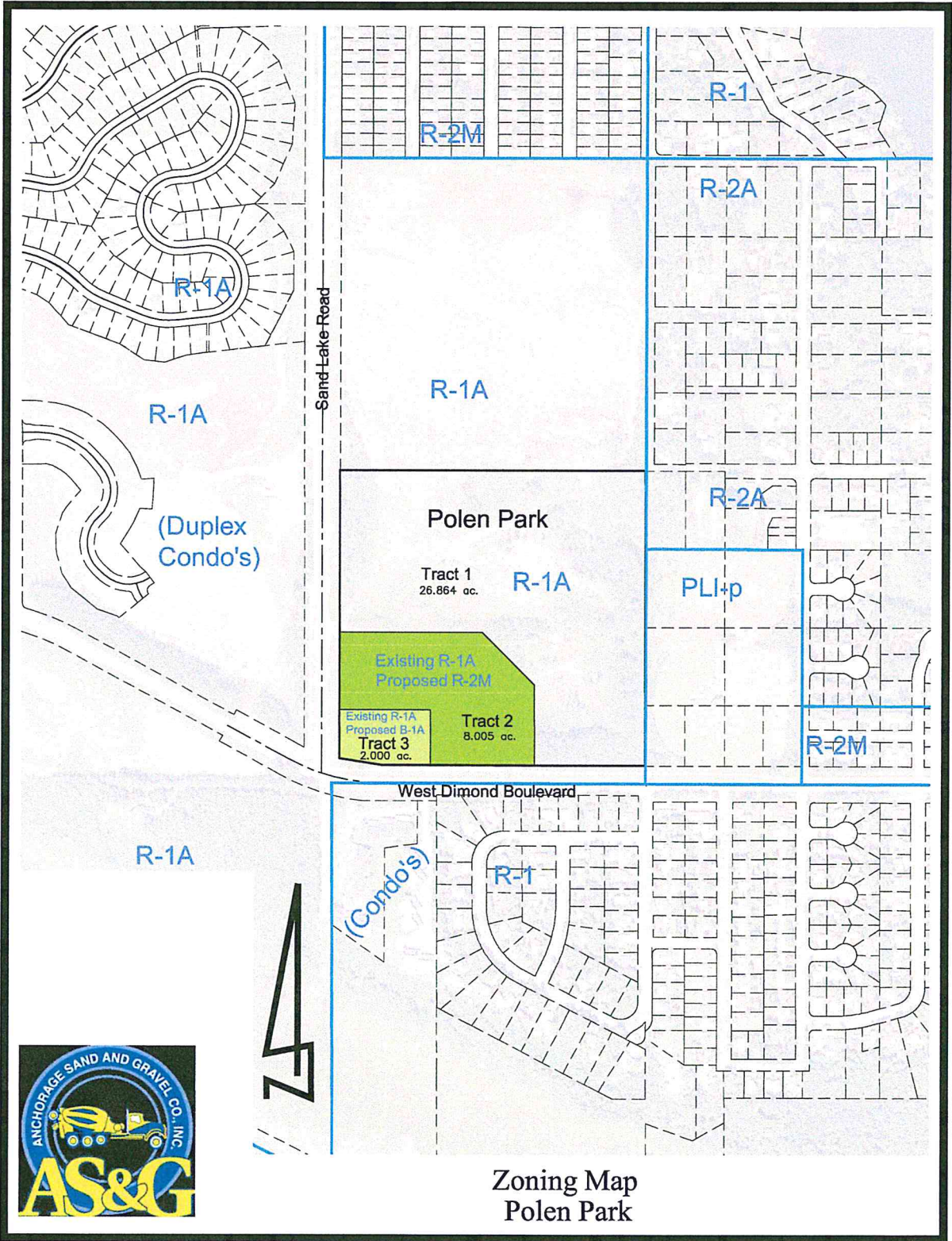
West Anchorage District Plan
Exhibit 4-1b: Sand Lake Land Use Detail

Map 2-1. Anchorage 2040 Land Use Plan Map

September 26, 2017



1





1 February 18, 2019

2
3 Ms. Michelle McNulty, MOA Planning Division Director
4 4700 Elmore Road
5 Anchorage, Ak 99507
6

7 Re: Summary of Community Meeting
8 Project: Polen Park Re-zoning
9

10 Dear Ms. McNulty,

11
12 This letter and the accompanying documents serve as the 'Summary of Community Meeting' as
13 per Title 21.03.020.C.6.
14

15 The project includes the following task: (See enclosed draft preliminary plat for clarification.)
16

- 17 1. Rezoning of 10 acres of land from R-1A to 2 acres of B-1A & 8 acres of R-2M.
18

19 Location: Near the NE intersection of Dimond Blvd & Sand Lake Road. AKA Polen Park
20 Subdivision, Tract 1, 2, & 3, (Preliminary Plat has been approved, Final Plat has not recorded
21 yet.)
22

23 On August 13, 2018 we held a pre-application conference with the department as per Title
24 21.03.020.B.2.a. Representatives from the MOA included Long-range planning, Traffic
25 Engineering, Platting, Planning, Current Planning, and the owner's representatives.
26

27 The mailing list for the surrounding area was created by the MOA Planning Department and we
28 mailed out the Notices of Community Meeting on January 2, 2019, over 21 days before the
29 meeting, by first class mail. I have included a copy of the mailers that were sent out through the
30 mail, 221 mailers were sent out, 11 were returned. We scheduled the Community meeting to
31 coincide with the regular date and location for the Sand Lake Community Councils February
32 11th, 2019 meeting. We presented Polen Park Subdivision rezoning to the Community Council
33 and approx. 36 members of the community, including Assemblyman Mr. Eric Croft &
34 Assemblywoman Austin Quinn-Davidson. I have enclosed with this letter a copy of the signup
35 sheet. Community concerns are listed within the enclosed community meeting summary.
36 If members of the Community Council or the MOA Planning staff need any further information or
37 clarification, please email me at: tom@s4ak.com.
38

39
40 Question & Answers Summarized

41
42 Q Was this area going to be a school site in the past?

43 A There was some talk about that years ago.

1
2 Q Is this going to be all soccer fields?
3 A There may be fields in the north park area
4
5 Q Does this follow the 2040 Plan?
6 A Yes this is supported by the LUP
7
8 Q What is the elevation of the fill?
9 A The CUP determines that.
10
11 Q What is structural fill?
12 A both AS&G and our engineer explained it.
13
14 Q How is Commercial allowed?
15 A WADP
16
17 Q Its all bad fill everywhere.
18 A The rezone area is good fill and has been tested and compacted.
19
20 Q What type of business is going in?
21 A The B-1A code was read of what is allowed.
22
23 Q This doesn't match the 2040 plan
24 A It does and you can confirm with Tom Davis at the muni.
25
26 Q Water drainage, water flow, direction and water shed
27 A Ryan and Brandon answered extensively on this.
28
29 Q What is the rezone process?
30 A We explained the process.
31
32 Q Will there be apartments on the R-2M?
33 A Whatever is built will have to be to muni code.
34
35 Statement - AS&G is dumping spoils in this area. With the recent earthquake how will
36 this impact future buildings?
37 Response - AS&G has an approved grading plan to place structural fill in 12" lifts to
38 95% compaction within the 10 acres proposed to be rezoned.
39
40 Question - What does R-2M consist of?
41 Response - R-2M generally allows multi-family development such as four-plex's,
42 condos, duplex's with a density of 5 to 15 dwelling units per acre.
43 Follow up question - Would this include apartments?
44 Response - Yes, apartments are allowed under R2-M.
45
46 Question - What does B-1A consist of?
47 Response - Small-scale retail, office, and services designed to abut residential uses.

1
2 Statement - Commercial zoning will attract nuisances, trash and problems. We don't
3 want that here.
4 Response - No response.
5
6 Statement - Requesting AS&G to commit in writing that they won't change the elevation
7 of their fill operation and will turn the land over to the MOA free of charge for the
8 construction of soccer fields.
9 Response - (AS&G) Welcomed people to come out and look at the fill operation and
10 stated that they are trying to respond to Anchorage's needs for a fill site, the Park's
11 Department's requests for sledding hills, while still being mindful of the community's
12 needs.
13
14 Question - With the commercial business will the round-a-bout be replaced with stop
15 lights?
16 Response - Access points for the site have not been finalized. ADOT will review traffic
17 circulation and access points once a site plan is finalized.
18
19 Question - What is the current plan for the development of the R-2M and B-1A sites?
20 Response - No development plan is in place yet.
21
22 Question - What is the definition of non-structural fill?
23 Response - (AS&G) Fill consisting of concrete chunks, sticks, brush, topsoil, stumps
24 etc.
25
26 Statement - ADOT will not give you access onto Dimond Boulevard.
27 Response - Thank you for your comment.
28
29 Question - Is hydrology an issue considering the bypass system being proposed within
30 Westpark? Is the fill operation changing the subsurface flows.
31 Response - The bypass system for Westpark is the result of the design criteria changing
32 roughly 3 times since the "backbone" system was installed. As the design criteria
33 changes and gets more strict (higher intensity storm events) the system naturally
34 becomes undersized. Follow up response by Ryan M - We have hydrologists that work
35 for AS&G who tell us that the ground water movement is generally west to east, not east
36 to west.
37
38 Statement - Many repeated statements about the height of AS&G's current fill
39 operations and why they aren't abiding by their original approved grading plan.
40 Response - No response as questions were redirected to another member of the
41 community.
42
43 It was repeatedly mentioned by the presenters that this rezone complies with both the
44 2040 Plan as well as the West Anchorage District Plan. There was also considerable
45 confusion regarding why the need for a rezone. Again this was brought back to the
46 2040 plan discussion of utilizing this corner for medium density residential with light

1 commercial. There was one individual who strongly denied that commercial business in
2 this location complies with the 2040 plan.

3
4
5
6
7 Thank you,

8
9
10  _____

11 Tom Dreyer, PLS
12 S4 Group
13 Petitioner's representative



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

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

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June 14, 2019

Ms. Michelle McNulty, MOA Planning Division Director
 4700 Elmore Road
 Anchorage, Ak 99507

Re: Summary of Community Meeting #2
 Project: Polen Park Tract 2 & 3 Re-zoning
 Note: CC'd to the President of the Sand Lake Community Council

Dear Ms. McNulty,

This letter and the accompanying documents serve as the 'Summary of Community Meeting' as per Title 21.03.020.C.6.

The project includes the following:

Task: Rezoning of 10 acres of land from R-1A to 2 acres of B-1A & 8 acres of R-2M.

Location: Near the NE corner of Dimond Blvd & Sand Lake Road.

Legal Description: Polen Park Subdivision, Tracts 2 & 3. Plat # 2019-41, recorded 5/10/2019.

On August 13, 2018 we held a pre-application conference with the department as per Title 21.03.020.B.2.a. Representatives from the MOA included Long-range planning, Traffic Engineering, Platting, Planning, Current Planning, and the owner's representatives.

The mailing list for this second community meeting for the surrounding area was created by the MOA Planning Department and we mailed out the Notices of Community Meeting on May 20, 2019, over 21 days before the meeting, by first class mail. I have included a copy of the mailer that was sent out through first-class mail, 221 mailers were sent out, 12 were returned. We scheduled the Community meeting to coincide with the regular date and location for the Sand Lake Community Councils June 10th, 2019 meeting. We presented the Polen Park Subdivision rezoning to the Community Council, approx. 36 members of the community were in attendance. Community concerns are listed below.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: tom@s4ak.com.

Question & Answers (Summarized)

- 1 Q. Does the B-1A commercial zoning of the 2 acres follow the 2040 Plan?
2
- 3 A. Yes, the commercial 2 acres is supported by the 2040 LUP.
4
- 5 Q. Does the B-1A commercial zoning of the 2 acres follow the West Anchorage District
6 Plan (WADP)?
- 7 A. Yes, the commercial 2 acres is supported by the WADP.
8
- 9 Q. A gas station can be built in B-1A, the SLCC would not support that.
10 A. Title 21 does allow a gas station through the conditional use process, but the WADP
11 further refines what would be allowed here, only convenience retail such as coffee
12 shops, bakeries, & grocery stores. We will look into the possibility of putting a Special
13 Limitation on the rezoning to not allow a gas station.
14
- 15 Q. What will be done about increased traffic?
16 A. A Traffic Impact Analysis will be completed before development can occur.
17
- 18 Q. AS&G is putting bad fill everywhere.
19 A. The rezone area is only being filled with good backfill and is being tested and
20 compacted on a continuous basis by registered engineers.
21
- 22 Q. Shouldn't the existing Conditional Use be amended to reflect this new proposal?
23 A. Yes, within the next couple of months, we will be bringing to the SLCC a proposal to
24 amend the existing Conditional Use.
25
- 26 Q. What about over-crowding at Kincaid Elementary School?
27 A. The school district is responsible for keeping up with changing school boundaries
28 and school sizes to serve the local populations.
29
- 30 Q. What about crime. Jewel Lake Road has commercial development and a high crime
31 rate.
32 A. The size of commercial development here is only 2 acres. The limited type's of
33 development allowed as per the WADP is not expected to attract crime.
34
- 35 Q. The newly built traffic circle at Dimond Blvd. & Sand Lake Road is near the
36 commercial area, wont this create a traffic flow conflict?
37 A. The access point driveway along Dimond Blvd. will be over 700' from the
38 intersection, and the access point driveway along Sand Lake Road is over 600' from the
39 intersection. The access points will also conform to the recommendations of the Traffic
40 Impact Analysis that must be approved by the MOA Traffic Engineer.
41
- 42 Q. What would be the expected population increase by this development?
43 A. The proposed residential zoned property of R-2M is 8 acres in size and Title 21
44 allows for a density of up to 15 per acre, for a total of 120 possible homes for people.
45
- 46 Q. What is the status of the re-zone?

1 A. We plan on submitting the completed final application rezone packet to the MOA
2 Planning Department in the next month or two. From there, it takes about 10 weeks to
3 get to the public hearing before the PZC. After that, it takes at least another 3 months
4 to get to the Assembly public hearing.

5
6 Q. Are we developing the parcel ourselves? How will we control what is built there by
7 others?

8 A. We may or may not develop the property ourselves. The control on what would be
9 built by others is governed by Title 21, the 2040 Plan, the WADP, and by whatever
10 special limitations may be attached to this rezoning.

11
12 Q. 10 to 12 years ago the SLCC agreed to a snow dump in this area, with the
13 understanding that a clubhouse would be allowed on the future area rezoning to B-1A.

14 A. Concern noted. We will look into the matter.

15
16 Q. What does R-2M consist of?

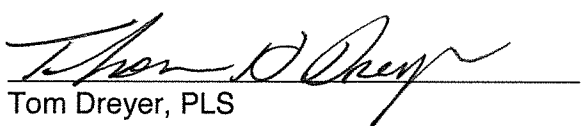
17 A. R-2M generally allows multi-family development such as 8-plexes, 4-plex's, condos,
18 townhouses, duplex's with a density of 5 to 15 dwelling units per acre.

19
20 Q. Does the residential portion of the re-zoning comply with the 2040 Plan?

21 A. 5 acres of the R-2M rezoning area is included in the 2040 & the WADP. The other 3
22 to 5 acres is being added and will require a concurrent Comp Plan amendment.

23
24 The vote was 30 to 5 against the re-zoning.

25
26
27
28 Thank you,

29
30 

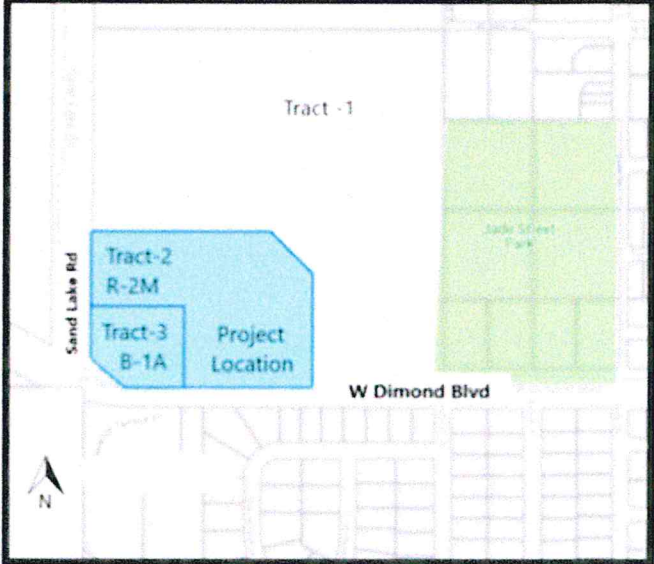
31
32 Tom Dreyer, PLS
33 S4 Group
34 Petitioner's representative

COMMUNITY MEETING

Community Meeting Agenda Notification Sand Lake Community Council Polen Park Zone Amendment

AS&G representatives will be at the scheduled Sand Lake Community Council meeting on **June 10, 2019 at 6:30 PM** to present a proposed rezone. The project site is at the NE corner of W Dimond Blvd. and Sand Lake Rd, legal description: Tract 2 & 3, Polen Park Subdivision. The proposal is to rezone Tract-3 as B-1A and to rezone Tract-2 as R-2M, as set forth in Title 21.

Representatives will provide an overview of the rezoning, project schedule, and will be available to answer questions.



124 E 7th Ave
Anchorage, AK 99501

MON, JUNE 10, 2019 @ 6:30 PM

Sand Lake Community Council
Sand Lake Elementary School Library
7500 Jewel Lake Road
Anchorage, AK 99502

We welcome your feedback! Interested parties may appear at the meeting and speak on the matter. You can also submit your comments or request additional information by contacting:

Municipality of Anchorage
Planning Department
4700 Elmore Rd, Anchorage, AK 99507
(907) 343-7900

«name»
«A1»
«A2#0», «A2#1» «A2#2»



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

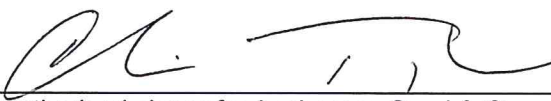
June 27, 2018

Letter of Authorization

On behalf of Anchorage Sand & Gravel Co., Inc, the owners of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in their request for a re-zoning of the property listed below. The property is approximately 40 acres in size and is located in the northeast corner of Dimond Blvd. & Sand Lake Road.

The current legal description of the property is as follows:

SW 1/4 SW 1/4 Section 10 T12N R4W Seward Meridian, Anchorage Recording District, Alaska.



Signature: authorized signer for Anchorage Sand & Gravel Co. date: 6/29/18

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

(case 2019-0069)

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

Tract 2 and Tract 3 currently is zoned as R-1A and they want to change it to R-2M (Mixed Residential District) and R-B-1A (Local and Neighborhood Business District)

This changes our nice residential neighborhood to allow businesses.

My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

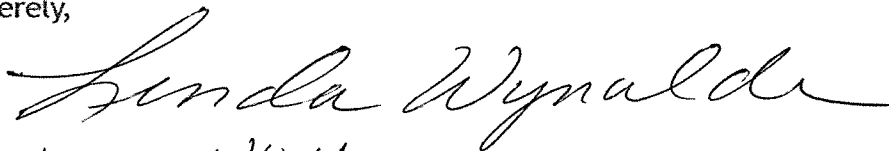
If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



LINDA WYNALDA
5412 W. DIMOND #3
ANCH, AK 99502

lwaldo@gci.net

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case 209-0069

To Whom it may concern:

I reside **very close** to the proposed ReZone Polen Park Subdivision.

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This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Pat Anderson
5414 W. Dimond #3
Anchorage, AK 99502

(Signature, address and phone number)

RECEIVED

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly
AUG 06 2019

Date: 3/1/19

PLANNING DEPARTMENT

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

To Whom it may concern:

Case 209-0069

I reside very close to the proposed ReZone Polen Park Subdivision.

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This changes our nice residential neighborhood to allow businesses.

My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



(Signature, address and phone number)

RECEIVED

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

PLANNING DEPARTMENT

Date: 3/1/19

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case 2019-0069

To Whom it may concern:

I reside **very close** to the proposed ReZone Polen Park Subdivision.

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This changes our nice residential neighborhood to allow businesses.

My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Matt + Rebecca Michalski
5412 W Dimond Blvd #4
Anchorage, AK 99502

(Signature, address and phone number)

RECEIVED

AUG 06 2019

PLANNING DEPARTMENT

Deborah A. Smith
5408 W. Dimond Blvd #3
Anchorage, AK 99502

March 3, 2019

Municipality of Anchorage Assembly
State of Alaska, Planning and Zoning Commission

Delivered by Hand

Case # 2019-0069

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel
Project Site Tract 2 and 3, Polen Park Subdivision, Northeast corner of
Sand Lake Road and West Dimond Boulevard.

To whom it may concern:

I am opposed to the rezoning application for five reasons:

- If there is an increased need for business districts in this area, there are several more logical and effective areas available for this type of growth,
- There is already excess housing available in the immediate area, there is no need for more housing, much less concentrated housing development,
- The proposal would probably necessitate building increased infrastructure by the State of Alaska and/or Municipality of Anchorage,
- The proposed rezoning would have a deleterious effect on the current quality of life of the Sand Lake community, and
- The increased population from both the business and high-density residential zones has the potential to increase the crime in the neighborhood.

Increased Business Districts

If there is a need for further business district developments, a stand-alone business district at the corner of Sand Lake and Dimond would not be nearly as efficient as developing several other tracts of land in the neighborhood. Within approximately a mile there are three likely parcels of land that would make more sense. One, north of Dimond Blvd and behind the current business area that includes True Value Hardware and Taco Bell would provide a convenient extension of existing business sites. Two and three, the southwest corner and the northwest corner of 88th Avenue and Jewel Lake Road would also be an extension of the business area that contains the Fire Department, a gas station, a bowling alley, and several restaurants. By grouping business development together, it provides a much more convenient option for shopping and eating out without impacting the essentially residential nature of this community.

Housing

During the past few years the northwest corner of Dimond and Sand Lake has been developed into a residential area for homes and duplexes. A significant portion of the

area has yet to be developed, while those areas that have been developed have a significant number of lots still available. If the area across the street hasn't grown to its full potential, it is logical to assume that new development on the northeast corner of Dimond and Sand Lake will not have the demand necessary to support single family dwellings, much less multi-family dwellings. Unless and until there is a demonstrated need for housing in the Sand Lake community it is, at best, premature to consider changing the zoning to multi-family housing.

Infrastructure

The Municipality of Anchorage/State of Alaska recently completed major road construction at the corner of Sand Lake and Dimond, including installing a round-about. If the referenced tracts of land are developed into business and high-density housing, it will necessitate a reevaluation of the traffic patterns in this area. It is likely such evaluation would require expansion of both Dimond Boulevard and Sand Lake Road to three lanes to include a turning lane and may also require a traffic light at the corner. If so, the round-about would need to be removed. This would involve a great deal of time and money for the process including providing revised traffic studies through construction of a safe road system.

Neighborhood Quality of Life

The neighborhood around the proposed zoning change is residential. West of Jewel Lake Road and south of Raspberry Road to the Cook Inlet consists of low-density residential housing and park land. Introducing high-density housing and business zoning on this corner will drastically change the atmosphere of the neighborhood in a way that most residents will find unacceptable. Although this is no longer a place where neighbors feel they can leave their doors unlocked, most of us are comfortable walking around freely on the bike and nature paths and in our neighborhood. Introducing more people and more traffic to this corner will also limit the current residents' ability to take advantage of the peace, quiet, and safety we currently enjoy.

Neighborhood Crime

I reside in the Seacliff Terrace Condominium complex. These condos were built in the early 1970's with one-car carports. Introducing a development that will result in greatly increasing the number of people, both residents and shoppers, as well as the level of traffic right across the street is an invitation to having our cars vandalized, broken into, and even stolen. The sliding glass doors at the rear of the residences on the first floor are also at increased risk for vandalism and burglary. Aside from the diminished safety this likely increase in crime will bring to our homes, crime will also increase our insurance costs; both to the condominium association, which will affect our condominium dues, and to our individual personal property insurance.

In summary, I strongly oppose the rezoning of this property. It is not currently needed as there are more appropriate sites for business district development as well as a lack of demand for high-density housing in the Sand Lake area. If this property is rezoned it has the probability of imposing significant financial costs on the State of Alaska and/or

the Municipality as well as the residents in some surrounding neighborhoods. And finally, the rezoning will impact our quality of life to an unacceptable level.

Thank you for your consideration of my concerns.

Sincerely,



Deborah A. Smith

Attachment

DAS/hs

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

Tract 2 and Tract 3 currently is zoned as R-1A and they want to change it to R-2M (Mixed Residential District) and R-B-1A (Local and Neighborhood Business District)

This changes our nice residential neighborhood to allow businesses.

My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



5408 W Dimond
Blvd # 3
Anchorage, AK
99502

(Signature, address and phone number)

907-248-3580

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

AUG 06 2019

Date: 3/1/19

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

Tract 2 and Tract 3 currently is zoned as R-1A and they want to change it to R-2M (Mixed Residential District) and R-B-1A (Local and Neighborhood Business District)

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My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Laura Stamm
5404 #3
W Dimond Blvd

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

case # 2019-0069

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Charles P. Erickson
Lyloda Erickson

(Signature, address and phone number)

CHARLES ERICKSON
LYLODA ERICKSON
5306 W. Dimond BLV #4
ANCHORAGE, AK 99502
(907) 444-1261

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



(Signature, address and phone number)

5404 W. Dimond #2
Anchorage AK 99502

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



Sandra Shanetrovato
5402 W Dimond #4
Anchorage AK 99502 907 830 7930
(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Carol S. Ashlock

Carol S. Ashlock
5402 W. Dimond #1
Anchorage, AK. 99502
(Signature, address and phone number)

(907) 243-4446 / 947-0009

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

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I am adamantly opposed to this Rezoning request.

Sincerely,

Hannah Markwood
(907) 903-7356

(Signature, address and phone number)

Messa My
5406 W Dimond Blvd
Anchorage, AK 99502

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

CASE # 2019-0069

To Whom it may concern:

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Susan Ree Sea

5408 W DIMOND # 1

ANCH AK. 99502

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

ELIAS CURTIS

(Signature, address and phone number)



907-687-2533

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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I am adamantly opposed to this Rezoning request.

Sincerely,

Sigene Anderson
5400 W. Dimond # D13
Anchorage, AK 99502

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel DEPARTMENT
2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd. Project Site Tract

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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I am adamantly opposed to this Rezoning request.

Sincerely,



5400 W. Dimond Blvd C-9
244-1487

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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I am adamantly opposed to this Rezoning request.

Sincerely,



5400 W DIMOND B-5

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Patricia A. Selby

(Signature, address and phone number)

5400 W Dimond Blvd, B-7
Anchorage AK 99502
(206) 719-5806

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,


5400 W Dimond Blvd, BG
907-441-7130

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Michael W. Tiple
5400 West Dimond Blvd. A3
Anchorage, Ak. 99502
1-907-744-1014 (cell #)

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,


5400 W. Dimond Blvd #A1
907-248-8659

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,



(Signature, address and phone number)

5404 W, Dimond Blvd #4

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel - Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Sharon McKenzie

(Signature, address and phone number)

SHARON MCKENZIE
5412 W DIMOND BLVD UNIT
907 243 1485

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

(2) # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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I am adamantly opposed to this Rezoning request.

Sincerely,

PIAMA R. OLEYER

Piama R. Oleyer

P.O. Box 98309

ANCHORAGE, AK 99509 (907) 720-2217

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

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My concerns are many. If rezoning is approved, our nice family neighborhood would suffer with increased road traffic, noise, commercial bright lighted signs, and increased crime.

This rezone area is approximately 500 feet from quiet condo buildings.

It is equally as close to biking and walking trails in which many families currently enjoy without the added traffic and noise.

If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

I'm concerned about the traffic pattern as Sand Lake and Dimond has a round about and is close to this area of an entrance option for the new development. I can foresee road hazards as they are in close proximity to each other.

This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

I am adamantly opposed to this Rezoning request.

Sincerely,

Patricia A. Anderson

(Signature, address and phone number)

5414 W. Dimond #3
Anchorage, Alaska 99502
907 245-3510

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel, Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

To Whom it may concern:

I reside very close to the proposed ReZone Polen Park Subdivision.

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I am adamantly opposed to this Rezoning request.

Sincerely,

*Karen Ives
5416 West Dimond Blvd #2
Anchorage, AK 99502*

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd

PLANNING DEPARTMENT

Case # 2019-0069

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I am adamantly opposed to this Rezoning request.

Sincerely,

Mary N Raamuaen
5416 W Dimond Blvd #4
Anchorage, AK 99502
907-243-7458

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case 2019-0069

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I am adamantly opposed to this Rezoning request.

Sincerely,

Betsy J. Christian

(Signature, address and phone number)

5400 W Dimond Blvd Apt F 21 Anchorage

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

Regarding: Rezone application from S4 Group LLC/Alaska Sand and Gravel. Project Site Tract 2 & 3, Polen Park Subdivision. NE Corner of W Dimond Blvd and Sand Lake Rd.

Case # 2019-0069

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I am adamantly opposed to this Rezoning request.

Sincerely,

Wade Lewis
5400 W Dimond E17
Anchorage, AK 99502

(Signature, address and phone number)

To: State of Alaska Planning and Zoning Department and Municipality of Anchorage Assembly

RECEIVED

Date: 3/1/19

AUG 06 2019

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I am adamantly opposed to this Rezoning request.

Sincerely,



(Signature, address and phone number)

5400 W. Dimond BLVD D16
Anchorage, AK 99502