



1 July 31, 2019

2 Comprehensive Plan Amendment (CPA) for
3 Polen Park Tract 2 & 3.
4

5
6 This CPA application is for Polen Park Subdivision Tract 2 & Tract 3, a 10-acre parcel
7 located at the northeast quadrant of the intersection of Dimond Blvd & Sand Lake Blvd. A
8 concurrent rezoning application is being submitted for the rezoning of Tract 3 to B-1A, and
9 rezoning Tract 2 to R-2M. Tract 3 is 2 acres in size and Tract 2 is 8 eight acres in size. The
10 westerly half of the 10 acres is currently shown in the Comp Plan as being suitable for the
11 B-1A zoning & 3 acres of R-2M zoning. The easterly half of the 10 acres is shown as R-1A &
12 as 'Other Open Space'. This easterly 5 acres is the area that is being requested for a CPA to
13 allow for R-2M zoning.
14

15 This CPA is specifically a request to expand the land use designation of "Compact Mixed
16 Residential - Low" by adding 5 acres to the existing 5 acres as currently shown on the 2040
17 Land Use Plan.
18

19 The approval criteria for a CPA is in Title 21.03.070.C.2. is listed below: (response's
20 following)

21 A. The proposed amendment is necessary in order to address one or more of the
22 following:

- 23 i. A change in projections or assumptions from those on which the comprehensive
- 24 plan is based;
- 25 ii. Identification of new issues, needs, or opportunities that are not adequately
- 26 addressed in the comprehensive plan;
- 27 iii. A change in the policies, objectives, principles, or standards governing the
- 28 physical development of the municipality or any other geographic areas
- 29 addressed by the comprehensive plan; or
- 30 iv. Identification of errors or omissions in the comprehensive plan.

31 B. The proposed amendment maintains the internal consistency of the comprehensive
32 plan, and is consistent with the other elements of the comprehensive plan without the
33 need to change other components of the plan to maintain internal consistency.

34 C. The proposed amendment would not be detrimental to the public interest, health,
35 safety, convenience, or welfare of the community.

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- 1 D. If the proposed amendment is to the comprehensive plan map, the requested land
2 use designation is found to be equally or more supportive of the comprehensive plan
3 goals, objectives, policies, and guidelines, than the old land use designation.
4 E. If the proposed amendment is to the comprehensive plan map, the subject site is
5 consistent with the adopted description and locational criteria for the requested land
6 use designation, and is physically suitable to accommodate the proposed
7 designation, including but not limited to access, physical constraints, provision of
8 utilities, and compatibility with surrounding designations and development patterns.

9 Responses to the above listed criteria;

10

11 *Item A.i. A change in projections or assumptions from those on which the*
12 *comprehensive plan is based.*

13

14 Response: The five-acre parcel was created with the wisdom at the time that there
15 would only be enough structural fill for five acres. Now there is enough good structural
16 fill to create a ten-acre buildable site.

17

18 *Item A.ii. Identification of new issues, needs, or opportunities that are not adequately*
19 *addressed in the comprehensive plan.*

20

21 Response: As in A.i above, the new opportunity is the fact that AS&G has enough
22 structural fill for the ten-acre site.

23

24 *Item A.iii: A change in the policies, objectives, principles, or standards governing the*
25 *physical development of the municipality or any other geographic areas addressed by*
26 *the comprehensive plan.*

27 Response: This CPA is not in response to a change in policies, etc. as listed in item
28 A.iii.

29 *Item A.iv.: Identification of errors or omissions in the comprehensive plan.*

30 Response: This CPA is not in response to any error or omission in the Comprehensive
31 Plan.

32 *Item B: The proposed amendment maintains the internal consistency of the*
33 *comprehensive plan, and is consistent with the other elements of the comprehensive*
34 *plan without the need to change other components of the plan to maintain internal*
35 *consistency.*

36 Response: This CPA for Polen Park does not require any changes to other
37 components of the plan to maintain internal consistency.

1 *Item C.: The proposed amendment would not be detrimental to the public interest,*
2 *health, safety, convenience, or welfare of the community.*

3 Response: This CPA will be a benefit to the public interest, health, safety, convenience
4 and welfare of the community. This CPA will allow residents of the R-2M area to be in a
5 local location for easy access to retail such as bakeries, coffee shops, etc., will shorten
6 the travel time for local residents and provide opportunities for utilizing other forms of
7 transportation such as bicycles and walking to get a cup of coffee or a pastry. The
8 convenience factor will be a welcome relief for residents who currently drive to the
9 commercial center along Jewel Lake Road. Local coffee shops can act as a community
10 gathering space for conversation and communication.

11 *Item D.: If the proposed amendment is to the comprehensive plan map, the requested*
12 *land use designation is found to be equally or more supportive of the comprehensive*
13 *plan goals, objectives, policies, and guidelines, than the old land use designation.*

14 Response: This CPA for Polen Park is supportive of the 2040 Comprehensive Plan
15 goals, as follow:

16 **Strategy 12: Systematic Monitoring and Amendment of this Plan.**

17 *“Planning is a process that continues beyond the production of a document. It includes monitor-*
18 *ing urban conditions, collecting data on changes over time, and making adjustments to a*
19 *plan as the need arises. Comprehensive Plan amendments are a public process.*

20 *Like the rest of the Comprehensive Plan, the 2040 LUP is a “living document.” It should be*
21 *updated based on performance indicators and new information as the city evolves and*
22 *responds to new circumstances.*

23 *The Municipality may also consider Land Use Plan Map amendments concurrently*
24 *with associated development proposals. A rezoning that deviates from the 2040 LUP may*
25 *be appropriate if it demonstrates community-wide benefits or responds to new issues, needs, or*
26 *opportunities not addressed in the Comprehensive Plan. Such a rezoning should demonstrate*
27 *consistency with the Goals and Policies of 2040 LUP, and should not set precedents or pose long-*
28 *term effects that run contrary to the Plan.*

29 *Land use decisions, such as rezonings, facility site selections, and area-specific plans,*
30 *that deviate from the Land Use Plan Map should be accompanied by a concurrent*
31 *amendment to the Anchorage 2040 Land Use Plan. This is essential for the*
32 *Comprehensive Plan to remain current and effective as a policy guide. It maintains*
33 *alignment between land use decisions and Comprehensive Plan elements and addresses*
34 *potential impacts on other parts the community. ”*

1 This Polen Park CPA fits perfectly within the parameters of Strategy 12 of the LUP. As
2 new information arises, a system is set up for intelligently responding to the new data.

3 **LUP Goal #1.**

4 *“Anchorage achieves residential and commercial growth, which improves community resiliency
5 and citizens’ quality of life as it supports their vision for the future expressed in the
6 Comprehensive Plan.”*

7 This Polen Park CPA will assist in helping Anchorage achieve residential growth while helping
8 the local community’s quality of life by providing reduced vehicular traffic and encourage
9 walking and bicycling.

10 **LUP Goal # 2** *“Infill and redevelopment meets the housing and employment needs of residents
11 and businesses in Anchorage.”*

12
13 This Polen Park CPA conforms with LUP goal # 2 by providing increased infill housing
14 development possibilities.

15
16 **LUP Goal # 3.** Mixed-use, walkable commercial centers and corridors thrive within their
17 neighborhood context, offer housing affordable to a range of incomes, and enable business
18 growth.

19 Polen Park will create a small 2 acre site for a walkable commercial center focused on the needs
20 of the local community, such as a coffee shop, bakery, small café, etc. The 8 acres of Tract 2
21 that is proposed to be R-2M zoning, will offer a unique housing opportunity with being close to
22 the commercial area, and the other side abutting a 70-acre unbuildable parcel.

23 *Item E.: If the proposed amendment is to the comprehensive plan map, the subject site
24 is consistent with the adopted description and locational criteria for the requested land
25 use designation, and is physically suitable to accommodate the proposed designation,
26 including but not limited to access, physical constraints, provision of utilities, and
27 compatibility with surrounding designations and development patterns.*

28 Response: Polen Park Tracts 2 & 3 are physically suitable to accommodate the
29 proposed development zoning & CPA. Approved access will be one driveway off of
30 Dimond Blvd, and one driveway off of Sand Lake Road. Sewer & water mains service
31 this parcel, there are no physical restraints, and this proposal is compatible with the
32 surrounding community and development patterns. Surrounding zonings are shown on
33 the enclosed zoning map.

34 **History**

35
36 The western 5 acres of the Polen Park Tract 2 & 3 site is a portion of the larger AS&G Sand
37 Lake Fill Site 80 acres that was not a part of the conditional use permit. This 5 acre portion

1 is referred to on the application for PZC Resolution 2014-029 as; *"The only habitable*
2 *structural development on the property may be on the approximately 5-acre portion of the*
3 *southwest corner of the site. This five-acre portion has not been affected by natural resource*
4 *extraction and is not included in this CUP request."* This 5 acre tract has since been filled with
5 structural fill under an approved grading plan permit C16-1442. The tract has been filled
6 nearly to the elevation of the adjoining roadways of Dimond Blvd. & Sand Lake Road. The
7 rezoning application is for this westerly 5 acres to be rezoned as 2 acres of B-1A in Tract 3,
8 and 3 acres of Tract 2 to be rezoned to R-2M.

9
10 This CPA is for the easterly 5 acres of the Polen Park Tract 2 & 3 site that lies within the
11 existing CUP permit. This area is being filled with structural fill in accordance with Grading
12 Plan permit X18-1618. The grading lies mostly within the elevations that were approved on
13 the CUP. The fill has been obtained from on-site sources, mainly in the area east of this site,
14 and from off-site sources as they may become available. This CPA application is for this
15 easterly 5 acres to become a part of the westerly 5 acres as Tract 2 & 3 of Polen Park
16 Subdivision with a zoning classification change from R-1A to R-2M. The original CUP had
17 assumed that there would only be enough suitable structural fill for the 5 acres, but now it
18 has been shown there is enough suitable fill for the entire 10 acres.

19 We are submitting an application to amend the existing CUP to show the change of fill type
20 (Only structural fill.) of the 5 acres from the fill site plan after we go through the rezoning
21 process and the Comprehensive Plan amendment process. The CUP amendment will show
22 the additional 5 acres that is being filled with structural fill material.

23
24 ***Proposed land use and development:*** The proposed land use is for a development of R-2M
25 style residential construction on Tract 2. Typically, R-2M developments are 4 to 8 plex style
26 townhouses and may also be built with single family or two-family residential homes.
27 Polen Park conforms to the comprehensive plan Policy 14 of the comp plan that states very
28 clearly; *"Conservation of residential lands for housing is a high community priority. New*
29 *residential developments at densities less than identified in the Neighborhood or District plans*
30 *is discouraged."* This policy gives clear direction that in order for the Anchorage community
31 to grow and prosper, properties should be developed at what they can reasonably and
32 responsibly be constructed.

33
34 The western 5 acres of the fill site is currently designated as Compact Mixed Residential—
35 Low in the Anchorage 2040 Land Use Plan on the NE corner of Sand Lake Road and W.
36 Dimond Blvd. This 2040 LUP land use designation cross-references back to the West
37 Anchorage District Plan (WADP), which designates this 5-acre area as Low/Medium
38 Intensity Residential (>8-15 DU) with a maroon asterisk indicating small-scale commercial,
39 up to 2 acres of B-1A. These two land use plans provide existing policy support for a rezoning
40 & CPA of this approximately 5-acre area to R-2M residential or a combination of R-2M and
41 up to two acres of B-1A neighborhood commercial.

1
2 This 5 acres is a part of a 80-acre tract on the NE corner of Sand Lake Road. The remaining
3 75 acres on the parcel is designated as "Other Open Space" in the land use plan, to reflect that
4 it is anticipated to remain technically unbuildable for structures because of
5 organic/unbuildable fill material going into the parcel.
6

7 The easterly 5-acre development area lies within Tract 2 &3 of Polen Park Subdivision and is
8 eastward from the existing 5-acre area, along the north side of Dimond Blvd. The property
9 owner has determined that it can direct buildable structural good fill material to this
10 potential 5-acre expansion area, increasing the size of the developable area on the NE corner
11 of Sand Lake and Dimond to 10 acres.
12

13 The original 5-acre extent of the development area as depicted in the WADP was based on
14 information that the Muni had about buildable soils at the time of the WADP. The rezoning
15 application will entail this concurrent land use plan amendment expanding the development
16 area from what is depicted in the plan from 5 acres to 10 acres. The rezoning of this
17 expanded area would be to R-2M. With this expansion there would still remain a large
18 unbuildable area of approximately 70 acres. The expansion would provide for additional
19 needed buildable residential land for housing types/densities depicted in the
20 plans. Expanding the development area to 10 acres would increase the size of the
21 development area designated in the land use plan. It requires this concurrent amendment
22 to the 2040 LUP Land Use Plan Map at the time of rezoning, in order for the rezone to remain
23 consistent with the plan (a requirement) and for the plan to remain current and reflect the
24 expanded housing area. T
25

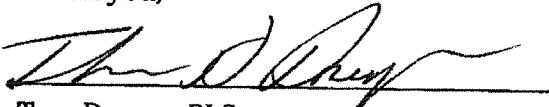
26 This Comp Plan amendment can be approved at the same PZC/Assembly meeting as the
27 rezoning so it would not extend the approval procedure period beyond what the rezoning
28 would already take.

29 **West Anchorage District Plan (WADP)**
30

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

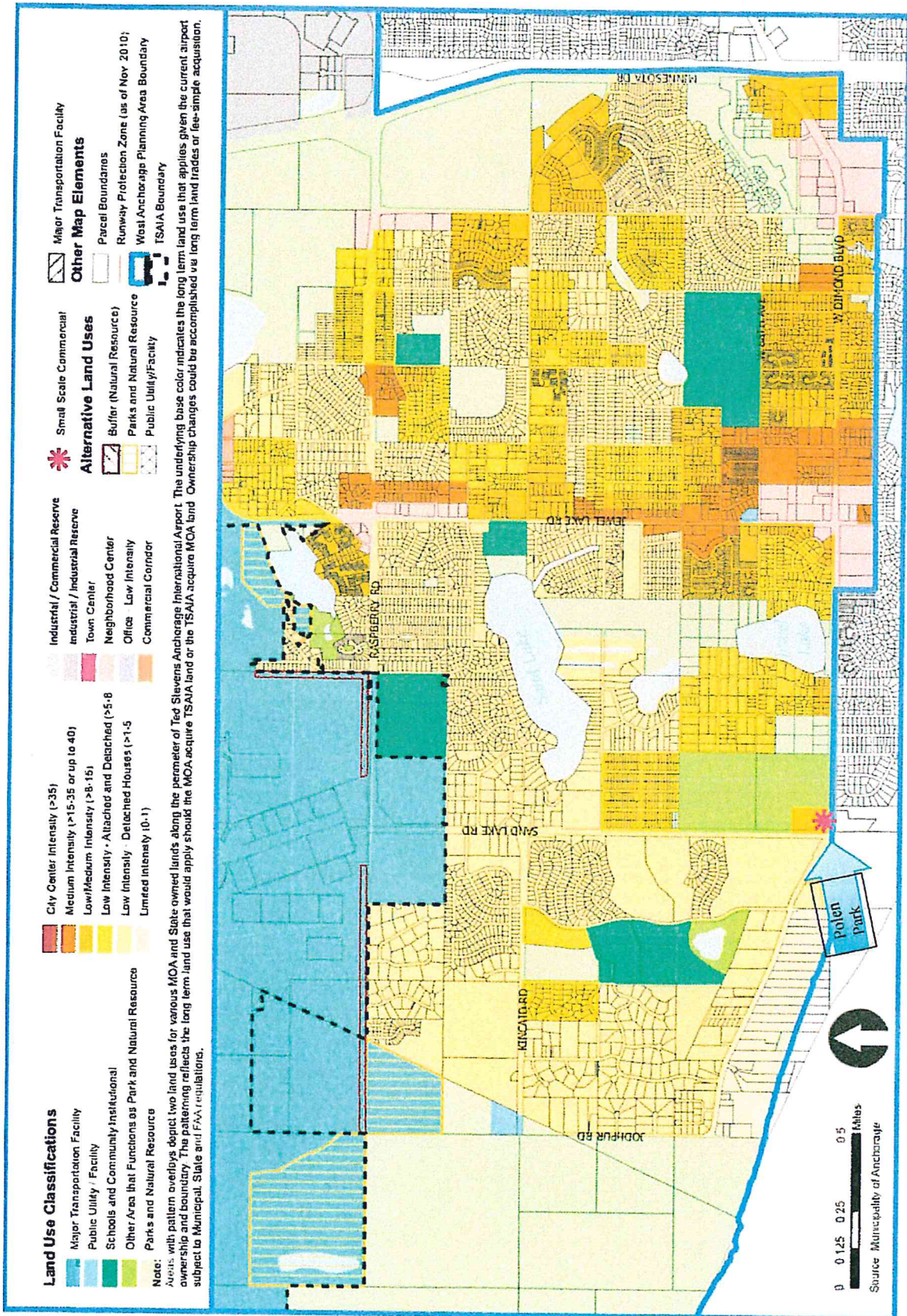
36 If you have any questions or need further clarifications, please email me at tom@s4ak.com.

37 Thank you,
38

39 

40 Tom Dreyer, PLS

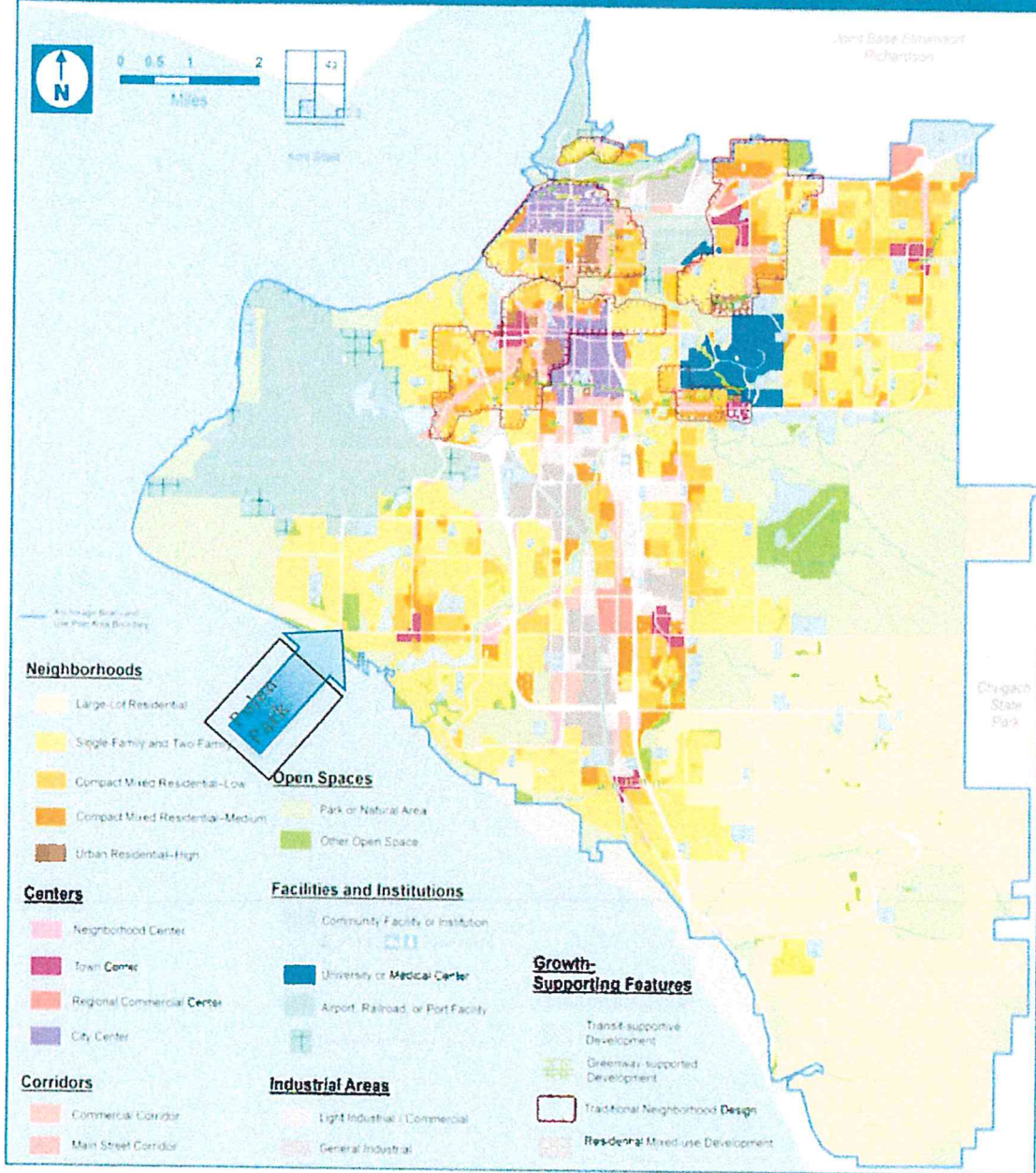
41 S4 Group



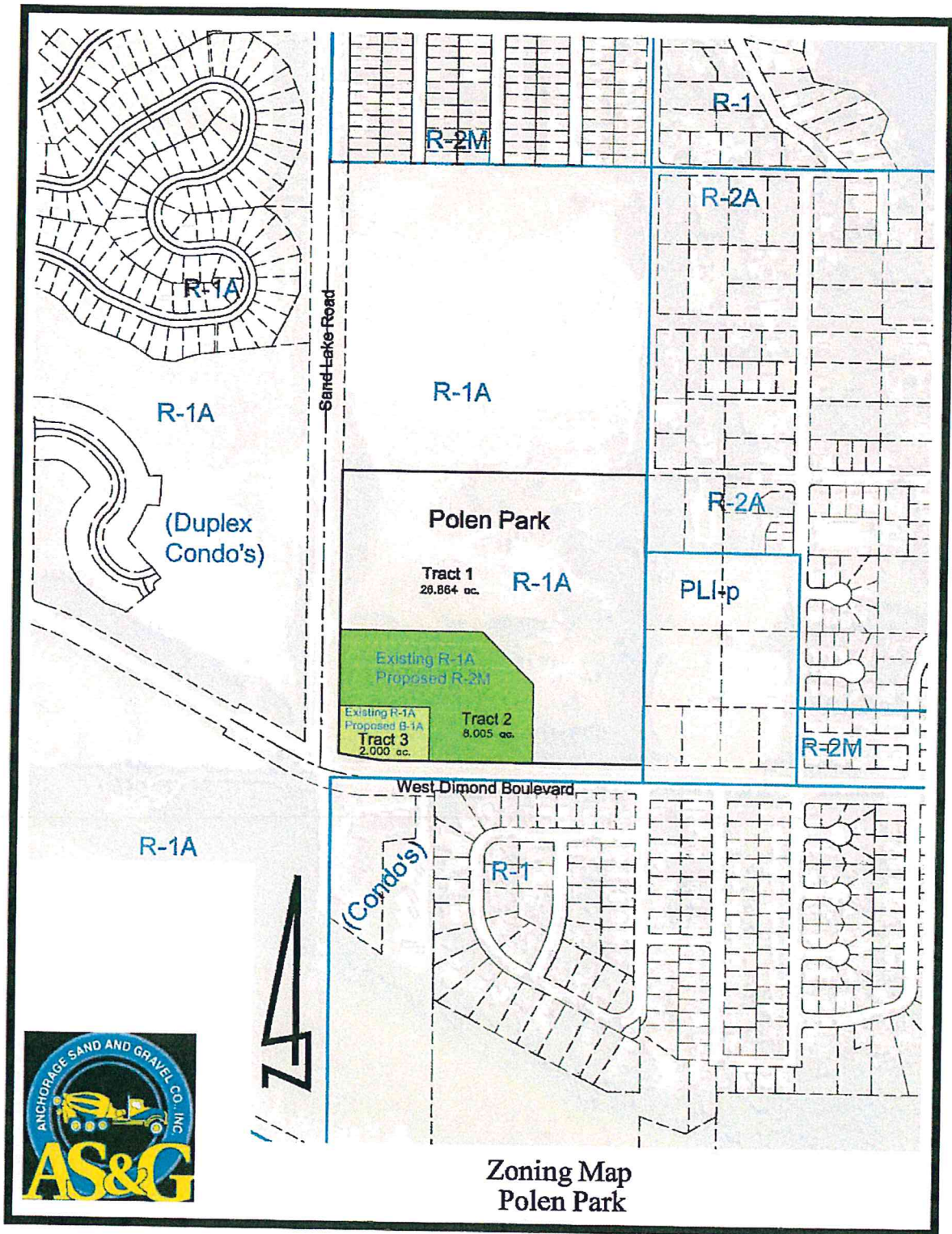
West Anchorage District Plan
Exhibit 4-1b: Sand Lake Land Use Detail

Map 2-1. Anchorage 2040 Land Use Plan Map

September 26, 2017



1





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.

A handwritten signature in black ink, appearing to be 'A. L.', written over a horizontal line.

date: 6/29/18

Signature: authorized signer for Anchorage Sand & Gravel Co.