

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: October 7, 2019

CASE NO.: 2019-0119

APPLICANT: Ryan Mormon, Anchorage Sand and Gravel Company, Inc.

REPRESENTATIVE: Tom Dreyer, S4 Group, LLC

REQUEST: A request to amend the *Anchorage 2040* land use plan map

COMMUNITY COUNCIL: Sand Lake

ATTACHMENTS:

1. Application
2. Departmental and Public Comments
3. Affidavit of Posting

RECOMMENDATION SUMMARY: Approval

SITE

Acres: 5 acres
Vegetation: Birch, spruce, and undergrowth
Current Zoning: R-1A
Topography: Varied
Utilities: Public water and sewer

PROPOSAL

This is a request to change the land use classification in the *Anchorage 2040* land use plan map for five acres from “Open Space” to “Compact Mixed Residential Low”. This map amendment will bring the map up-to-date to reflect the new buildable land for housing that is being created on this unique site.

AGENCY AND COMMUNITY COUNCIL COMMENTS

None of the other Municipal and State reviewing agencies object to the comprehensive plan amendment. The Sand Lake Community Council did not provide comments.

FINDINGS

21.03.170C.2. Comprehensive Plan Amendments - Approval Criteria
The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of

the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:**
 - i. A change in projections of assumptions from those on which the comprehensive plan is based;**
 - ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

The standard is met.

The *Anchorage 2040* land use plan map classified this five acre site as “Open Space” because it was a fill site for unclassified fill, which is not suitable for habitable structures. Now, the property owner intends to place compacted structural fill at the site so that housing can be built. This is a unique opportunity to provide new housing capacity for the community and to try to make up for the substantial housing shortage that was identified in *Anchorage 2040*.

This comprehensive plan amendment is a logical action for the subject property given the change in soils suitability for structures. The designation change to “Compact Mixed Residential Low” is consistent with the surrounding area. The addition of new acreage with the residential designation will provide a net increase of housing units, which will reduce the projected deficit.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The standard is met.

This map amendment is consistent with *Anchorage 2040*, which forecasts a housing shortage of 7,900 dwelling units. This map amendment is needed to address the community-wide shortfall of housing for all housing types.

Anchorage 2040 Strategy 12: Systematic Monitoring and Amendment of this Plan states that the land use plan “is a ‘living document.’ It should be updated based on performance indicators and new information as the city evolves and responds to new circumstances.” The Plan also says, “A rezoning that deviates from the *2040 LUP* may be appropriate if it demonstrates community-side benefits or responds to new issues, needs, or opportunities....” (p. 70).

- c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.**

The standard is met.

70 acres of land surrounding this site will remain classified as “Open Space.” This map amendment will convert only five acres of land identified as “Open Space” to “Compact Mixed Residential Low.” Furthermore, the site has direct vehicular access onto both Sand Lake Road and West Dimond Boulevard, which are “Arterials” in the *Official Streets and Highways Plan*. This amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

- d. **If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The standard is met.

The map amendment is supported by *Anchorage 2040*:

- *Goal 4: Neighborhood Housing – Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.*

New housing of every type is needed in Anchorage and the shortage of available housing is growing each year. Housing preferences are also changing. The desired type of housing changes during life stages. For instance, some retirees are seeking to downsize their housing. The limited availability of housing can be reduced by increasing areas for housing. This is a very special site because it would have been classified as “Compact Mixed Residential Low” had it been known that it would be developable.

- *Goal 8: Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use center.*

This is privately owned property and not dedicated parkland. 70 acres of land surrounding this site will remain “Open Space.” This is in addition to Jade Park, which spans another 14 acres. There are also more parks and lakes to recreate located in the vicinity.

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

The standard is met.

The map amendment is consistent with the description and locational criteria of “Compact Mixed Residential Low”. *Anchorage 2040*, states:

Compact Mixed Residential Low

This designation provides for a compatible, diverse range of single-family, attached, and smaller scale apartment housing choices in the same neighborhood.

Uses:

- *Single-family detached homes on standard sized single-family lots.*
- *Accessory dwelling units may also occur.*
- *Small-lot single family homes, cottage home courts, attached single-family, two-family, and other kinds of compact housing.*
- *Townhomes and smaller apartment structures that are consistent with the area's scale and intensity.*
- *A neighborhood-wide mix of housing types, unit sizes, and household incomes.*
- *Compactible infill on vacant or underutilized lots is encouraged.*

Character:

- *Lots generally 6,000 square feet or larger.*
- *Lot size for single dwelling may be reduced in small-lot housing, attached single-family, and townhomes.*
- *Retains the characteristics of single-family neighborhoods, such as front and rear yards, front entries, driveways, and building height.*
- *The building scale, appearance, and street orientation of new multi-unit/attached housing development is compatible with a neighborhood built environment that includes single-family homes and invites walking.*
- *Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).*

Density:

- *5 to 15 housing units per gross acre, with 8 or more near Centers or Transit-Supportive Development Corridors.*

Location:

- *Areas with a mix of single-family and low-intensity multi-family housing;*
- *Areas that provide a transition from more intense uses or traffic volumes from more intense uses or traffic volumes to lower-intensity residential areas;*
- *Areas in a quarter-mile walking distance of schools, parks, transit, and local services;*
- *Areas accessible to major streets without travel through less-intensive uses; such as City Centers, and lower-than-medium housing densities.*

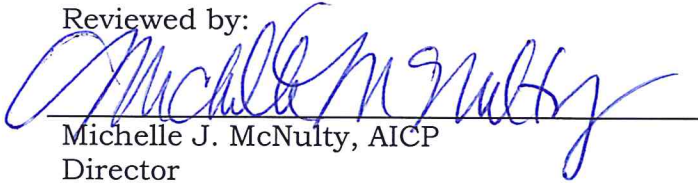
The "Compact Mixed Residential Low" land use classification is congruent with surrounding development in the area. There is no residential development possible north or east of the site because of the fill operation. The existing housing types located south of West Dimond Boulevard are single-family and multifamily. The housing types located across Sand Lake Road are single-family and duplex.

This is an ideal location to increase residential density because it is surrounded by open space and has good access to major streets and public utilities. This site is well suited for development and is unlikely to negatively affect neighboring properties.

DEPARTMENT RECOMMENDATION

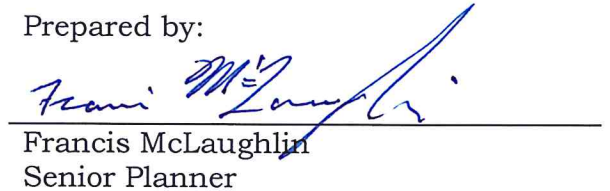
The Department recommends APPROVAL of the comprehensive plan amendment for five acres to change the land use classification from “Open Space” to “Compact Mixed Residential Low”. Attached is a draft assembly ordinance.

Reviewed by:



Michelle J. McNulty, AICP
Director

Prepared by:



Francis McLaughlin
Senior Planner

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading:

**Anchorage, Alaska
AO No. 2019-**

1 **AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AMENDING THE**
2 **ANCHORAGE 2040 LAND USE PLAN TO CHANGE THE LAND USE MAP**
3 **CLASSIFICATION FOR FIVE ACRES FROM “OPEN SPACE” TO “COMPACT**
4 **MIXED RESIDENTIAL LOW”.**

5
6 (Planning and Zoning Commission Case 2019-0119)
7

8 **THE ANCHORAGE ASSEMBLY ORDAINS:**

9
10 **Section 1.** That the *Anchorage 2040 Land Use Plan* is hereby amended to
11 change the land use map classification for five acres from “Open Space” to
12 “Compact Mixed Residential Low”.

13
14 **Section 2.** That the *Anchorage 2040 Land Use Plan* is hereby amended to
15 reflect the change as shown on Exhibit A.

16
17 **Section 2.** Anchorage Municipal Code section 21.01.080 is amended as
18 follows (*the remainder of the subsection is not affected and therefore not set out*):

19
20 **21.01.080 COMPREHENSIVE PLAN**

21
22 **A. Purpose**

23
24 The purpose of the comprehensive plan is to set for the goals,
25 objectives, strategies, and policies governing land use development
26 of the municipality. As adopted, this section and the documents
27 incorporated in this section constitute the comprehensive plan of
28 the municipality.

29
30 **B. Elements**

31
32 **1. Adopted Elements**

33
34 The comprehensive plan consists of the adopted elements
35 identified in the following table, and which are incorporated
36 in this chapter by reference. Plans or other elements that are
37 not listed below are not official elements of the
38 comprehensive plan, though they may be valid planning
39 tools.

40
41 *** **

1

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date ¹	Amendments
Anchorage Bowl	Anchorage 2020, Anchorage Bowl Comprehensive Plan	AO 2000-119(S); 2-20-2001	AO 2002-119; 9-10-2002
	Anchorage 2040 Land Use Plan	AO 2017-116, as amended; 9-26-2017	AO 2019-____; <i>(insert effective date of this ordinance)</i>
	Spenard Commercial District Development Strategy	AR 1986-121; 6-17-1986 AO 1987-145; 12-15-1987	
	Tudor Road Public Lands and Institutions Plan	AR 1986-162; 9-9-1986	
	3500 Tudor Road Master Plan	AO 2007-118; 11-13-2007	
	Anchorage Downtown Comprehensive Plan	AO 2007-113; 12-11-2007	
	Hillside District Plan	AO 2010-22; 4-13-2010	AO 2014-134; 11-18-14 AO 2015-17; 3-3-15
	Utility Corridor Plan	AO 1990-13(S); 2-27-1990	AO 2003-78; 8-19-2003 AO 2005-121(S); 10-25-2005 AO 2007-97; 7-17-2007
	Section 36 Land Use Study (recommending Alternative 2)	AO 1992-125; 11-10-1992	
	The Ship Creek/Waterfront Land Use Plan (May 1991), including the Transportation Element, as supplemented by the Ship Creek Framework Plan, 7-22-14	AO 1991-88; 6-3-1991	AIM 1991-178 AO 2014-79; 7-22-14
	Potter Valley Land Use Analysis	AO 1999-144; 12-7-1999	
	UMED District Plan	AO 2015-140; 3-22-2016	
	West Anchorage District Plan	AO 2012-47; 7-10-2012	AO 2016-32; 4-12-16
	Government Hill Neighborhood Plan	AO 2013-11; 2-12-2013	AO 2015-18; 3-3-15
Fairview Neighborhood Plan	AO 2014-108; 9-9-14		

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016-32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-2017; AO 2017-116, as amended; 9-26-17; AO 2017-134, 11-7-17; AO 2018-23, 3-20-18)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2019.

Chair of the Assembly

ATTEST:

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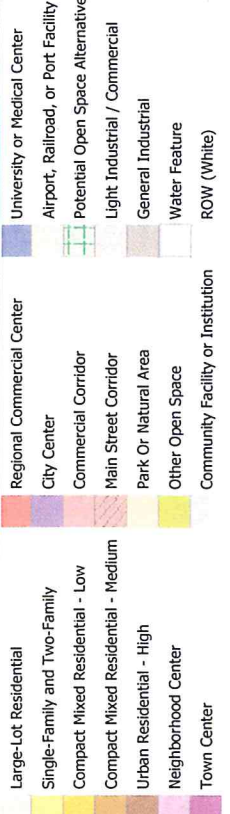
Municipal Clerk

EXHIBIT A

Proposed



Current



Planning & Zoning Commission Case #: 2019-0119

2019-0119



Application



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.

- 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 Subdivsion 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

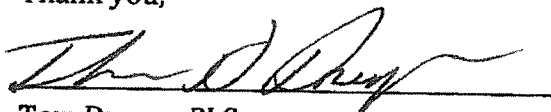
26 This Comp Plan amendment can be approved at the same PZC/Assembly meeting as the
27 rezoning so it would not extend the approval procedure period beyond what the rezoning
28 would already take.
29

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

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



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

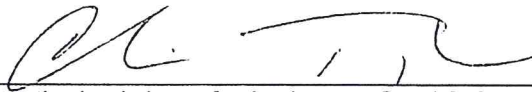
June 27, 2018

Letter of Authorization

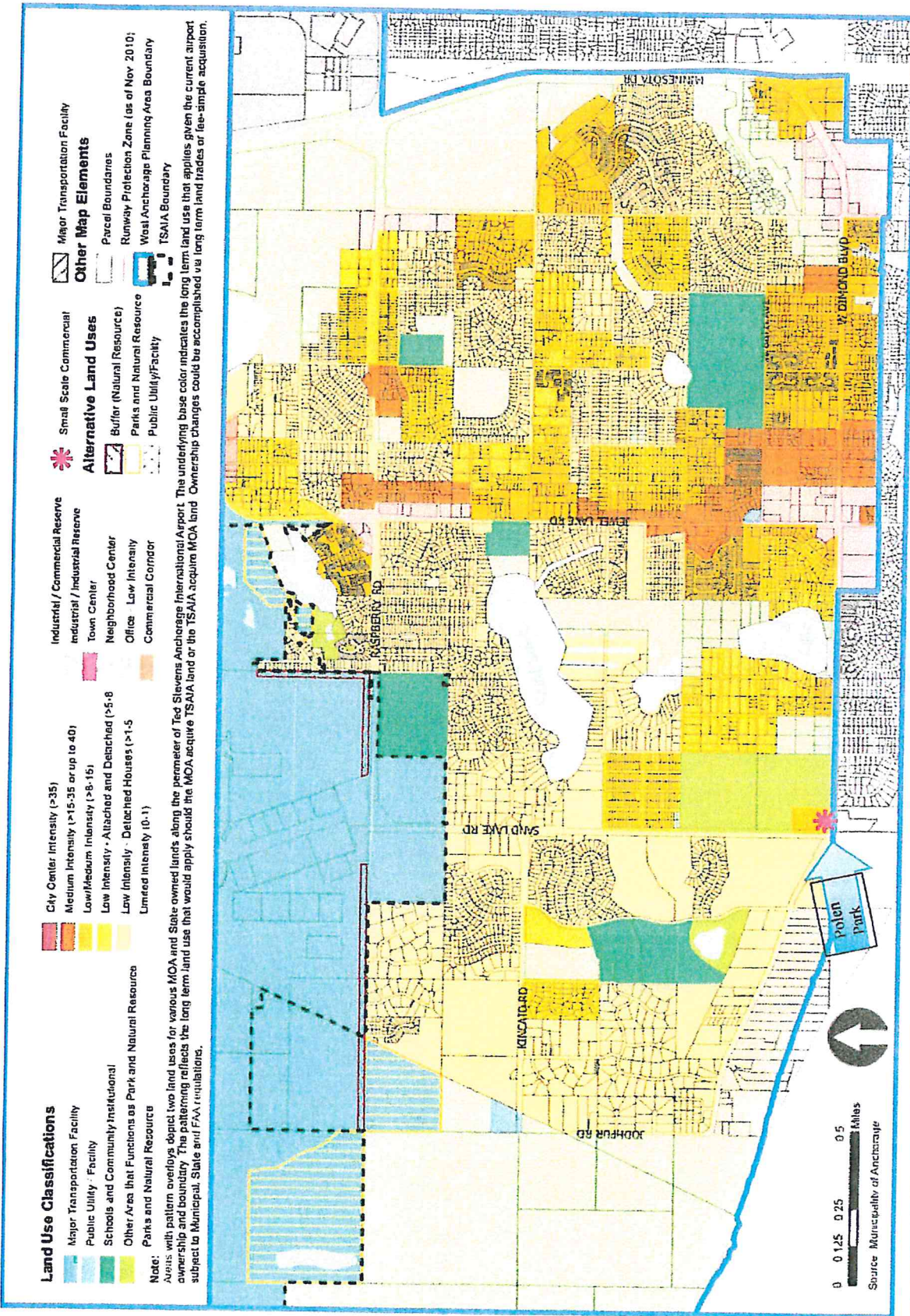
On behalf of Anchorage Sand & Gravel Co., Inc, the owners of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in their request for a re-zoning of the property listed below. The property is approximately 40 acres in size and is located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



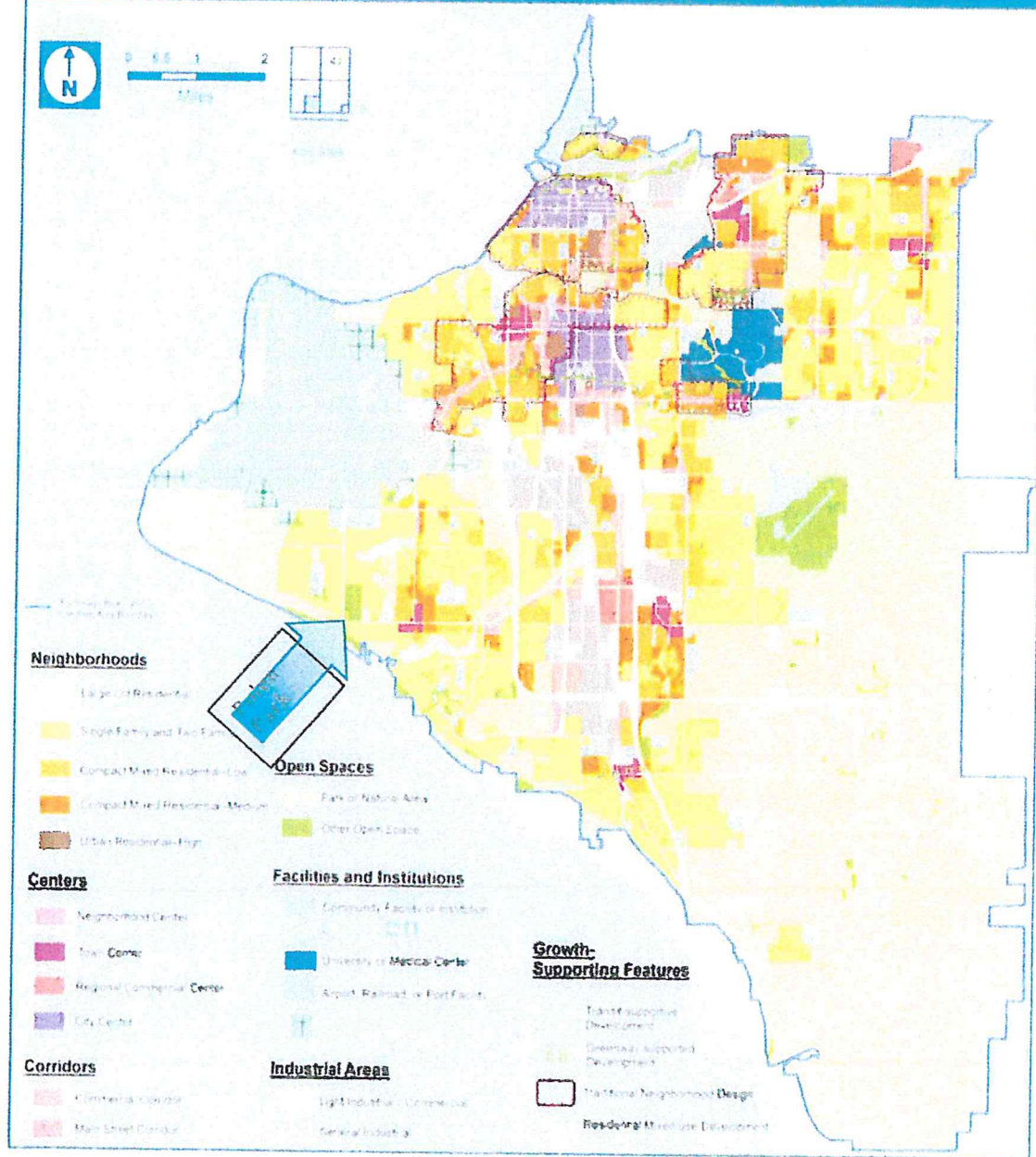
Signature: authorized signer for Anchorage Sand & Gravel Co. date: 6/29/18



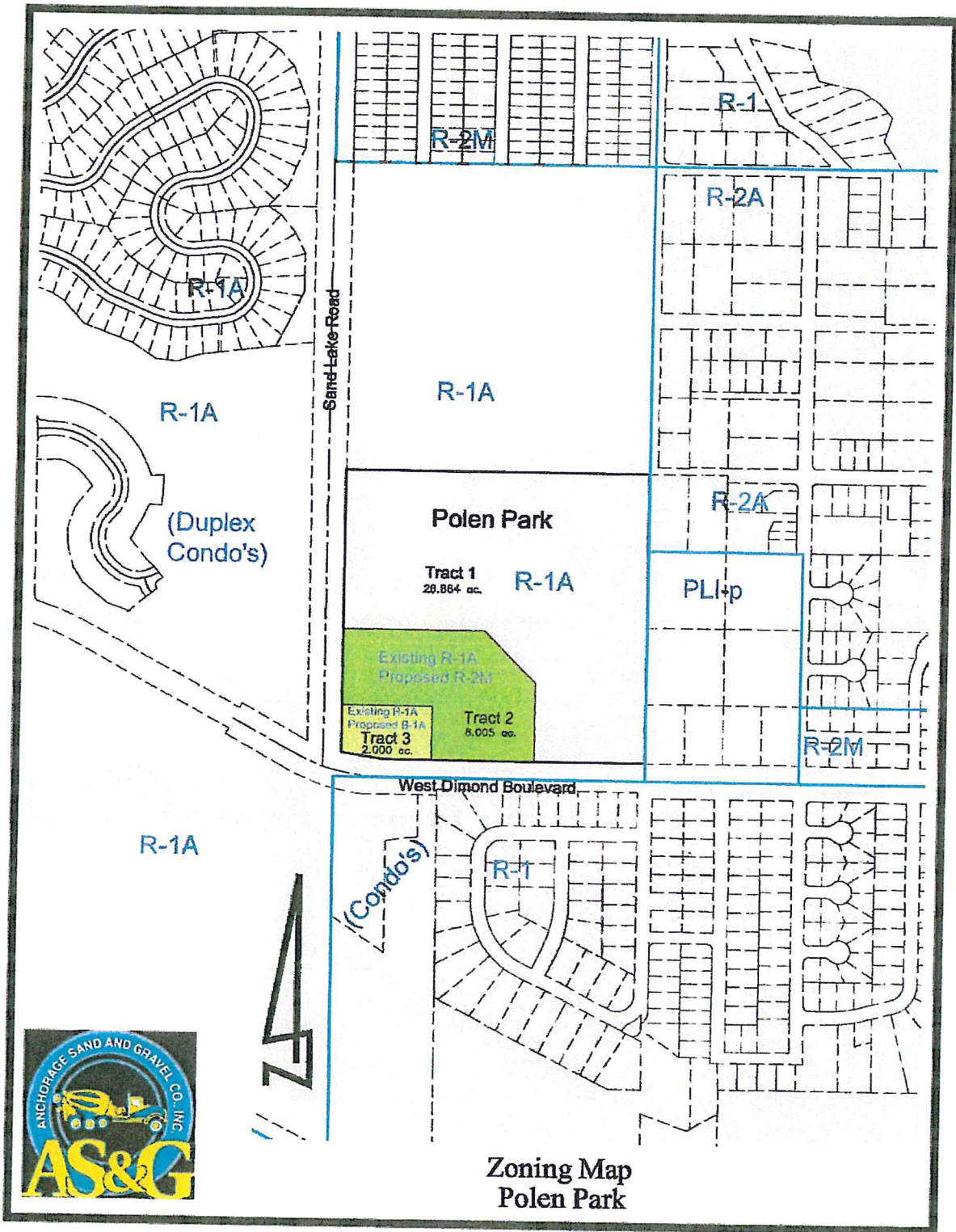
West Anchorage District Plan
Exhibit 4-1b: Sand Lake Land Use Detail

Map 2-1. Anchorage 2040 Land Use Plan Map

September 26, 2017



1



Departmental and Public Comments

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: September 17, 2019
TO: Dave Whitfield, Planning Section Supervisor
FROM: Greg Soule, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: October 07, 2019

RECEIVED

SEP 18 2019

PLANNING DEPARTMENT

Case 2019-0118 – Request for Rezone two (2) parcels in Polen Park Subdivision as follows: Tract 2 from R-1A to R-2M, and Tract 3 from R-1A to B-1A

Department Recommendations:

The Private Development Section has no objection to the request for rezone.



MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

Date: September 9, 2019

To: Planning Department, Current Planning Division
Clerk's Office, Business License Official

Thru: *CL* Christy Lawton, Public Health Division Manger
PH Darcy Harris, Environmental Health Program Manager

From: *JN* Janine Nesheim, Environmental Sanitarian III

Subject: Comments Regarding CUP 2019-0119, Planning & Zoning, Request to amend the Anchorage 2040 Land Use Plan to change the classification of five acres of land from "Open Space" to Compact Mixed Residential-Low"

RECEIVED

SEP 09 2019

PLANNING DEPARTMENT

This CUP reviews change of classification of the easterly half of 10 acres of Polen Park Track 2 & 3, expanding the land use designation to be consistent with the adjoining area.

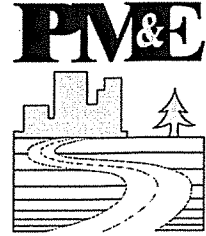
Comments re Noise

The area bordering the proposed R-2M zoning is currently used as a fill site for Anchorage Sand & Gravel, and its future use is undetermined at this time. Recommend that with any current or proposed use, mitigation methods for meeting noise code requirements be established to protect the projected residential development.

There are no objections at this time.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: September 9, 2019

RECEIVED

To: Dave Whitfield

SEP 09 2019

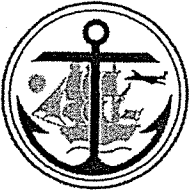
FROM: Kyle Cunningham

PLANNING DEPARTMENT

SUBJECT: Cases 2019-0118 & 2019-0119: Comments from Watershed
Management Services.

Watershed Management Services (WMS) has the following comments for the October 7, 2019 Planning and Zoning Commission hearing:

- 2019-0118 – Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41);
 - WMS has no comments at this time. WMS will submit comments for the upcoming Conditional Use Permit for this project area.
- 2019-0119 – Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41);
 - WMS has no comments at this time. WMS will submit comments for the upcoming Conditional Use Permit for this project area.



MEMORANDUM

DATE: September 9, 2019

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2019-0119 Request to amend Anchorage 2040 Land Use plan to change classification of open spaces to Compact Mixed residential -Low

RECEIVED

SEP 09 2019

PLANNING DEPARTMENT

Traffic has no objection to requested amendment to the Anchorage 2040 Land Use Plan.

MEMORANDUM

DATE: September 6, 2019
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: October 7, 2019
Agency Comments due: September 9, 2019

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SEP 06 2019

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2019-0118 POLEN PARK TRACTS 2 & 3, Request to Rezone two parcels in Polen Park Subdivision as follows: Tract 2 from R-1A (Single Family Residential District-larger lot) to R-2M (Mixed Residential District) and Tract 3 from R-1A to B-1A (Local and Neighborhood Business District), Grid SW2324

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this request to rezone.

2019-0119 POLEN PARK TRACTS 2 & 3, Request to amend the Anchorage 2040 Land Use Plan to change the classification of five (5) acres of land from "Open Space" to "Compact Mixed Residential-Low", Grid SW2324

1. AWWU water and sanitary sewer are available to these parcels.
2. AWWU has no objection to this request to amend the Anchorage 2040 Land Use Plan.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

August 21, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

AUG 21 2019

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning cases:

- 2019-0102: 102 Heavenly Valley Drive
- 2019-0116: 4115 E. 88th Avenue
- 2019-0118: Rezone: Polen Park Subdivision, Tracts 2 & 3
- 2019-0119: Amend 2040 Land Use Plan: Polen Park Subdivision, Tracts 2 & 3
- 2019-0131: 2933 Sun Valley Drive
- 2019-0132: 6241 Austin Street
- 2019-0133: 284 Higher Terrace

The DOT&PF Central Region Zoning and Platting Review Committee has comments on the following zoning case:

- 2019-0120: 8801 Old Seward Highway
 - Recommend inclusion of internal agreements to allow traffic to move between lots and to access Scooter Drive.
 - Ensure all easements are shown on plat, rather than referenced in Note 3.
 - Verify plat guarantees all tracts cross-access to arterials.
 - Verify a copy of signal PUE exists on plat at 88th Avenue.

Sincerely,

James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

Affidavit of Posting



AFFIDAVIT OF POSTING

CASE NUMBER: 2019-0118 & 2019-0119

I, Alex Reeves hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezoning and Plan Amendment. The notice was posted on 8-13-2019 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 13 day of August, 2019.

Alex Reeves
Signature

LEGAL DESCRIPTION

Tract or Lot: 2 and 3

Block: _____

Subdivision: Polen Park