

PLANNING DEPARTMENT STAFF ANALYSIS REZONING

DATE: October 7, 2018

CASE NO.: 2019-0118

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

REPRESENTATIVE: Tom Dreyer, S4 Group, LLC

REQUEST: Rezone from R-1A to B-1A and R-2M

LOCATION: Polen Park Subdivision, Tracts 2 and 3 per Plat 2019-41

COMMUNITY COUNCIL: Sand Lake

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: Approval

SITE

Acres: ±10 acres
 Vegetation: Birch, spruce, and undergrowth
 Current Zoning: R-1A, single-family residential district
 Topography: Sloping
 Utilities: Public water and sewer

COMPREHENSIVE PLAN

Classification:

- “Compact Mixed Residential Low”, “Small Scale Commercial”, and “Other Open Space” in the 2017 *Anchorage 2040 Land Use Plan*
- “Low/Medium Intensity Residential (>8-15)”, “Small Scale Commercial”, and “Other Area that Functions as Park and Natural Resource” in the 2014 *West Anchorage District Plan*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-1A	R-1A	R-1A	R-1A
Land Use:	Fill site	Fill site	Multifamily and Single-Family Residential	Single-Family Residential

REQUEST

Anchorage Sand and Gravel Company, Inc. is requesting to rezone two parcels of land totaling ten acres from R-1A (single-family residential district, large lot) to B-1A (local

and neighborhood business district) and R-2M (mixed residential district). These two parcels of land contain a total of 10 acres. The rezoning proposes the B-1A district for Tract 3, which contains two acres and is located at the northeast corner of West Dimond Boulevard and Sand Lake Road. The R-2M district is proposed for Tract 2, which has eight acres.

There is a separate case (PZC Case 2019-0119) that is being processed concurrently with this rezoning that would amend the *Anchorage 2040 Land Use Plan Map*. Adoption of this rezoning must be accompanied by an amendment to the *Anchorage 2040 Land Use Plan Map*.

Part of the petition site has an approved conditional use for a fill operation (PZC Resolution 2014-029). The fill operation (land reclamation) is permitted by a conditional use permit in the B-1A and R-2M districts. The proposed rezoning to B-1A and R-2M needs to require the conditional use to be updated with the new plan for the property to be developed with commercial and residential in the future. This is handled with an effective clause that requires a conditional use amendment prior to changing the rezoning map.

DEPARTMENTAL COMMENTS

The comments from State and Municipal reviewing agencies are attached. None of the reviewing agencies object to the rezone.

COMMUNITY COMMENTS

211 public hearing notices were mailed on August 16, 2019. 38 public comments were received and all of them opposed the rezone. The Sand Lake Community Council did not provide comments.

FINDINGS

21.03.160 Rezonings (Zoning Map Amendments) Pre-Application Conference

A pre-application conference was held on August 13, 2018, as required by 21.03.020B., and the application was accepted by the Planning Department on August 2, 2019. In accordance with AMC 21.03.020B.6., the Planning Director approved one extension to the timing of the application submittal.

Community Meeting

Community meetings were held with the Sand Lake Community Council on January 2, 2019 and May 20, 2019, in accordance with 21.03.020C. Summaries of each meeting is included.

21.03.160E. Approval Criteria

The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:

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

The standard is met.

This rezone to B-1A and R-2M promotes the general welfare and benefits the community as a whole by providing more housing opportunities and a small commercial area at the northeast corner of West Dimond Boulevard and Sand Lake Road. The B-1A district is proposed for Tract 3 and would only be two acres in size. The B-1A district is a neighborhood-serving small scale commercial district that limits the allowed uses to be compatible in scale and character with adjacent residential uses. The maximum allowed area for the B-1A district is two acres. Non-residential uses over 5,000 square feet require a major site plan review and cannot exceed 10,000 square feet. Small scale retail, office, and service uses are allowed in this district. The B-1A district also allows residential and commercial mixed-use development.

The R-2M district is proposed for Tract 2, which contains eight acres. The current R-1A zoning permits single-family detached homes on 6,000 square foot lots, which is a residential density of four dwelling units per acre. The R-2M district allows more housing types and increases the potential residential density up to 15 dwelling units per acre.

The proposed rezoning, which adds eight acres of residential R-2M land, supports the *Anchorage 2040* Goals and Policies by reducing the shortage of residential land capacity in the Bowl to meet Anchorage's forecast housing needs. Anchorage residents need more affordable places to live. However, affordable, quality homes have become harder to find for middle-class households, downsizing empty-nesters, and young adults who are beginning careers or just starting families. *Anchorage 2040* documents the extent of Anchorage's forecast housing needs in Figures 1-7 and 1-10 on pages 11 and 12 of the Plan. Figure 1-7 documents that there is a 7,900-unit gap between the housing capacity of Anchorage's existing residential zoned lands and the forecast housing units needed between 2015 and 2040. Figure 1-10 on page 12 indicates that, once fully implemented, the *Anchorage 2040* Land Use Plan Map closes the housing capacity gap overall—but not for the single-family and “compact” housing types. Figure 1-10 shows that, for single-family and compact housing types (e.g., small-lot homes, townhouses, and duplexes), the Land Use Plan Map even if fully implemented does not fully meet need for these housing types. The figure shows a need for 4,500 single-family homes and 8,200 compact housing units; but the Land Use Plan Map provides for only 3,600 single-family homes and 7,100 compact housing units (e.g., duplexes, townhomes). The R-2M zoning district is the primary zoning district that provides for this range of housing types. The R-2M district implements the “Compact Mixed Residential – Low” land use designation on the Land Use Plan Map. Figure 2-5 on page 41 of the Land Use Plan Map depicts this range of housing types provided in the “Compact Mixed Residential – Low” land use designation: single-family, two-family, duplex, small-lot homes, townhouses, and other small-scale multi-unit housing types. Eight acres typically yields

between 8 to 10 dwelling units per acre in Anchorage historically, or up to 80 additional homes and households.

R-2M style housing fits in with the scale of single-family, two-family areas. In this case the surrounding neighborhoods are single-family, two-family, and multifamily. Buyers of these new units would likely be workforce participants, families, and empty-nesters not unlike the prevailing household types in the area, and would support local businesses and services in the B-1A district neighborhood-scale commercial corner.

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

The standard is met.

The *West Anchorage District Plan* identifies the site as “Low/Medium Intensity Residential (>8-15)”, “Small Scale Commercial”, and “Other Area that Functions as Park and Natural Resource”. The *Anchorage 2040 Land Use Plan Map* shows the site as “Compact Mixed Residential Low”, “Small Scale Commercial”, and “Other Open Space”. Both the *West Anchorage District Plan* and the *Anchorage 2040* are elements of the comprehensive plan, and the land use designations of these two plans have the same meaning. The implementing zoning districts for the residential and commercial land use designations in these plans are the B-1A and R-2M districts. These plans call for Tracts 2 and 3 to be rezoned from R-1A to R-2M and B-1A. A separate case (PZC Case 2019-0119) is being processed concurrently to amend the *Anchorage 2040 Land Use Plan Map* to expand the “Compact Mixed Residential Low” designation.

There are several policies in *Anchorage 2020* that are relevant to this rezoning:

- *General Land Use Policy 4: The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood and District Plan Maps.*

Rezoning to B-1A and R-2M would implement the 2014 *West Anchorage District Plan*, which designates the area as “Low/Medium Intensity Residential (>8-15)” and “Small Scale Commercial.”

- *General Land Use Policy 5: Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

The proposed B-1A and R-2M zoning is compatible with the adjacent zoning and uses. The property located north and east of the petition site is zoned R-1A and is an active land reclamation fill site. The property across Sand Lake Road is zoned R-1A and developed with duplexes. The properties across West Dimond Boulevard are zoned R-1 and developed with multifamily and single-family housing.

- *General Land Use Policy 7: Avoid incompatible uses adjoining one another.*

The site of this rezoning is surrounded on the north and east sides by a large expanse of unclassified fill that cannot support buildings. The south and west sides of this rezoning border West Dimond Boulevard and Sand Lake Road which are classified as “Major Arterial” and “Minor Arterial”, respectively.

- *Residential Policy 14: Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood and District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

Both the *West Anchorage District Plan* and the *Anchorage 2040 Land Use Plan Map* designate this site for “Small Scale Commercial.” The implementing zoning is the B-1A district.

The applicable *Anchorage 2040 Land Use Plan Map* policies are:

- *Policy 1.1: Use the Anchorage 2040 LUP in concert with area-specific plans as a framework to guide decisions on future development patterns, land uses, and allocations of growth.*

The proposed rezone implements the 2012 *West Anchorage District Plan* and *Anchorage 2040*.

- *Policy 1.2: Employ land use and development strategies for the Anchorage Bowl to accommodate the forecast number of additional residents, households, and jobs through 2040.*

Even if all the residential land use designations in *Anchorage 2040* are developed with housing, there would still be a deficit of 7,900 housing units. If this rezoning is not approved, then the gap between supply and demand would worsen.

- *Policy 4.1: Provide sufficient land to meet the diverse housing needs of Anchorage’s citizens, where the integrity of the residential neighborhood area is protected from expanding commercial corridors or non-neighborhood employment activities.*

The result of this rezoning would be to increase the residential density of the site and provide a small amount of neighborhood-serving commercial. The rezoning to R-2M would expand housing options in the area. The rezoning to B-1A does not expand a commercial corridor, since this district has a maximum allowed size of two acres, and there is no commercial on this section of West Dimond Boulevard.

- *Policy 4.3: Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.*

This rezoning promotes balanced neighborhoods by increasing housing opportunities and allowing a greater variety of housing types. The current R-1A zoning is limited to single-family detached houses. In addition to single-family detached houses, the R-2M district also allows duplex, townhouse, and multifamily dwellings.

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

The standard is met.

This rezoning is consistent with the purpose of the proposed zoning districts, B-1A and R-2M:

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

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

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

The standard is met.

The proposed rezoning is compatible with surrounding zoning and development. The north and east sides of the site are zoned R-1A and are not developable with structures because of a fill operation using unclassified fill. The south and west sides of the site border two arterial roads, West Dimond Boulevard and Sand Lake Road. Across these streets are single-family, duplex, and multifamily residential subdivisions that are zoned R-1 and R-1A.

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

The standard is met.

People Mover has no fixed-route service in the vicinity of this site. There are separated multi-use pathways for pedestrians and bikes on West Dimond Boulevard and Sand Lake Road.

The site borders two arterial streets, West Dimond Boulevard and Sand Lake Road. The Municipal Traffic Engineer has the authority to require a Traffic Impact Analysis prior to the development of Tracts 2 and 3, in accordance with AMC 21.07.060C.1., *Traffic Impact Analysis Required*.

Natural gas, electricity, and public water and sewer are available to this property.

The site is located within the Building Safety, Police, Fire, and Parks and Recreation Service Areas.

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

The standard is met.

This rezoning will not result in adverse impacts on the natural environment. Development of the property will be subject to Title 21 site design requirements as well as the building permit review process.

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

The standard is met.

The proposed rezoning will not result in significant impacts on adjacent land uses. The site abuts West Dimond Boulevard and Sand Lake Road, which are both classified as arterial streets in the *Official Streets and Highways Plan*. The north and east sides of the site are a fill operation which is designated as open space in the comprehensive plan. The B-1A district has a strict requirement to not exceed two acres. The R-2M district is proposed for eight acres, and this could not be expanded either because the fill site that surrounds the property does not allow for habitable structures on unclassified fill.

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

The standard is met.

The rezone to B-1A and R-2M will not extend a land use pattern that is inconsistent with the comprehensive plan. The *Anchorage 2040 Land Use Plan Map* deliberately increased residential density at this site given the well documented need for housing in the community.

The proposed two acres of B-1A zoning conforms to the locational requirements, which are:

- a. The minimum contiguous area for a B-1A district shall be 11,500 square feet.
- b. The maximum contiguous area for a B-1A district shall be 2.0 acres.
- c. The subject property shall be in an established neighborhood commercial area or an area designated in the comprehensive plan for neighborhood-scale commercial.”

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

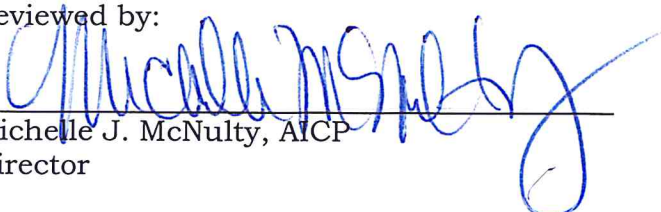
The standard is met.

The rezoning will not create a split-zoned lot.

DEPARTMENT RECOMMENDATION

The Department finds that all nine approval criteria for a rezone are met. The Department recommends APPROVAL of the rezoning from R-1A to B-1A and R-2M, subject to an effective clause requiring the conditional use for a fill operation to be updated. Attached is a draft assembly ordinance.

Reviewed by:


Michelle J. McNulty, AICP
Director

Prepared by:


Francis McLaughlin
Senior Planner

Fig. 1-7. Housing Need and Land Capacity

Anchorage Bowl, 2015-2040

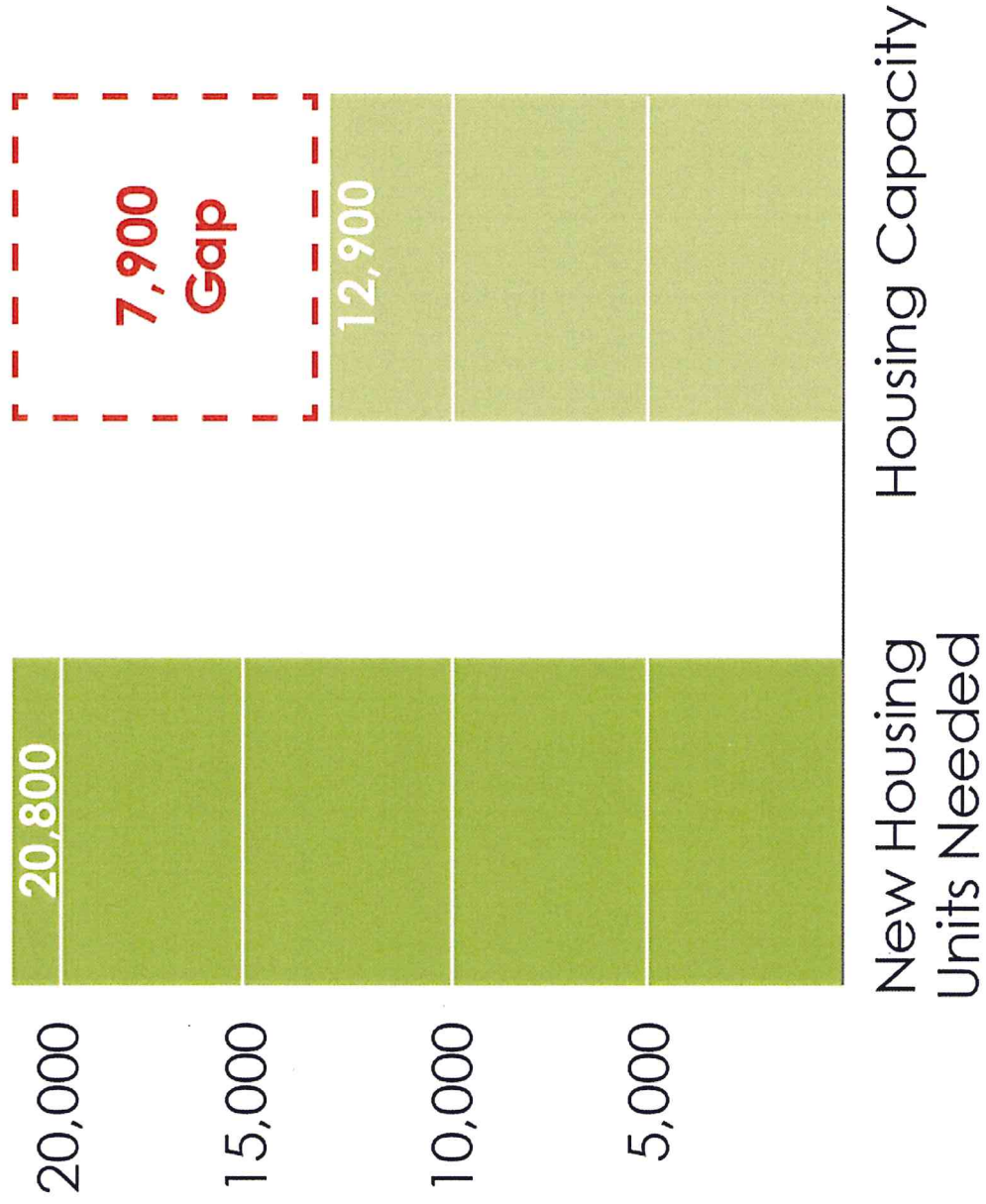
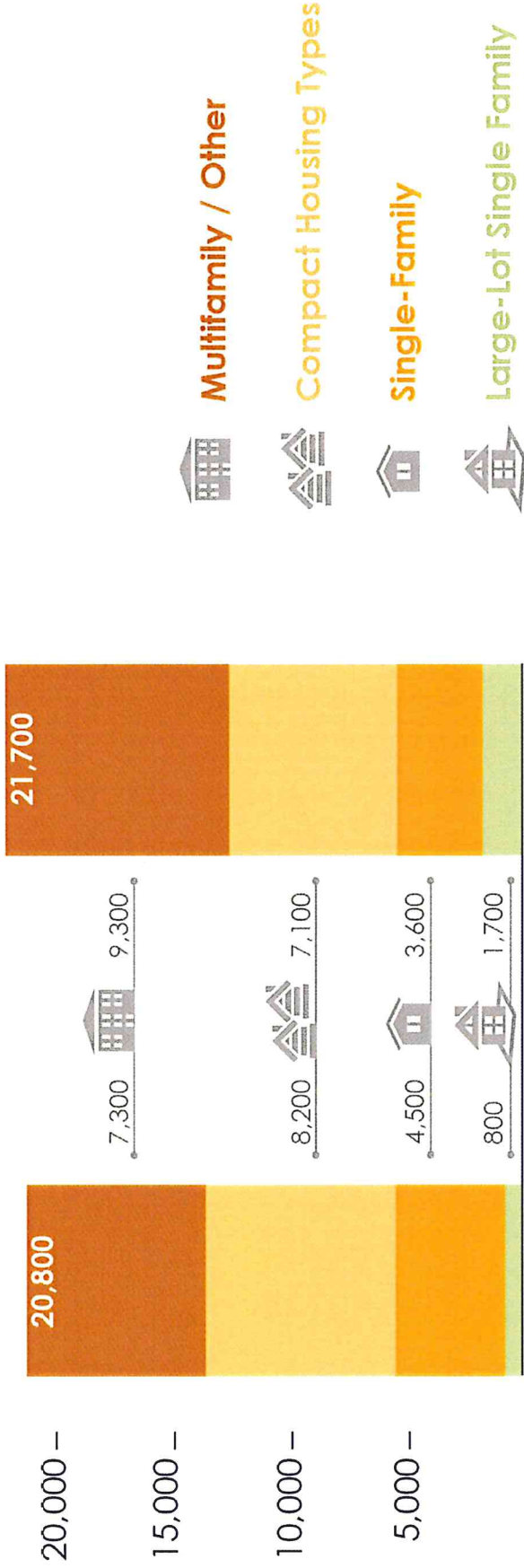


Figure 1-10. Housing Need and Land Capacity for Housing under 2040 LUP

By Housing Type. Anchorage Bowl, 2015-2040.

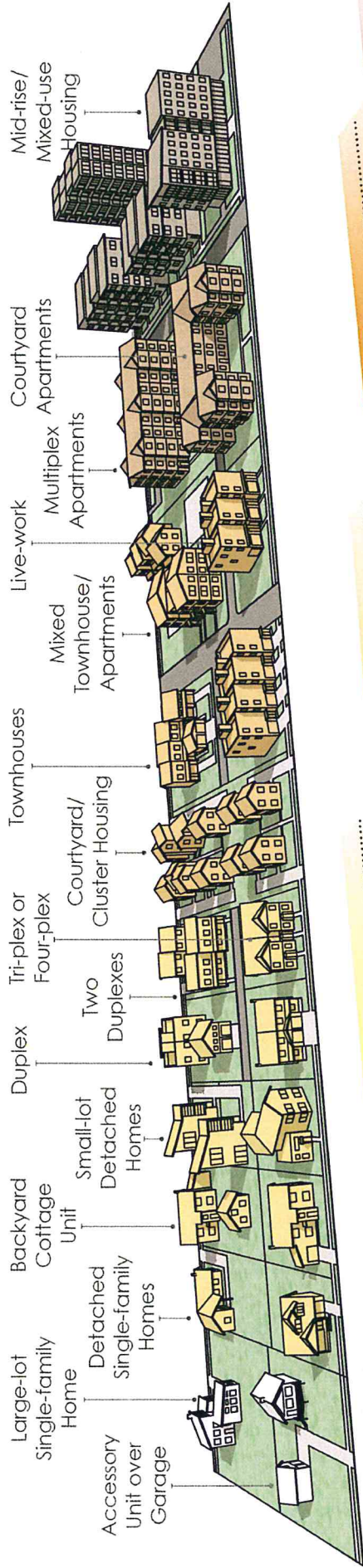


New Housing Units Needed
(Adjusted by Housing Type)

Housing Capacity

Source: Housing Capacity Analysis of 2016 Public Hearing Draft 2040 LUP. Building icons from Creative Commons.

Figure 2-5. Neighborhood Housing Types



.....Large-lot Residential.....
Single-family and Two-family.....
Compact Mixed Residential – Low.....
Compact Mixed Residential – Medium.....
Urban Residential – High.....

**2040 LUP
 Neighborhood
 Land use designations**

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 AMENDING THE ZONING MAP AND APPROVING THE**
2 **REZONING OF TEN ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL**
3 **DISTRICT, LARGE LOT) TO B-1A (LOCAL AND NEIGHBORHOOD BUSINESS**
4 **DISTRICT) AND R-2M (MIXED RESIDENTIAL DISTRICT) FOR TRACTS 2 AND 3,**
5 **POLEN PARK SUBDIVISION PER PLAT 2019-41; GENERALLY LOCATED AT**
6 **THE NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD,**
7 **SOUTH OF THE WEST 82ND AVENUE, AND WEST OF JADE STREET, IN**
8 **ANCHORAGE.**

9
10 (Sand Lake Community Council) (Planning and Zoning Commission Case 2019-0118)

11
12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13
14 **Section 1.** The zoning map shall be amended by designating Tracts 3 and 2,
15 Polen Park Subdivision per Plat 2019-41, as B-1A (local and neighborhood business
16 district) and R-2M (mixed residential district), respectively.

17
18 The property described above is shown on Exhibit "A," attached.

19
20 **Section 2.** This zoning map amendment established in Section 1 shall become
21 effective upon approval of an update to the conditional use permit for the fill site
22 (PZC Resolution 2014-029).

23
24 **Section 3.** This ordinance shall become effective 10 days after the Director of the
25 Planning Department has received the written consent of at least 51 percent of the
26 owners of the property within the area described in Section 1 above to any special
27 limitations contained herein. The rezone approval contained herein shall
28 automatically expire, and be null and void, if the written consent is not received
29 within 120 days after the date on which this ordinance is passed and approved. In
30 the event no special limitations are contained herein, this ordinance is effective
31 immediately upon passage and approval. The Director of the Planning Department
32 shall change the zoning map accordingly.

33
34 **PASSED AND APPROVED** by the Anchorage Assembly this _____ day
35 of _____ 2019.

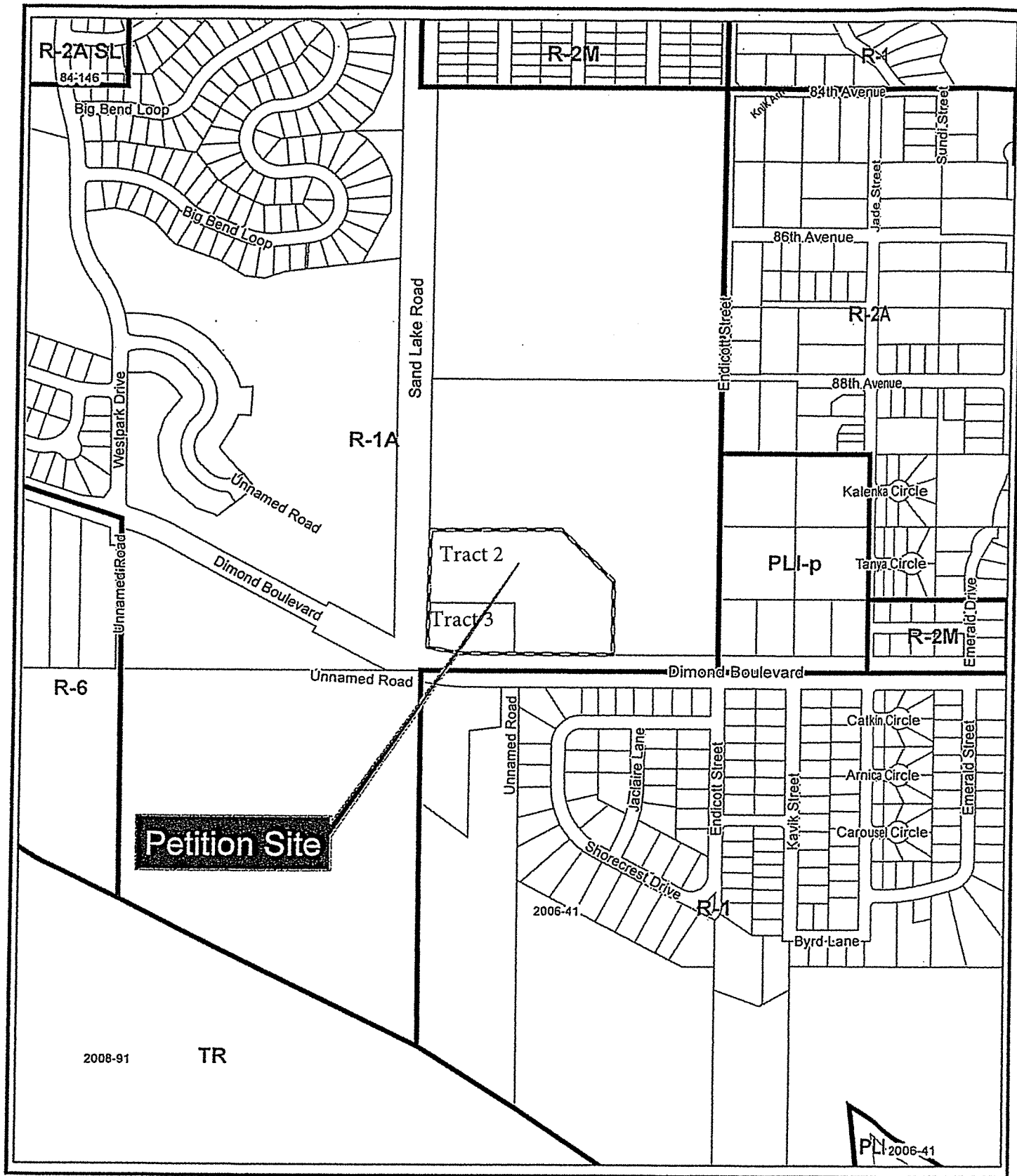
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Chair of the Assembly

ATTEST:

Municipal Clerk

(Case 2019-0118)



Municipality of Anchorage
Planning Department
Date: August 14, 2019



2019-0118



Application

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>907-529-0536</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: *FM* Poster & Affidavit: *2 affidavits* Fee: *\$15,610* Case Number: *2019-0118* Requested Meeting Date:

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"/> 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"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Resort
<input type="checkbox"/> Residential at _____ dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead	<input type="checkbox"/> Reserve

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.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

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

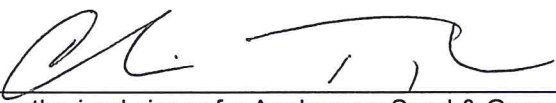
June 27, 2018

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.

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



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.

44

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

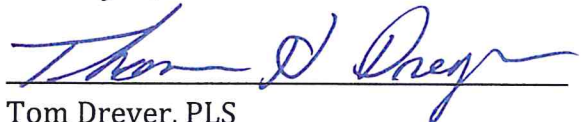
30 8. *The rezone does not extend or exacerbate a land use pattern that is inconsistent with the*
31 *comprehensive plan.*
32

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

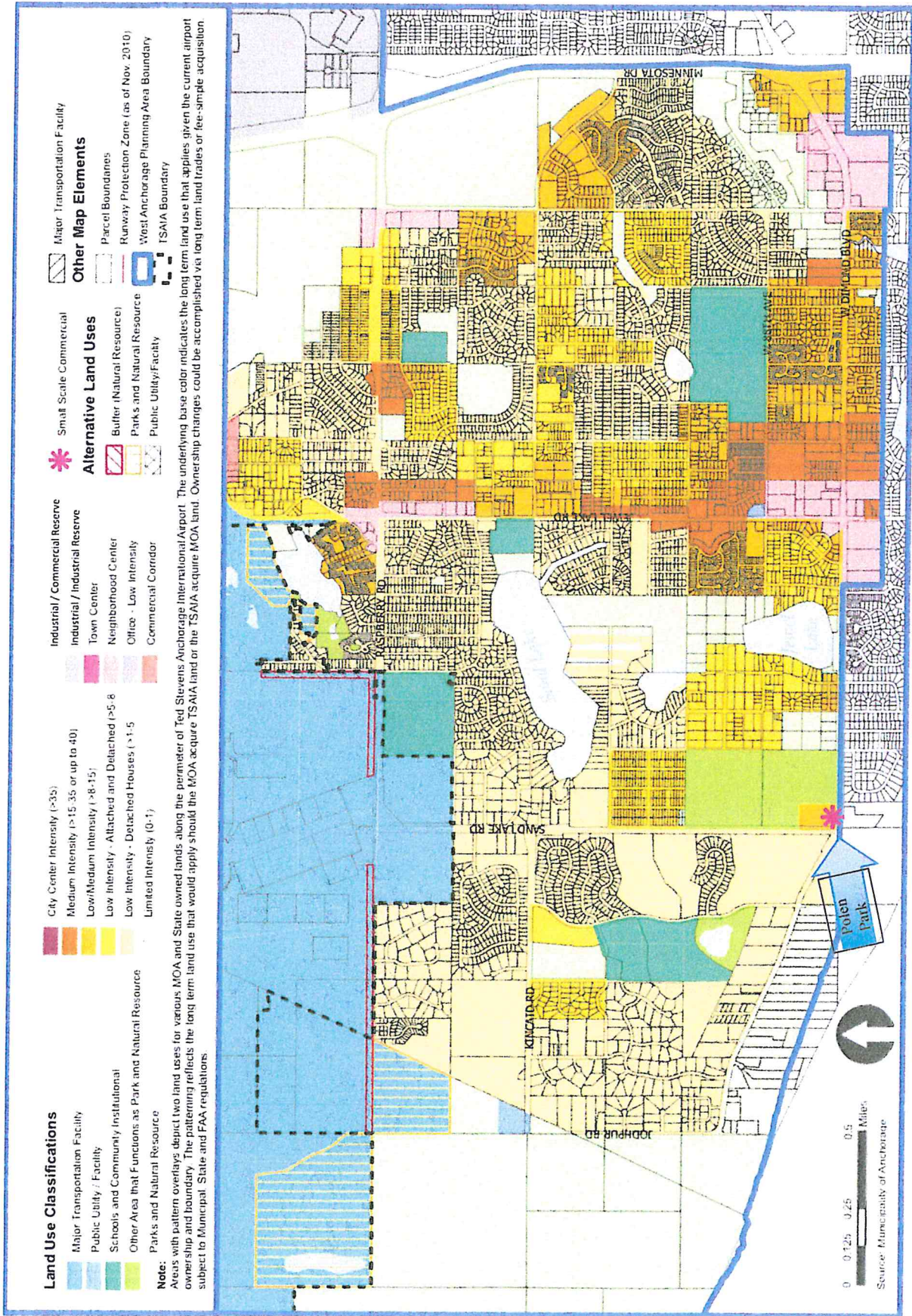
39 Polen Park will not create any split-zoned lots.

1 Thank you,

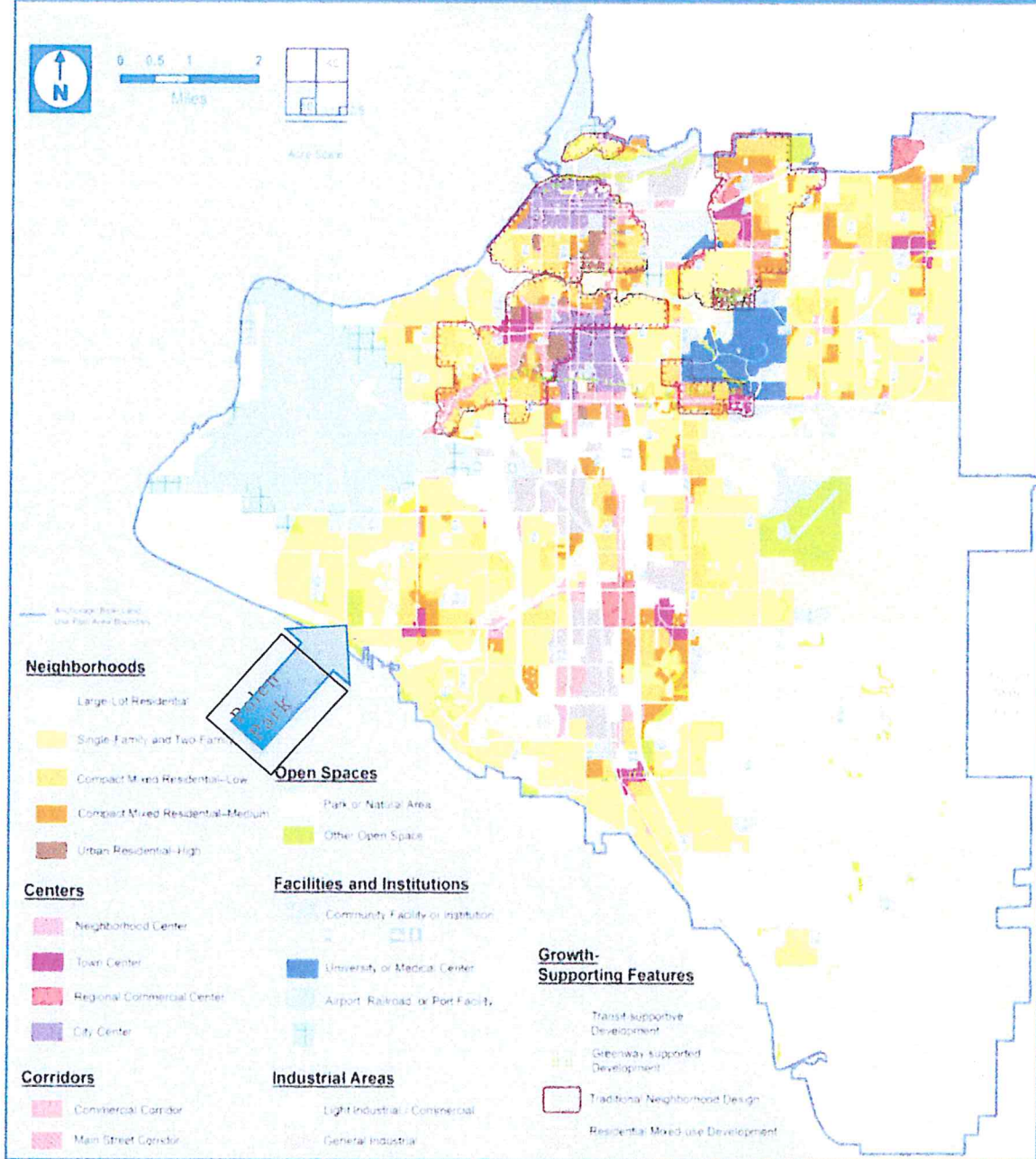
2 
3 _____

4 Tom Dreyer, PLS

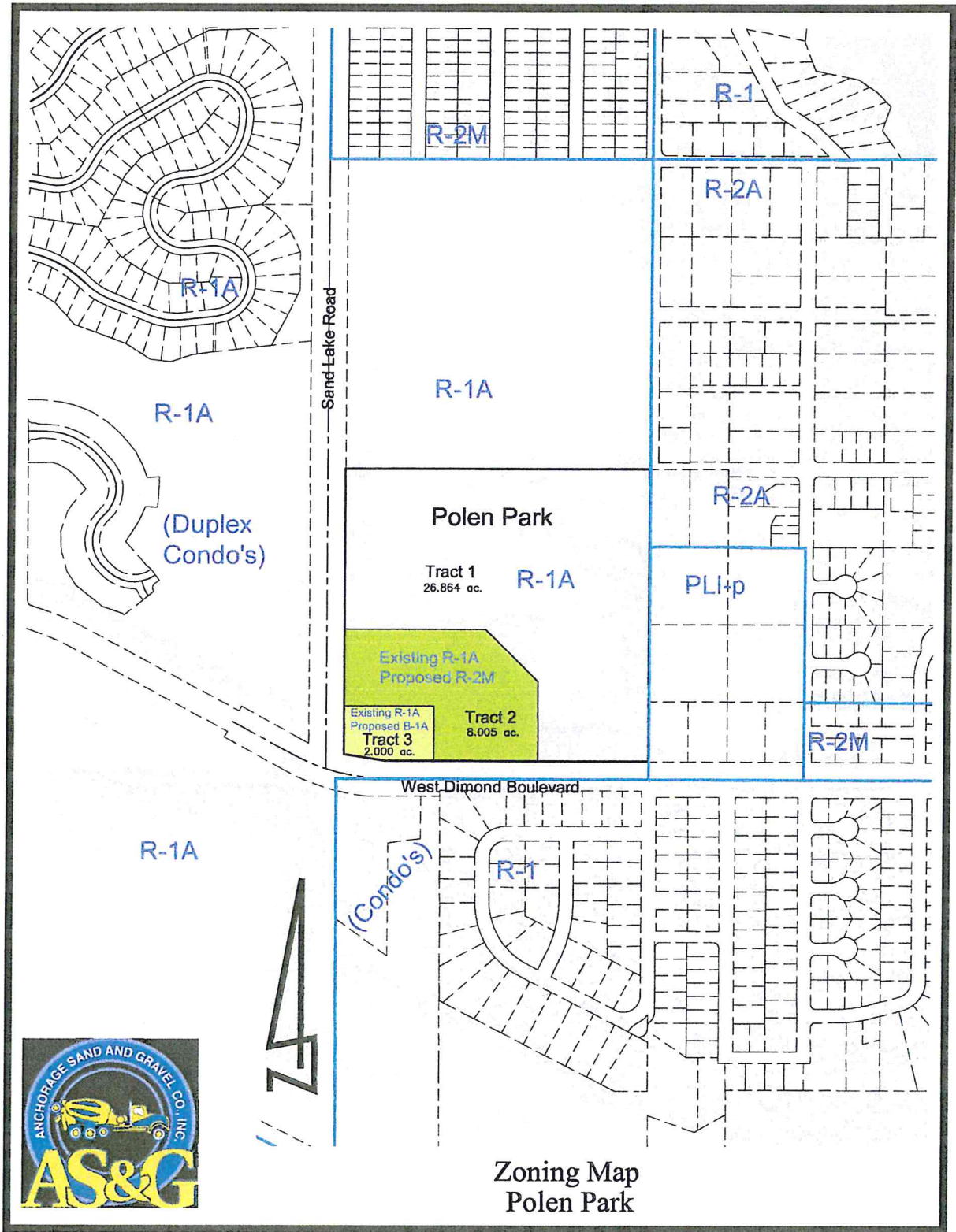
5 S4 Group



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



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

14
15
16
17



Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th

Francis

RECEIVED

JUN 17 2019

PLANNING DEPARTMENT

1
2
3 June 14, 2019

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

8
9 Re: Summary of Community Meeting #2
10 Project: Polen Park Tract 2 & 3 Re-zoning
11 Note: CC'd to the President of the Sand Lake Community Council

12
13 Dear Ms. McNulty,

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

17
18 The project includes the following:

19
20 Task: Rezoning of 10 acres of land from R-1A to 2 acres of B-1A & 8 acres of R-2M.

21
22 Location: Near the NE corner of Dimond Blvd & Sand Lake Road.

23
24 Legal Description: Polen Park Subdivision, Tracts 2 & 3. Plat # 2019-41, recorded 5/10/2019.

25
26 On August 13, 2018 we held a pre-application conference with the department as per Title
27 21.03.020.B.2.a. Representatives from the MOA included Long-range planning, Traffic
28 Engineering, Platting, Planning, Current Planning, and the owner's representatives.

29
30 The mailing list for this second community meeting for the surrounding area was created by the
31 MOA Planning Department and we mailed out the Notices of Community Meeting on May 20,
32 2019, over 21 days before the meeting, by first class mail. I have included a copy of the mailer
33 that was sent out through first-class mail, 221 mailers were sent out, 12 were returned. We
34 scheduled the Community meeting to coincide with the regular date and location for the Sand
35 Lake Community Councils June 10th, 2019 meeting. We presented the Polen Park Subdivision
36 rezoning to the Community Council, approx. 36 members of the community were in attendance.
37 Community concerns are listed below.

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

40
41
42 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 Trafific
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 

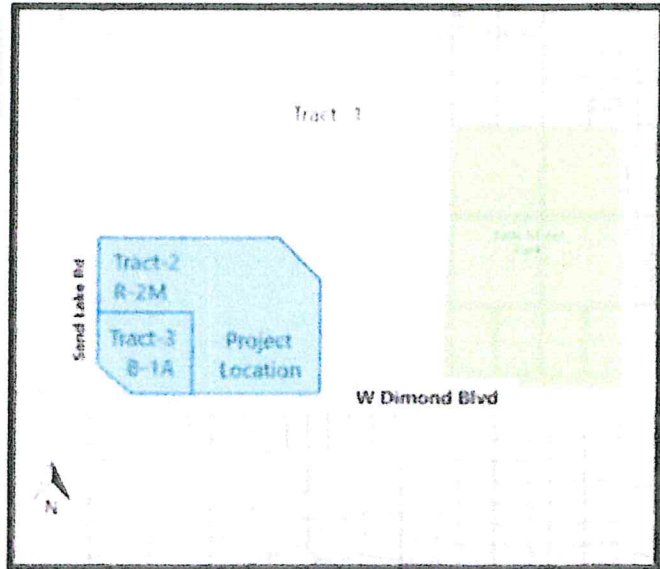
31
32 Tom Dreyer, PLS
33 S4 Group
34 Petitioner's representative

COMMUNITY MEETING

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

AS&C representatives will be at the scheduled Sand Lake Community Council meeting on **June 10, 2019 at 6:30 PM** to present a proposed rezoning. 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.



1214 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
4001 Homer Rd, Anchorage, AK 99506
(907) 343-7880

«name»
«A1»
«A2#0», «A2#1», «A2#2»

Departmental and Public Comments

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

MEMORANDUM

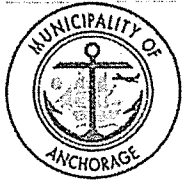
Comments to Planning and Zoning Commission Applications/Petitions

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

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
Thru: *W* Christy Lawton, Public Health Division Manger
DBA Darcy Harris, Environmental Health Program Manager
From: *J* Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2019-0118, Anchorage Sand & Gravel,
 Request to Rezone two parcels in Polen Park Subdivision as follows: Tract
 2 from R-1A to R-2M and Track 3 from R1-A to B-1A.

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SEP 09 2019

PLANNING DEPARTMENT

This CUP reviews rezoning of two R-1A parcels in Polen Park Subdivision to become R-2M and B-1A.

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.

Also, compaction of soil is to be done in anticipation of construction on the two parcels. Ensure noise from preparation for construction activity and construction activity meets AMC 15.70 code requirements.

Also, recommend that the proposed business area is designed in such a way that noise potentially impacting the residential area(s) is mitigated (e.g. snow removal, garbage service, loading/unloading, etc.).

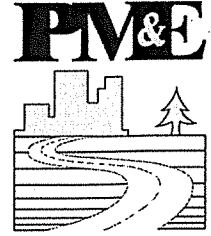
Comments re Air Quality

Ensure that activity developing Tract 2 and 3 is monitored to reduce dust, and air quality impacts are mitigated, including track-out.

There are no objections at this time.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: September 9, 2019

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To: Dave Whitfield

SEP 09 2019

FROM: Kyle Cunningham

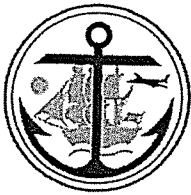
PLANNING DEPARTMENT

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

RECEIVED

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: 2019-0118 Request to Rezone two parcels in Polen Park Subdivision from R-1A to R2-M

SEP 09 2019

PLANNING DEPARTMENT

Traffic has no objection to requested rezone of these two parcels.

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

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AUG 21 2019

PLANNING DEPARTMENT

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

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

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



01123104000
KOBUK INVESTMENTS LLC
3317 MT VIEW DRIVE
ANCHORAGE, AK, 99501

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SEP 24 2019

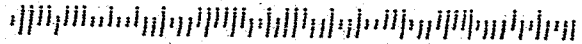
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE: 2019-0118

9950183110 0044



PETITIONER: Anchorage Sand & Gravel Co., Inc.

REQUEST: 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).

TOTAL AREA: 10.01 acres

SITE ADDRESS: N/A

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd.

CURRENT ZONE: R-1A Single-Family Residential (larger lot)

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, October 7, 2019 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: NATALIE CAREY

Address: 5500 WEST DIMOND BLVD

ANCHORAGE ALASKA 99502

Comments: SEE ATTACHED LETTER I DO NOT SUPPORT THE ZONING CHANGE

RECEIVED

SEP 24 2019

Promises were made.

PLANNING DEPARTMENT

My name is Natalie Carey. The corner of Sand Lake and Dimond has been my home since 1973. My address is 5500 West Dimond Blvd. My husband Tom and I built our family home to raise our 8 children. We understood that Anchorage was growing and was in need of the gravel that our neighbor's were providing. We endured the trucks, the noise, and the safety of our children that biked amongst the trucks. We feared for the safety of our four boys as gravel pits were a poor substitute for a playground.

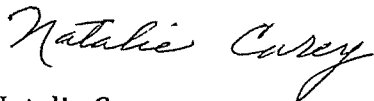
All the years we were told that one day the pits would be filled and playgrounds and ball field would be the future legacy. Anchorage could grow with the needed materials and later the pits could be filled with material of little use.

I have understood the Sand Lake Gravel pit to be zoned for single family housing. I have heard many of promises (both written and spoken) that if the property was to be rezoned, it would be for parks and ball fields. I understood this to be written in the conditional use permit to fill.

Now you want my thoughts of changing the zoning to allow commercial operations on the street corner where I live. No! I do not want to live across a commercial enterprise. It is zoned for single family housing which I understand Anchorage needs. I also see that you want to do higher density housing than the approved zoning. No! If you are not going to build a soccer field or ball park then you should keep the promise to the neighbors who have endured for decades. Build the single family homes. Perhaps all the property can be single family homes some day.

Please, I now have grandchildren. Soon, they will have children. They need single family homes or play grounds. All their commercial needs can easily be met within one mile easy walk. One mile is not too far to walk, even for this 90 year old woman.

Sincerely



Natalie Carey

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

FIRST CLASS MAIL



U.S. POSTAGE & FITNEY-BOWES
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KOBUK INVESTMENTS, LLC
3317 MIT VIEW DRIVE
ANCHORAGE, AK 99501

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SEP 24 2019

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE 2019-0118

RECEIVED FOR CASE

PETITIONER Anchorage Sand & Gravel Co., Inc

REQUEST Request to Rezone two parcels in Rolan 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)

TOTAL AREA 10.01 acres

SITE ADDRESS N/A

LOCATION Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd

CURRENT ZONE R-1A Single Family Residential (larger lot)

COM COUNCIL(S) Sand Lake

LEGAL DESCR Rolan Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 PM, Monday, October 7, 2019 in the Koussajou Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943, FAX 343-7927. Case information may be viewed online at <http://www.muni.org/OnlineViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: MAC AND TRICIA CAREY

Address: 5910 WEST DIMOND ANCHORAGE AK 99503

Comments: PLEASE DO NOT ALLOW A CHANGE FROM HOUSING TO BUSINESS DISTRICT. THERE IS NO NEED FOR A GAS STATION OR MINIMUM. ONCE ITS CHANGED TO BUSINESS DISTRICT THERE IS NO REASONABLE ASSURANCE AS TO WHAT WILL EXIST IN THE BUSINESS DISTRICT AT CONCEPTION OR 20 YEARS DOWN THE ROAD. IT SHOULD ALL BE MAINTAINED AS SINGLE FAMILY HOUSING OR PARK SPACE.

MAC AND TRICIA CAREY

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



01122150018
CHERRY JESSICA & BUSEY ROBERT
5400 WEST DIMOND BLVD
ANCHORAGE, AK, 99502

RECEIVED

SEP 17 2019

PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE: 2019-0118

9950291317 0007 [Barcode]

PETITIONER: Anchorage Sand & Gravel Co., Inc.

REQUEST: 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).

TOTAL AREA: 10.01 acres

SITE ADDRESS: N/A

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd.

CURRENT ZONE: R-1A Single-Family Residential (larger lot)

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, October 7, 2019 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

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Name: JESSICA CHERRY & ROBERT BUSEY

Address: 5400 West Dimond Blvd Apt E18
Anchorage, AK 99502

Comments: We absolutely do not support this rezoning request. This is a quiet residential neighborhood, which will be ruined if this rezoning plan is approved.

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

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5402 W DIMOND BLVD #3
ANCHORAGE , AK, 99502

RECEIVED

SEP 13 2019

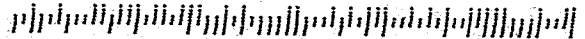
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE: 2019-0118

9950231321 0007



PETITIONER: Anchorage Sand & Gravel Co., Inc.

REQUEST: 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)

TOTAL AREA: 10.01 acres

SITE ADDRESS: N/A

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd.

CURRENT ZONE: R-1A Single-Family Residential (larger lot)

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, October 7, 2019 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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No rezone

Name: Jeane + Chris Breinig

Address: 5402 W Dimond #3
Anchorage, AK 99502

Comments: We purchased in a Residential District! No
rezone to Business please.
This is a quiet family area with school-age
children. This move impacts their safety.

To: Francis McLaughlin, MOA Senior Planner
From: Frank Rast
CC: N/A
Date: September 8 2019
Re: P&Z Case #2019-0118 Polen Park Subdivision Rezone Comments

I have been an Anchorage resident for 36 years and a resident in the Sand Lake area for 20 years.

The application references the West Anchorage District Plan (WADP) as a basis for putting a commercial development within a residential area. The WADP specifically says in the Executive Summary that a primary goal of the WADP is to maintain the character of existing neighborhoods. As shown on the 2040 Long Range Land Use Plan (LUP) the entire area around the Polen Park Subdivision is single and two family residences. A more appropriate rezone would be to R-2A as in the nearby Westpark Subdivision.

The current LUP and residential zoning does not allow for business development in Polen Park, changing the LUP to allow commercial businesses would detract from the Jewel Lake and Dimond Area Town Center shown in the 2020 Comprehensive Plan and LUP by fragmenting business and service areas.

Commercial development in a residential area will be an attractive nuisance that encourages loitering, littering, traffic and crime. The WADP (page 176) documents that youth have described a lack of businesses to hang out when describing crime at the West 88th and Jewel Lake Strip Mall. Providing an additional youth attractant in a commercial area separate from the Jewel Lake Town Center will be more difficult to police by fragmenting crime attractants and will diminish public safety.

Higher density development allowed for in the proposed R2-M does not make sense in an area without bus service, and the proposed 8 acres of more dense development in itself will not generate enough demand for regular bus service.

The intent of the 2020 Comprehensive Plan was to promote commercial areas and more dense development in the Jewel Lake Town Center area so that regular bus and other public services could be more concentrated and cost effective. Fragmenting higher density development will cost more for public services on a per capita basis putting stress on the tax cap. Again, a more appropriate rezone would be to R2-A, which is consistent with the surrounding residential development.

Thank-you for the opportunity to comment

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



01122149002
JOHNSON LINDA M
5402 WEST DIMOND BLVD #A2
ANCHORAGE , AK, 99502

RECEIVED

AUG 28 2019

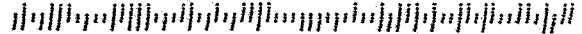
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE: 2019-0118

99502\$1921 0007



PETITIONER: Anchorage Sand & Gravel Co., Inc.

REQUEST: 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).

TOTAL AREA: 10.01 acres

SITE ADDRESS: N/A--

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd.

CURRENT ZONE: R-1A Single-Family Residential (larger lot)

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, October 7, 2019 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: Linda Johnson

Address: 5402 W Dimond, 99502

Comments: I am very much opposed to this rezone idea. Sandlake Community Council listened to the proposal at our June 10 meeting and voted resoundingly to oppose it. Regarding potential commercial use, the opposition is quite emotional. No business sprawl in our neighborhood - Please!

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

FIRST



U.S. POSTAGE PITNEY BOWES
ZIP 99501 \$ 000.50⁰
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0001394691 AUG 16 2019

01122147000
ITCHOAK ROBERT G & PATTY K
9402 ENDICOTT STREET
ANCHORAGE, AK, 99515-1042

RECEIVED

AUG 26 2019

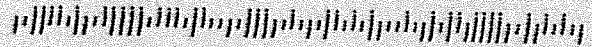
PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING: Monday, October 7, 2019

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

CASE: 2019-0118

99502\$1042 C007



PETITIONER: Anchorage Sand & Gravel Co., Inc.

REQUEST: 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).

TOTAL AREA: 10.01 acres

SITE ADDRESS: N/A

LOCATION: Generally located east of Sand Lake Road, south of West 82nd Avenue, west of Endicott Street and north of West Dimond Blvd.

CURRENT ZONE: R-1A Single-Family Residential (larger lot)

COM COUNCIL(S): Sand Lake

LEGAL DESCR: Polen Park Subdivision, Tracts 2 & 3 (Plat 2019-41)

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Name:

Patty Itchoak

Address:

9402 Endicott St Anchorage, AK 99502

Comments:

I appose the rezone request. This area already has condos, duplexes, townhomes and apartments. We already have sufficient businesses less than a mile away (grocery, liquor, gas, fast food, dentist, bank, coffee shops, medical and laundry). We need more single family residents w/ lots - that is what people are looking for and that fits the existing neighbors.
established

To Planning Dept. Arch. Polen Park + Corner S. Lake + Dim

RECEIVED

AUG 15 2019

PLANNING DEPARTMENT

Since I am unable to attend the Mtg. (Bar BQ 8/14/19),
I am submitting my reasons for objecting to their
proposal as Residential in Not for Commercial!!!
For 30 yrs., we have objected overwhelmingly to their.
And building homes on Volatal acreage is not safe!
But you have also lied to us - many times!
A school was scheduled - then canceled (enough
schools in the area!) Then - a Soccer Field.

Then a Children's Park - to which we did not
object. But now - we object overwhelmingly again.
City zoning laws should be used to keep character
of neighborhood! There is no need for commercial in our area!

Placing commercial business in residential area will
have negative impact! on our housing values!

It will further impact traffic pattern of area used
constantly for bikers, skiers, hikers, and walkers +
city marathons, etc. It will not mesh with Roundabout!

Seacliff condos are on own well water; fear of commercial
use brings legitimate concerns re: ground water contamination!

Your entire plan is a Disastrous Idea and a
Safety Hazard for all who reside in this quiet
neighborhood.

I have Cheryl looking into this for us +
a report to the Public will be ~~made~~ made available!

Sincerely,

Theresa J. Neche
An Election! **57**

909-617-9248
With respect to many!

I have attended
many meetings
in this regard
and we always
vote overwhelmingly
against it!

I have a Picket
Team ready as
well - should
this nonsense
continue!

Phew



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.

To Whom it may concern:

(all 2019-0069

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.

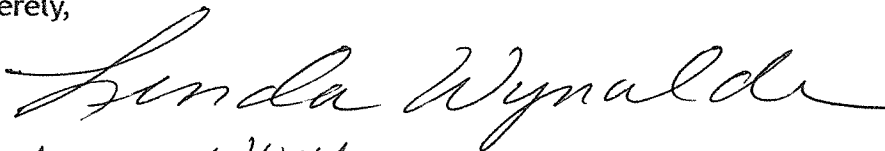
If the property is rezoned and developed to the maximum, it could easily bring 500 more residential vehicles and the commercial development could bring as much or more per week in this little corner of Dimond and Sand Lake.

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

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 209-0069

To Whom it may concern:

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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

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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)

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:

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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,

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,

A handwritten signature in black ink that reads "Deborah A. Smith". The signature is written in a cursive style with a large initial 'D' and 'S'.

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 Safe 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

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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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I am adamantly opposed to this Rezoning request.

Sincerely,

Charles P. Erickson
Lyle Erickson

(Signature, address and phone number)

CHARLES ERICKSON
LYNDA 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.

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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

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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.

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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) 243-446 / 947-0009

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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To Whom it may concern:

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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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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,

Hannah Markwood
(907) 903-7356

(Signature, address and phone number)

Misha M... 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:

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

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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

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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,

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 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,



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

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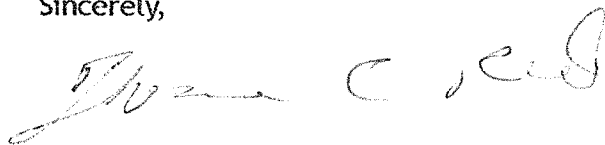
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I am adamantly opposed to this Rezoning request.

Sincerely,



5400 W DIMOND B-S

(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,

Patricia A. Selby

(Signature, address and phone number)

5400 W Dimond Blvd, B-7
Anchorage AK 99502
(206) 719-5800

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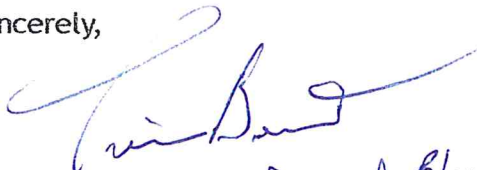
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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

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

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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. Tieble
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

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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

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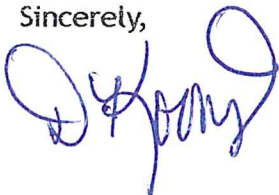
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This beautiful area could contain buildings 3 stories high and as close together as the zone permits.

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:

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I am adamantly opposed to this Rezoning request.

Sincerely,

Sharon McKenzie

(Signature, address and phone number)

SHARON MCKENZIE

5412 W DIMOND BLVD UNIT

907 2431485

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:

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I am adamantly opposed to this Rezoning request.

Sincerely,

PIAMA R. OLEYER

Diama 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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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 Aris
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

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,

Mary N Raamusaen
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. PLANNING DEPARTMENT

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,

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 E 17
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.

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,



(Signature, address and phone number)

5400 W. Dimond BLVD D16
Anchorage, AK 99502

Affidavit of Posting and Historical Information



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

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-029

A RESOLUTION APPROVING A MODIFICATION TO A NATURAL RESOURCE EXTRACTION CONDITIONAL USE TO END A SEVEN YEAR ABEYANCE AND AMEND THE SITE PLAN, IN THE R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR LANCASTER SUBDIVISION, TRACT A, AND T12N, R4W, SECTION 10, SW ¼, SW ¼, PARCEL 21, S.M., AK; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SAND LAKE ROAD AND DIMOND BOULEVARD.

(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

WHEREAS, a request was received from Anchorage Sand and Gravel, petitioner, and DOWL HKM, representative, for a modification to a natural resource extraction conditional use to end the seven year abeyance and amend the site plan, in the R-1A (single family residential) district for Lancaster Subdivision, Tract A, and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, S.M., AK; generally located on the northeast corner of Sand Lake Road and Dimond Boulevard; and

WHEREAS, a non-public hearing was held in front of the Planning and Zoning Commission on June 2, 2014.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The site is located at 8501 Sand Lake Road, and is a part of the 80-acre former gravel pit known as the Anchorage Sand and Gravel (AS&G) pit and Sand Lake Fill Site. It is a former natural resource extraction site which is undergoing reclamation for future open space.
 2. The request meets the general standards for conditional use approval (AMC 21.50.020) and the standards for natural resource extraction approval (AMC 21.50.070). This case was reviewed in accordance with AMC 21.13.030G., *Approval of site plans and conditional uses – Modification of final approval.*
- B. The Commission APPROVES the modification to a conditional use, subject to the following conditions:
1. Provide a grading and drainage plan to Private Development and a sediment and erosion control plan to Watershed Management Services.
 2. Prior to using the Phase II driveway, obtain a driveway permit from DOT&PF for the new driveway location.
 3. Resolve traffic impact issues with DOT&PF.

4. Add a label identifying the paved drive between the cattle guard containment and Sand Lake Road.
5. All documents submitted with this application are part of the conditions of approval.
6. This conditional use approval allows a natural resource extraction for the AS&G site on Lancaster Subdivision, Tract A and T12N, R4W, Section 10, SW ¼, SW ¼, Parcel 21, AK, zoned R-1A (single-family residential district), to deposit 2.5 million CY of mixed fill. The site will then be graded and leveled for use of outdoor recreation area, subject to the applicable provisions of Title 21, AMC.
7. This resolution incorporates prior conditions of approval for the northern portion of the petition area (under separate conditional use) which are still in effect and continue to govern the restoration operations of the natural resource extraction site in its entirety and supersedes the following resolutions: 28-75F dated 9/19/83; 28-75G dated 2/21/85; 28-75H dated 5/11/87; 28-075I dated 10/24/88; 75-028J dated 9/24/90; 21-78 dated 3/16/78; 21-78A dated 6/26/78; 25-78 dated 3/23/78; 25-78A dated 7/24/78; 78-025H dated 5/11/87; 16-83 dated 3/15/83; 95-019 dated 3/6/95; and 95-019A dated 11/6/95. Resolution 2000-034, dated 5/8/00, contained no additional conditions of approval. These incorporated conditions are as worded in resolution 95-019A (a resolution consolidating all prior approvals). These incorporated conditions are as worded in resolutions 2005-073 and 2005-074. These conditions are still in effect, except as modified by this approval):
 - a. This approval combines amortization permits P78-18 (Tract A, Lancaster Subdivision formerly known as the Anchorage Sand and Gravel pit), P78-42 (SW 1/4, SW 1/4, Section 10, T12N, R4W, S.M., Alaska formerly known as the Richard Evenson property) and CU 83-022-3 (the 80 acre tract including Tract A, Lancaster Subdivision and SW 1/4, SW 1/4, Section T12N, R4W, S.M., Alaska). This approval is based on AMC 21.55.090, Resolution 16-83 and the Sand Lake Redevelopment Plan as adopted March 15, 1983. (Amended from Resolution 28-75F.)
 - b. At the end of the fill operation, a close out inspection of the property with representatives of Private Development and Planning shall be conducted to evaluate the final restoration and compliance with the reclamation plan.

- c. Operational hours shall be limited to 7:00 a.m. to 6:00 p.m. on Monday through Saturday. No operations will be permitted on Sundays or legal holidays. (Adopted from Resolution 28-75F.)
- d. Dust mitigation plans on public roadways and on the roadways within the site shall be submitted and approved by the Department of Health and Environmental Protection and the Municipal Planning Department as well as the methods to control spillage and clean up of the public roads shall be submitted to ensure that the tracking of peat on the Sand Lake Road shall be contained. (Adopted from Resolution 28-75F.)
- e. Stop signs shall be erected at all access points of the site, as approved in final site plans. These signs shall be maintained for the life of the restoration operations. (Amended from Resolution 25-78A.)
- f. There shall be no access to Dimond Boulevard from the petition site. (amended from Resolution 25-78A.)
- g. Effective access barriers shall be erected across any approved access to the site, as specified in final site plan approval, during any and all periods of pit closures. These barriers shall be maintained to prevent casual access into the pits. (adopted from Resolutions 21-78A and 25-78A.)
- h. All on-site equipment shall be muffled and use white noise alarms or motion detectors for backing up.
- i. Portable restrooms shall be maintained on-site during any periods of pit operations for employee use. Such restrooms shall be maintained in a sanitary condition at all times. (adopted from Resolutions 21-78A and 25-78A.)
- j. Annually an inspection report prepared by an Alaskan registered and professional engineer will identify the location and extent of the backfill as it relates to the fill being placed, and as it relates to the approved fill document. This report is to be submitted by December 31 of each year to the Planning Division for compliance to these conditions of approval. (adopted from Resolution 28-75F.)
- k. The petitioner shall provide log books with dates, time and material dumped, to be available upon request of the Community Development Department. (adopted from Resolution 78-025H.)

1. Upon determination by Zoning Enforcement that a major violation of the conditions of approval is ongoing, by the filling of this property with other than structure soils and concrete (as permitted under Resolutions 78-025H and 28-075I), the use shall be suspended until the major violation has been corrected. (adopted from Resolutions 28-75F, 78-025H and 28-075I.)
- m. A staging map shall be submitted within 30 days of approval of the northern 35 acres to depict the staging of the fill for approval by the Community Development Department. As each stage, not to exceed 100 foot in width, is completed, it shall be stabilized and seeded with materials as approved by the Planning Staff within one six week growing season or on or before June 1 of the following year, whichever is earlier, to reduce air pollution and erosion. (Resolution 28-75F.)
- n. Clearly identified permanent control survey monuments shall be provided to Zoning Enforcement. The control survey monuments shall identify the maximum area of fill as depicted on Exhibit D1 and also establish the elevation so Zoning Enforcement will have the ability to substantiate the control filling. (adopted from Resolution 28-75F.)
- o. A performance bond in the amount of \$100,000 shall be provided to the Community Development Department within 30 days of approval to guarantee the implementation of the proposed restoration and preparation for redevelopment. The bond may be in any form found acceptable to staff including deeds of trusts and irrevocable letters of credit. (adopted from Resolution 28-75F.)
- p. The operation of the reclamation site shall include the following: (adopted from Resolution 95-019):
 - 1) On-site personnel shall be formally trained on all aspects of the operation of the reclamation site.
 - 2) The telephone number of Anchorage Sand & Gravel shall be placed on the side of the on-site operations building. The sign shall be of sufficient size to be visible from the adjacent roadway and the view of the sign shall be unobstructed by equipment, machinery, vegetation and the like.
 - 3) On-site personnel shall have total authority to direct road clean-up and maintenance operations as needed. On-site

personnel shall have the authority to call a sweeper, water truck and motor grader, as necessary, to respond to specific site conditions or complaints.

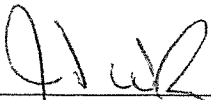
- 4) Circulation roads within the pit shall be maintained to minimize materials carried onto Sand Lake Road and Dimond Boulevard.
- 5) Anchorage Sand and Gravel shall identify contact people to respond to public inquiries. Currently, Wes VanderMartin, General Manager, AS&G, and Ryan Morman, Pit Operations Manager, AS&G can be reached at 349-3333. The home telephone numbers of the contact people shall be provided to the Chairman of the Sand Lake Community Council. The Community Council chairman and Land Use Enforcement shall be notified of any change in the AS&G contact personnel or business telephone number(s). The Community Council chairman shall be notified of any change in the home telephone numbers of AS&G contact personnel.
- q. The terms and conditions of this amortization permit shall be binding on the petitioner, his heirs, assigns, transferees, and other successors in interest and if violated shall subject the persons responsible for such violation to all penalties and remedies as provided by law. This resolution shall be recorded. (adopted from Resolutions 21-78A and 25-78A).
8. This conditional use approval is valid until May 5, 2024.
9. Future time extension requests shall require a nonpublic hearing review.
10. The list of acceptable fill materials is as follows: peat, clay, silty soil, hydro-axed materials, tree fragments, stumps, turf, and other organics associated with permitted clearing and grubbing operations, including wood chips from grinding operations, and concrete remnants related to demolition, concrete testing, or construction site clean-up.
11. The operation plan must address and include methods to prevent spontaneous combustion of materials on-site.
12. No gravel shall be removed from the site.
13. Submit a plan to Watershed Management Services and Planning for review and approval that addresses, but is not limited to, monitoring

protocol and monitoring well(s) to screen for contaminants and a method for third party review and reporting of results.

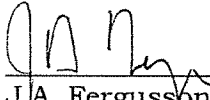
14. This approval includes a modification to the site plan, in accordance with the following plans:
 - a. Anchorage Sand and Gravel, Natural Resource Extraction Site, Grading/Drainage Plan; Figure 4; scale 1" = 200'; dated 2009-11-11; Drawn by DOWL HKM.
 - b. Sand Lake Fill Site CUP Amendment Operations Plan, Figure 3, drawn by DOWL HKM, dated 2014-3-10, scale 1" = 200'.
 - c. Anchorage Sand and Gravel, Natural Resource Extraction Site, Reclamation Plan; Figure 5; no scale; dated 2009-11-10; drawn by DOWL HKM.
15. A notice of zoning action shall be filed with the State Recorder's Office, along with a copy of the approved resolution and site plan. Proof of such shall be provided to the Planning Department.
16. The petitioner shall contract with a third party to evaluate methods and processes and how AS&G manages its site, the way AS&G processes and accepts materials, and the types of materials that are accepted. The petitioner shall, within 60 days, resolve with the Planning Department a process for reporting and memorializing the results of these third party reviews.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 2nd day of June, 2014.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of July, 2014. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to the Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

(Case 2014-056; Parcel ID Nos. 001-162-42 and 011-201-30)

fm