

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2019-021

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF TEN ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL LARGE LOT) DISTRICT TO B-1A (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) AND R-2M (MIXED-RESIDENTIAL DISTRICT) FOR POLEN PARK SUBDIVISION, TRACTS 2 AND 3; GENERALLY LOCATED NORTH OF WEST DIMOND BOULEVARD, EAST OF SAND LAKE ROAD, SOUTH OF WEST 82ND AVENUE, AND WEST OF JADE STREET, IN ANCHORAGE.

(Case 2019-0118)

WHEREAS, a request has been received from the Anchorage Sand and Gravel Company, LLC to rezone ten acres from R-1A (single-family residential large lot district) to B-1A (local and neighborhood business district) and R-2M (mixed residential district) for Polen Park Subdivision, Tracts 2 and 3; generally located north of West Dimond Boulevard, east of Sand Lake Road, south of West 82nd Avenue, and west of Jade Street, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on October 7, 2019.

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

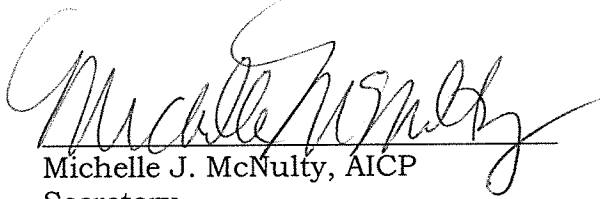
- A. The Commission makes the following findings of fact:
1. This rezone complies with the nine approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with the *Anchorage 2040 Land Use Plan Map* and the 2012 *West Anchorage District Plan*. The B-1A and R-2M districts implement both *Plans*.
 2. Zoning is important because buying property is one of the biggest investments anyone will make. The approval criteria are met for this rezoning despite objections from members of the public. The public process for this rezone has been followed. This is a process that has continued since the *West Anchorage District Plan* was adopted in 2012 and later with the *Anchorage 2040 Land Use Plan*. These *Plans* are followed for the benefit of everyone in the neighborhood and for future property buyers because they need to know that they can develop according to what is in the *Plan*. *Anchorage 2040* classifies this site as "Compact Mixed Residential Low" and the implementing zoning district is the R-2M. The *West Anchorage District Plan* classifies the site as "Small Scale Commercial" and the implementing district is the B-1A. The *Plans* identified this site for growth, which no one wants in their backyard; however, growth has to go somewhere, and that is why it was identified in the *Anchorage 2040 Land Use Plan*.

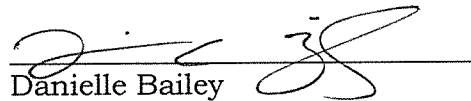
3. Criterion 1 is met. Anchorage needs more residential units and this is one of the only sites slated to have that additional growth. The *West Anchorage District Plan* also identified this site for “Small Scale Commercial”, which is why the B-1A district is appropriate. This is not “spot-zoning” because this is the zoning called for in the *Plan*. The rezoning complies and conforms with the comprehensive plan as shown on pages 26 and 27 of *Anchorage 2040* and page 75 of the *West Anchorage District Plan*.
 4. This rezoning is compatible with the existing neighborhood. Traffic impacts will be evaluated at the time of development, which should alleviate concern from neighbors.
 5. Public testimony was heard that speaks to the compatibility and the necessity of the rezoning, but the *Plan* shows this site as commercial and residential and these maps matter. This did not just sneak in; it has been there since at least 2012 and the community councils have already spoken to this, which answers the compatibility and the necessity elements. The site plan review requirement will satisfy some of the community’s concerns about compatibility and is a good balance.
 6. With regard to the effect on overpopulation of local schools, this is not something within this Commission’s purview or relevant to the rezoning approval criteria. The Anchorage School District and the Municipality of Anchorage will find a way to resolve school crowding issues.
 7. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses, especially given the site plan review requirement. Residential development of 15 dwelling units per acre is incredibly challenging to do in our community. This is moderate residential density for Anchorage. The site is well served by roads, parks, and trails, which is better than a lot of places that are developed with higher-density housing. The need to distribute housing in more places around the whole city provides families with opportunities that everyone ought to be able to enjoy in our community.
- B. The Commission recommends approval of the rezone to B-1A and R-2M, subject to:
1. Effective Clause: The rezone shall be effective upon approval of an update to the conditional use permit for the fill site (PZC Resolution 2014-029).

2. Special Limitation: Obtain major site plan approval for Tracts 2 and 3 that demonstrate a site plan and design intent meeting the description of small-scale commercial in the *West Anchorage District Plan*.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of October, 2019.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4th day of November, 2019.


Michelle J. McNulty, AICP
Secretary


Danielle Bailey
Chair

(Case 2019-0118)

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