

# 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): Davis, Troy, Troy Davis Homes		Name (last name first): Lang, Jonathan C., PLS	
Mailing Address: 1689 S. Knik Goose Bay Road #400		Mailing Address: 11500 Daryl Avenue	
Wasilla, AK 99654		Anchorage, Alaska 99515-3049	
Contact Phone – Day: 907-357-9394	Evening:	Contact Phone – Day: 907-522-6476	Evening:
Fax:		Fax: 907-522-4625	
E-mail: tdh@mtaonline.net		E-mail: jonathan@langsurvey.com	

\*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):	051-361-50-000	
Site Street Address:	none	
Current legal description: (use additional sheet if necessary)	Carol Creek, Tract 1 (Plat No. 2018-82)	
Existing Zoning: PLI	Acreage: 29.693 Acres	Grid #: NW 0453
Proposed Zoning: CE-R2M		
Existing use: Vacant land	Proposed use (if any): Elderly Housing and Assisted Living	

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.

24 JAN 2020

Signature  Owner  Representative  
 (Representatives must provide written proof of authorization)

Date

Print Name

Accepted by: SH	Poster & Affidavit: 4 + 1	Fee: 33,960	Case Number: 2020-0037	Requested Meeting Date: 04/06/2020
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COMPREHENSIVE PLAN INFORMATION	
Anchorage 2020 Urban/Rural Services: <input 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 type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: _____
Chugiak-Eagle River Land Use Classification:	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Parks/open space <input checked="" type="checkbox"/> Public lands/institutions <input type="checkbox"/> Town center	
<input checked="" type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Development reserve	
<input checked="" type="checkbox"/> Residential at _____ dwelling units per acre <input checked="" type="checkbox"/> Environmentally sensitive area	
Girdwood- Turnagain Arm Land Use Classification	
<input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Parks/open space <input type="checkbox"/> Public lands/institutions <input type="checkbox"/> Resort	
<input type="checkbox"/> Transportation/community facility <input type="checkbox"/> Alpine/slope affected <input type="checkbox"/> Special study area <input type="checkbox"/> Reserve	
<input type="checkbox"/> Residential at _____ dwelling units per acre <input type="checkbox"/> Mixed use <input type="checkbox"/> Rural homestead	

ENVIRONMENTAL INFORMATION (All or portion of site affected)	
Wetland Classification:	<input type="checkbox"/> None <input type="checkbox"/> "C" <input checked="" 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 checked="" 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 type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat - Case Number(s): Plat No. 2018-82 (no case number shown)	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s): UPDATE TO CHUGIAK-EAGLE RIVER SITE SPECIFIC PLAN: P&Z Resolution No. 2018-002	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<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 checked="" 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) <i>N/A</i> <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: <input checked="" type="checkbox"/> need and justification for the rezoning <input checked="" type="checkbox"/> the proposed land use and development <input checked="" type="checkbox"/> the probable timeframe for development <input checked="" 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 type="checkbox"/> Proposed special limitations, if any <i>N/A</i>
(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.	

# MUNICIPALITY OF ANCHORAGE



Real Estate Department

907-343-7534

*Mayor Ethan A. Berkowitz*

## Authorization Certificate

Date: 11/7/2019

Project Legal: Tract 1, Carol Creek Subdivision, according to Plat No. 2018-82 (Parcel ID 051-361-50)

Type of Authorization: Re-Zone Application

Statement:

I hereby authorize Kourosh Partow, Deanna Kehoe-Partow, Troy Davis Homes and Lang & Associates to represent myself and the Municipality of Anchorage in the re-zoning of the above described property.

Thank you,

A handwritten signature in blue ink that reads "Robin E. Ward".

Robin E. Ward, Director  
Real Estate Department  
Municipality of Anchorage



# Lang & Associates, inc.

Registered Professional Land Surveyors

11500 Daryl Avenue  
Anchorage, Alaska 99515-3049  
(907) 522-6476  
(907) 522-4625 Fax ken@langsurvey.com  
jonathan@langsurvey.com  
travis@langsurvey.com

Mr. Ryan Yelle  
Senior Planner  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, Alaska 99507

February 4, 2020

Mr. Yelle -

On behalf of the Municipality of Anchorage and Troy Davis Homes, Inc., we are requesting a zoning map amendment for Tract 1, Carol Creek Subdivision (Plat No. 2018-82).

Municipality of Anchorage, Planning and Zoning Commission Resolution No. 2018-002 updated the Chugiak-Eagle River Site Specific Land Use Plan and amended the 2006 Chugiak-Eagle River Comprehensive Plan Update. The requested Zoning Map Amendment will bring zoning of Tract 1, Carol Creek Subdivision into conformance with this resolution. The Chugiak-Eagle River Site-Specific Land Use Plan restricts the development of the property to a maximum of 115 dwelling units.

### Need and Justification

The Municipality cannot dispose of the property unless it is rezoned from PLI to another zoning district.

### Proposed Land Use and Development and Timeframe

The developers, Troy Davis Homes, Inc., plan to build an elderly community with a 79 unit independent and assisted living facility and 18 duplex style independent living homes, for a total of 115 dwelling units for the project. Troy Davis Homes, Inc. is conducting market research on the feasibility of the project and expect to break ground within the next 18 to 24 months pending approval of the rezoning and development requirements.

### Zoning Map Amendment Standards

Additionally, The Chugiak-Eagle River Site-Specific Land Use Plan addresses and meets all nine of the approval criteria stated in AMC 21.03.160E. More specifically:

1. The rezoning is in the best interest of the citizens of Anchorage and will promote the public health, safety, and general welfare.  
The 2006 Chugiak-Eagle River Comprehensive Plan Update predicts both a growth in the population of Senior Citizens, and a decline in the amount of residents under the age of 18. These predictions show an aging population which will be in need of additional housing opportunities as their desired level of personal care increases.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map.  
The proposed rezone conforms to the 2010 Chugiak-Eagle River Comprehensive Plan and the proposed use is recommended by the Chugiak-Eagle River Site-Specific Land Use Plan.
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.  
The proposed rezone meets the goals of the Chugiak-Eagle River Comprehensive Plan by providing housing in a location where services are located.
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 proposed rezone will be compatible with the surrounding residential, commercial, and recreational uses.
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 developers will need to enter into a maintenance agreement with Anchorage School District and Municipal Parks and Recreation Department for Harry McDonald Road. Gas, electric, and telecommunications facilities are available to the property. There proposed development should not have a significant on EMS. The utilities that serve Fire Lake Elementary and Harry J. McDonald Center are sufficiently sized to support the proposed development.
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 Special Limitation of 115 dwelling units will allow large portions of the parcel to remain wild, protecting natural vegetation. Site drainage will be routed to protect nearby Carol Creek.

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 proposed development will not access surrounding neighborhoods and will have minimal impact if any.

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

This land use classification was determined to be a suitable use through the public process involved with writing the Site Specific Land Use Plan

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

Please contact me if you have any questions about this application. We look forward to working with you during the rezoning and development of this project.

Sincerely,

**Jonathan C. Lang, PLS**

**Supplemental Form: OWNERSHIP AND BENEFICIAL INTEREST DISCLOSURE**

**PETITIONER: CORPORATE OFFICERS OR PARTNERS**

Applicants for an entitlement that will be in possession and the responsibility of more than one individual, such as a co-owner, joint venture, partnerships, corporations, company, or other similar form of ownership, are required to disclose a full and complete list of the name and address of each principal. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Troy Davis Homes Inc.	Troy Davis	1689 S Knik Goose Bay Rd #400, Wasilla, AK 99654
Troy Davis Homes Inc.	Kourosh Partow	1689 S Knik Goose Bay Rd #400, Wasilla, AK 99654

**PROPERTY OWNER: CORPORATE OFFICERS OR PARTNERS**

The petitioner of a property owned by more than one individual that will benefit from an entitlement is required to disclose a full and complete list of the name and address of each partner, officer, or co-owner. The other owner interest to be reported is co-owner, joint venture, partnership, corporation, company, or other similar form of ownership. (use additional paper if necessary)

Name	Title or Office(if any)	Address
Municipality of Anchorage	Robin Ward	4700 Elmore Road, 2nd floor, Anchorage, AK 99507

**Attach this sheet to your application form**

Accepted by:	Date	Application for	Case Number
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**Supplemental Form: *ADDITIONAL PETITIONERS***

**ADDITIONAL PETITIONERS:**

Applicants for an entitlement involving more than one property description and owned by more than one individual are required to provide the name, legal description of property owned, and signature of each petitioner. Persons signatory to this application supplement are deemed to be petitioners (use additional paper if necessary)

We, the undersigned, hereby apply for: Zoning Map Amendment

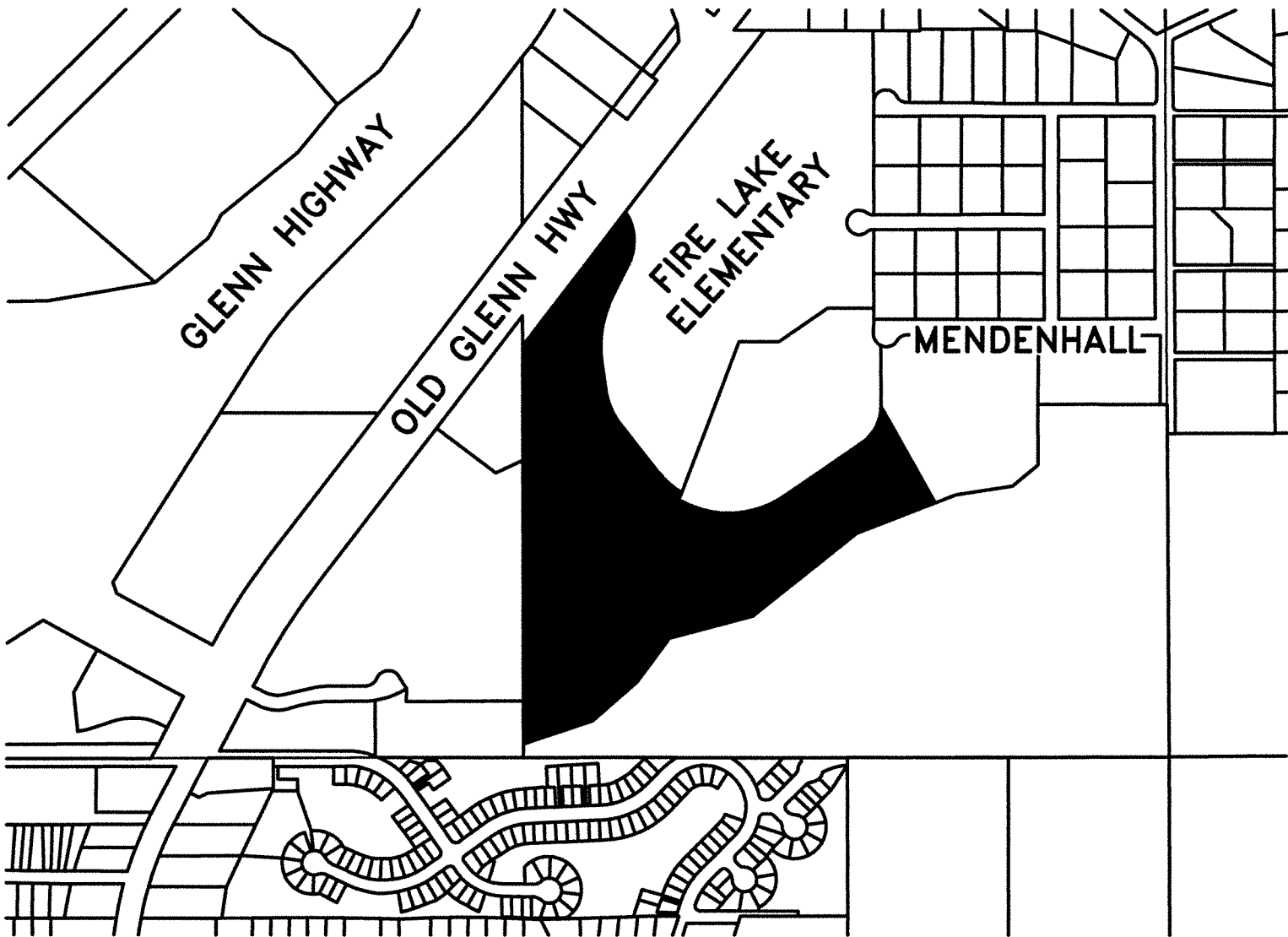
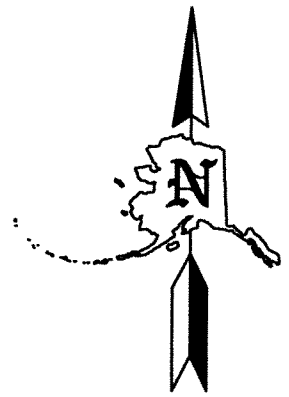
Signature	Name (printed or typed)	Legal description of property owned within petition area
1.	Jonathan Lang	Carol Creek, Tract 1 (Plat No. 2018-82)
2.		
3.		
4.		
5.		
6.		
7.		
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9.		
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20.		

**Attach this sheet to your application form**

Accepted by:	Date	Application for	Case Number
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# MAP OF AREA TO BE REZONED

CAROL CREEK, Tract 1  
(Plat No. 2018-82)

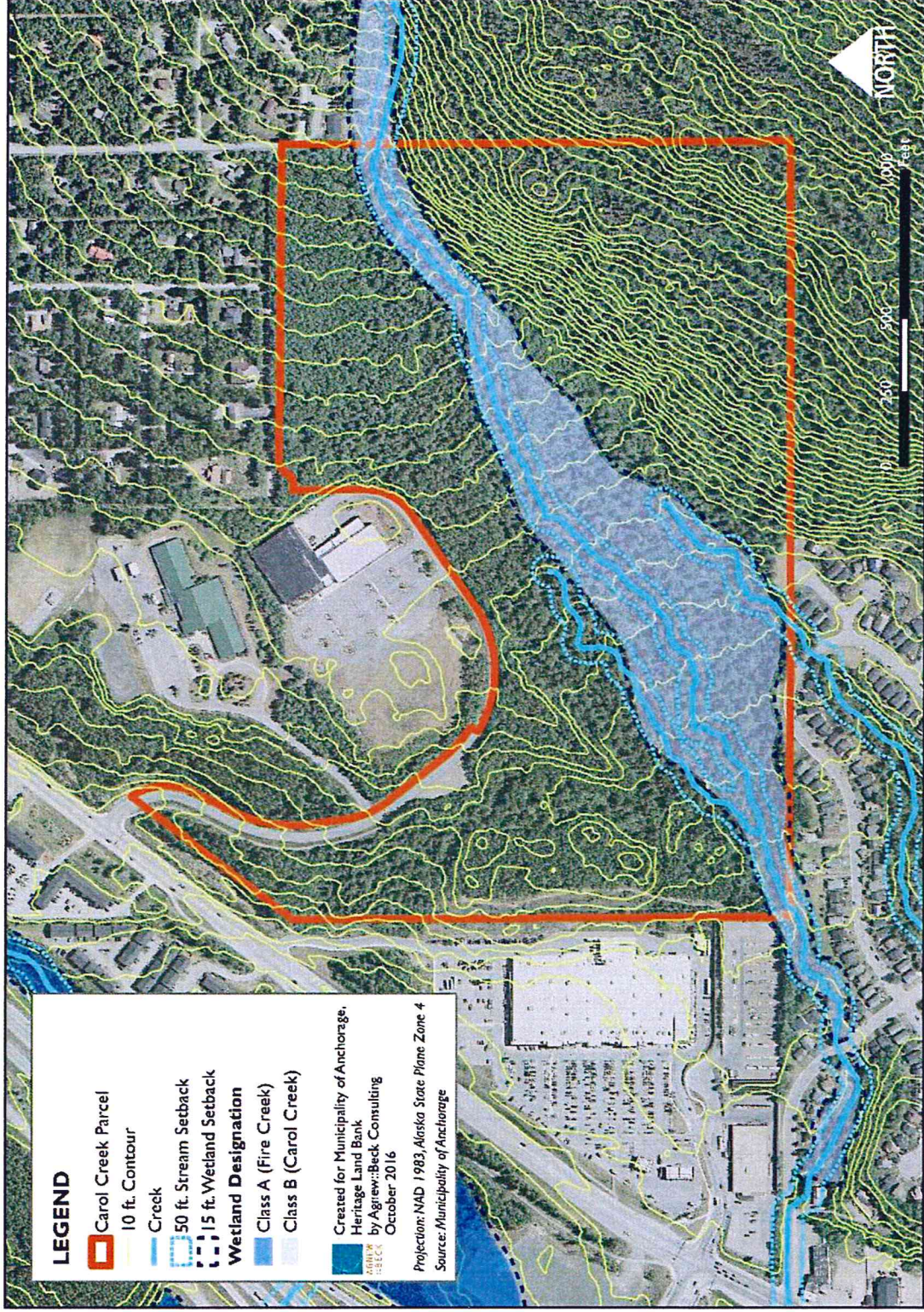


Prepared by  
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Professional Land Surveyors

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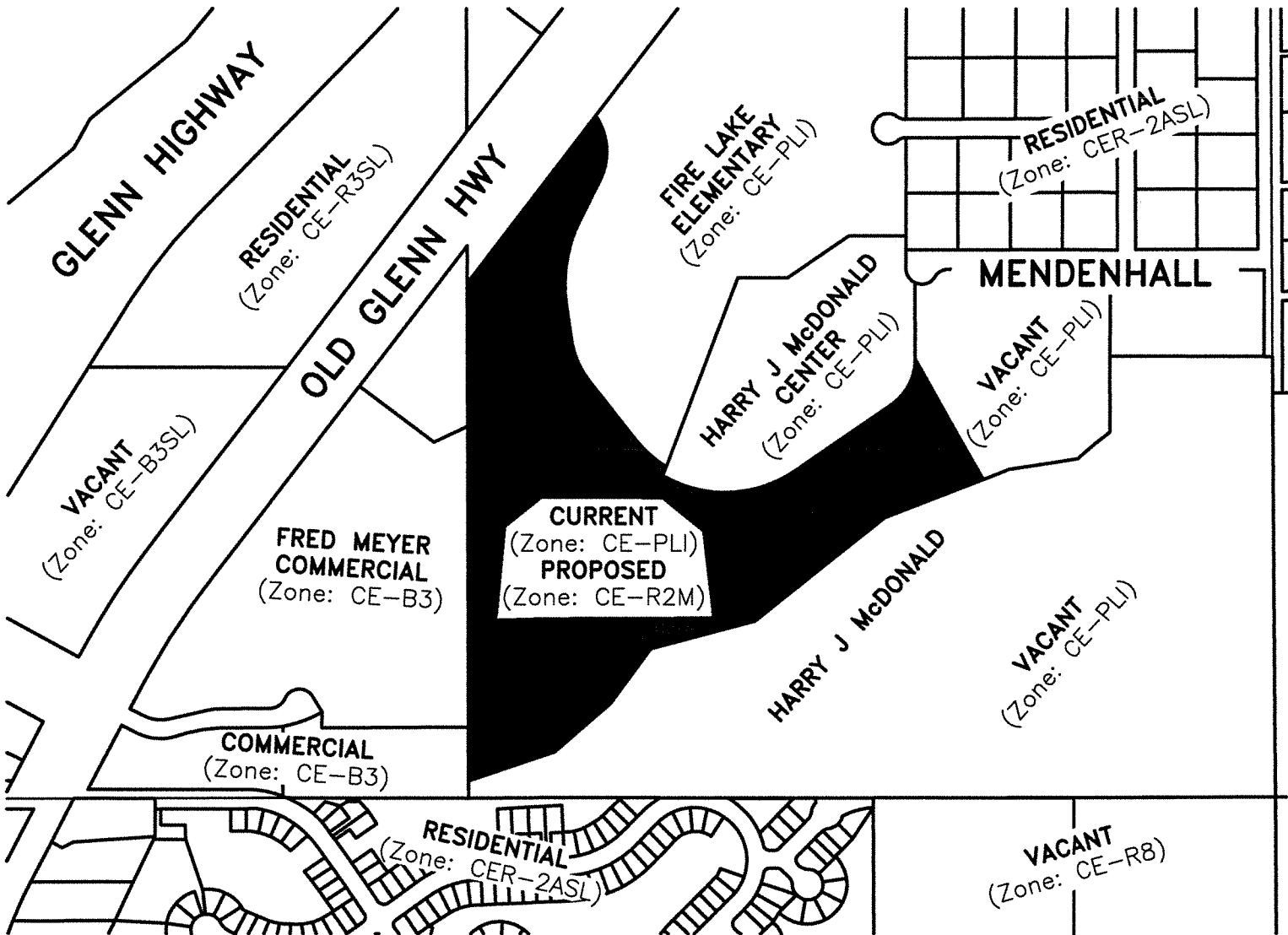
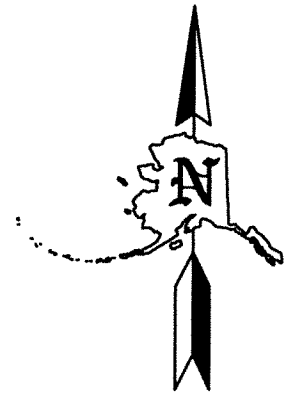


Map 3. Current Environmental Conditions, Carol Creek Parcel



# MAP OF SURROUNDING AREA

CAROL CREEK, Tract 1  
(Plat No. 2018-82)



Prepared by

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State of Alaska AECC963

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travis@langsurvey.com

Ms. Michelle McNulty  
Planning Director  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, Alaska 99507

January 17, 2020

Ms. McNulty -

In preparation for the Rezoning of Tract 1, Carol Creek Subdivision (Plat No. 2018-82) we attended last night's Chugiak Community Council meeting and presented Troy Davis Homes, Inc.'s vision for the property.

In attendance on behalf of the rezone were Koroush Partow (Troy Davis Homes, Inc.), Robin Ward (Heritage Land Bank), and myself. There were approximately 30 people in attendance including the Community Council Board.

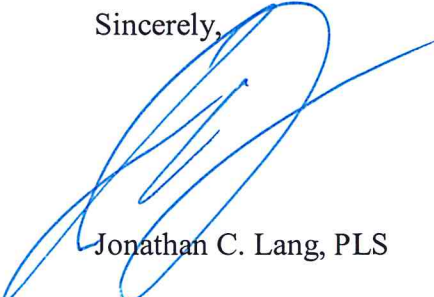
While the rezone was our purpose for attending the meeting, the majority of questions focused on Troy Davis Homes, Inc.'s development plan for the site, a senior living community with a mix of independent living duplex style units and a community building with a mix of independent living, assisted living, and a memory care unit. We stated several times that we would be coming back with more specific plans before we apply for the required Administrative Site Plan Review.

When we got the discussion focused back to the rezone, the majority of those present were very familiar with the Carol Creek Site Specific Land Use Plan. Darryl Parks, Board President, reminded those gathered that a special limitation (SL) was imposed on the property restricting the parcel to 115 dwelling units.

Overall the group was supportive of the proposed development and all votes cast supported the rezone.

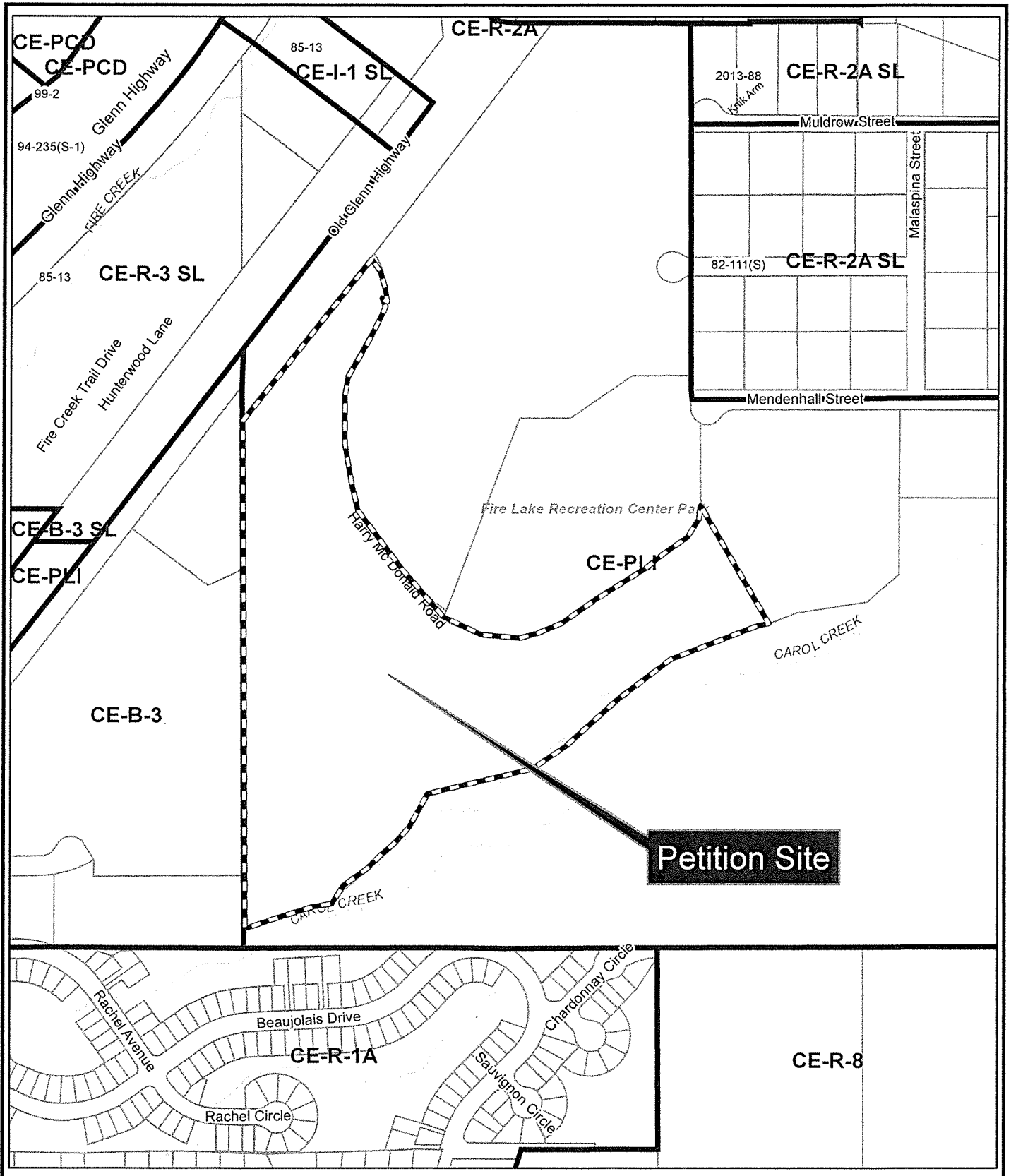
You should be receiving a letter of support from the Community Council.

Sincerely,



Jonathan C. Lang, PLS

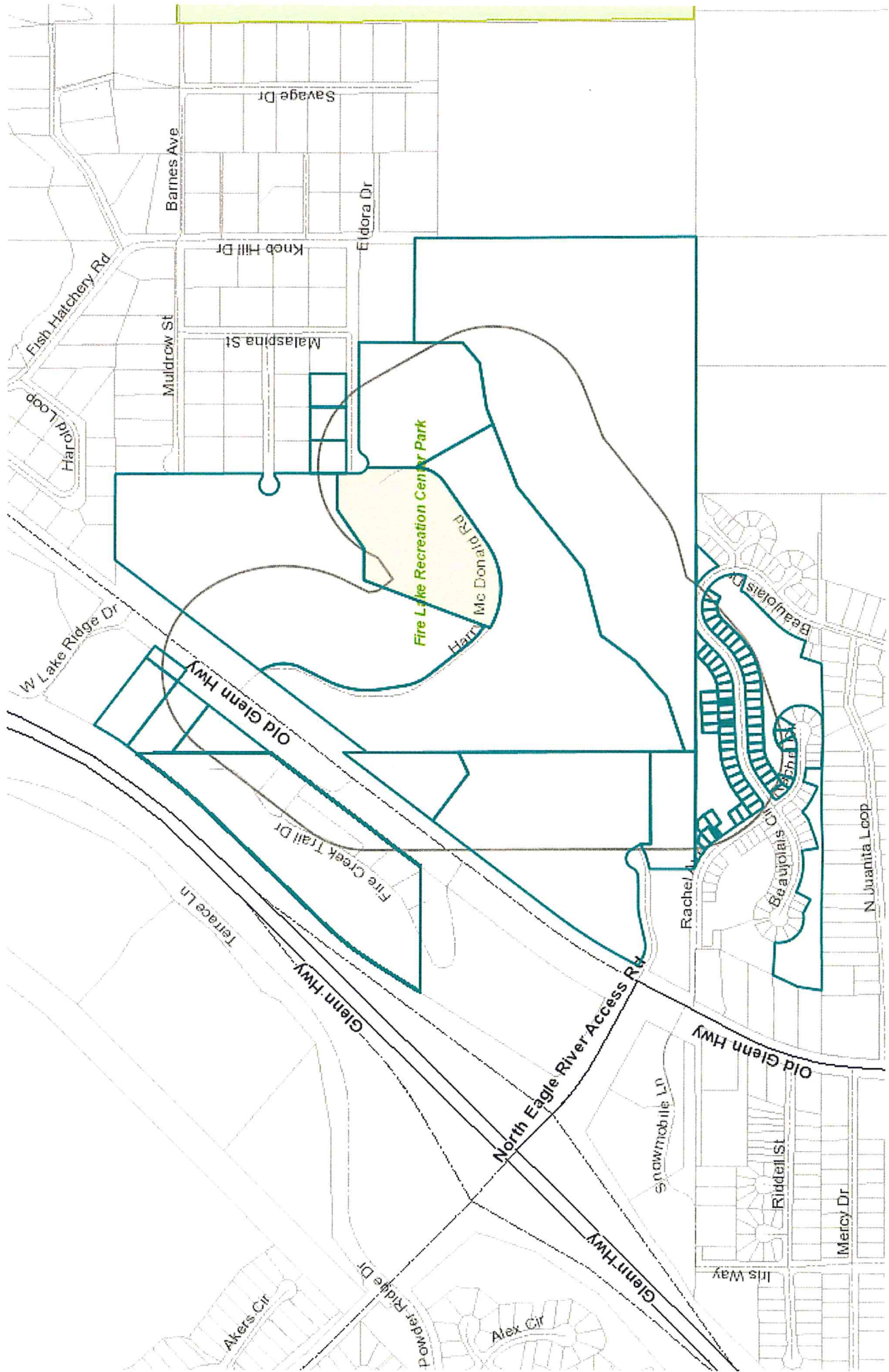
# 2020-0037



# 2020-0037



**Anchorage**



2020 - 0037 PHN map  
Distance = 500' (79 parcels)