

**PLANNING DEPARTMENT
STAFF ANALYSIS
ZONING MAP AMENDMENT**

DATE: May 11, 2020

CASE NUMBER: 2020-0037

APPLICANT: Real Estate Department, Municipality of Anchorage

REPRESENTATIVE: Jonathan Lang, Lang & Associates Surveyor's and Troy Davis Homes

REQUEST: A request to rezone from CE-PLI (Chugiak/Eagle River, Public Lands and Institutions) to CE-R-2M (Chugiak/Eagle River Mixed Residential) district

LOCATION: Tract 1, Carol Creek Subdivision

COMMUNITY COUNCIL: Chugiak, Eagle River, Birchwood, Eagle River Valley

ATTACHMENTS:

1. Maps
2. Application
3. Reviewing Agency and Public Comments
4. Posting Affidavit
5. Supporting Information

RECOMMENDATION SUMMARY: Approval

SITE

Acres: ±29.69 acres
Vegetation: Birch, spruce, and mixed vegetation
Current Zoning: CE-PLI (Public Lands and Institutions) District
Topography: Generally sloping to the southwest
Utilities: Public water and sanitary sewer are available to portions of the petition site.

COMPREHENSIVE PLAN

Classification: "Residential, Medium Density (7 to 15 DUA)" per the *Chugiak-Eagle River Site-Specific Land Use Plan Update (2018)*.

Definition: "Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Recommended residential uses include townhouses and multi-family, including row or cottage homes.

The intended overall density range is between 7 and 15 dwelling units per gross acre. The physical form, appearance and street

orientation of multi-family/attached housing development should be designed to be compatible with nearby lower density housing. Building scale, single family character and landscaped setbacks of new development, as well as low traffic volumes on local streets, can contribute to neighborhood character and support compatibility with surrounding areas.

No more than 115 dwelling units shall be developed on this tract.”

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	CE-I-1 SL	CE-R-2M	CE-R-1A/CE-R-8	CE-B3
Land Use:	Harry J. McDonald Center/Fire Lake Elementary School	Undeveloped residential property	Undeveloped residential property	Town Center/Fred Myer

PROPOSAL

The Municipality of Anchorage is requesting to rezone one tract of land totaling 29.69 acres from CE-PLI (Chugiak/Eagle River, Public Lands and Institutions) district to CE-R-2M SL (Chugiak/Eagle River, Mixed Residential) district with special limitations. The proposed special limitations are as follows:

1. No more than 115 dwelling units shall be developed on Tract 1.

BACKGROUND

Tract 1 of the Carol Creek Subdivision was created by Plat No. 2018-82. The property is owned by the Municipality of Anchorage and administered by the Heritage Land Bank. The property is zoned Chugiak-Eagle River Public Lands and Institutions District (CE-PLI) and needs to be rezoned for the Municipality to sell the property.

The proposed rezoning to CE-R-2M SL for Tract 1 is consistent with its Land Use Classification of “Residential, Medium Density (7 to 15 DUA) in the 2018 Update of the Chugiak-Eagle River Site-Specific Land Use Plan. The CE-R-2M zoning district’s land use and development regulations will yield the building scale, single-family character, low traffic volume, and landscaped setbacks that are called for in the plan. The accompanying special limitations of the rezone will ensure that the property will be limited in the number of total dwelling units allowed on Tract 1.

The 2018 Update of the Chugiak-Eagle River Site-Specific Land Use Plan is the applicable area-specific element of the Comprehensive Plan for the municipal Carol Creek tracts. The Comprehensive Plan directs municipal land use decision making. Its area-specific element for this site expresses its recommendations as development

standards to be incorporated into the site plans. As such, an accompanying amendment to the comprehensive plan is not required.

DEPARTMENTAL COMMENTS

Comments from reviewing agencies are included in Attachment 3. No objections to this rezone were received from reviewing agencies.

COMMUNITY COMMENTS

On April 01, 2020, the Planning Department mailed 454 public hearing notices to all property owners within 500 feet of the petition site. Public hearing notices were also mailed to the Eagle River, Birchwood and Chugiak Community Councils, as well as CBERRRSA. The Chugiak Community Council did not comment. Public comments have been received from the paragliding community regarding the height of future structures on the property. The maximum height of a principal structure in the CE-R-2M is 30 feet.

FINDINGS

21.03.160 REZONINGS (ZONING MAP AMENDMENTS)

Pre-Application Conference

A pre-application conference was held on December 10, 2019, in accordance with 21.03.020B.

Community Meeting

A community meeting was held at a regularly scheduled Chugiak Community Council meeting on January 17, 2020, in accordance with 21.03.020C. A summary of the meeting is included in the application (Attachment 2).

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 will help facilitate the development of additional independent and assisted living facility housing units within Chugiak-Eagle River. Currently, the site is zoned CE-PLI, which does not allow for any residential use. Troy Davis Homes, Inc. is planning to develop a vacant property within the petition site with senior housing units that will provide a vital service to the citizens of Anchorage. These additional housing units will be designed as a 79 unit independent and assisted living facility and 18 duplex style independent living

homes. This rezone to CE-R-2M SL will add limitations to the property that limit the property to a maximum of 115 dwelling units.

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

The standard is met.

The 2018 Chugiak-Eagle River Site-Specific Land Use and Comprehensive Plan Update, identifies this site as “Residential, Medium Density (7 to 15 DUA).”

The overall land use policies in the site-specific 2018 Update are very similar to the 2010 Plan which include the following that are relevant to this rezoning:

- *Focus residential development of the northern and western portion of the parcel with retention of a large band of open space along Carol Creek.*
- *Allow for higher densities in the western portion of the project area, and lower densities in the northeastern section to better match the character of the adjoining, existing neighborhood.*
- *Reserve a route for a road connection between the existing neighborhood to the north and the access road coming into the Harry McDonald Center off the Old Glenn Highway.*
- *Provide for a generous system of trails and open space connections between future residential development and the Carol Creek Corridor.*

The land use recommendations for the Carol Creek parcel are summarized in the table below:

Area	Land Use Classification	Land Use Classification Description
Tract 1	Residential, Medium Density (7-15 DUA)	Provides for a range of single- and multi-family housing in neighborhoods and offers a diversity of housing choices. Recommended residential uses include townhouses and multi-family, including row or cottage homes.

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 rezone is consistent with the purpose and location requirements of the CE-R-2M (Mixed Residential) zoning district. The purpose and location requirements of the CE-R-2M district as stated in AMC 21.10.040C.6. are as follows:

AMC 21.10.040C.6. CE-R-2M: Mixed Residential District

a. Purpose

The CE-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 up to 15 dwelling units per acre. The CE-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 use districts. The CE-R-2M district is to be located in established or redeveloping residential neighborhoods. 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.

b. District-Specific Standards

- i. *Multifamily buildings shall contain no more than eight dwelling units per building.*
- ii. *On lots of one acre or more where more than one principal structure is allowed (see table 21.10-6), the development of two to four principal structures on a lot requires an administrative site plan review.*
- iii. *On lots of one acre or more where more than one principal structure is allowed (see table 21.10-6), the development of five or more principal structures on a lot shall be allowed through the planned unit development (PUD) process in accordance with subsection 21.03.080H.*

This rezone will facilitate development which will provide services, housing, and community space for senior citizens. The proposed plan will require an administrative site plan review which will be subject to the “development standards” on pages 45-47 of the 2018 Chugiak-Eagle River Site-Specific Land Use Plan Update. In accordance with AMC 21.07, all new development at this site will have to provide compliant landscaping, parking and vehicular circulation.

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.

This rezone is compatible with surrounding zoning districts and existing development surrounding the petition site.

The Recreation Center Subdivision adjoins a portion of the northern boundary of the petition site. It is developed with the Harry J. McDonald Recreation Center and the Fire Lake Elementary School. Residential development is located northeast of the property boundary with Tract 2 classified as low density residential (1-2 DUA).

A Town Center abuts the west petition site boundary. The *2018 Chugiak-Eagle River Site-Specific Land Use Plan Update* classifies the property adjoining the south petition site boundary as Park and Natural Resources open space corridor.

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.

The petition site is accessed by Harry McDonald Road from the Old Glenn Highway, which is classified as Class III-Major Arterials in the *2014 Official Streets and Highways Plan (OSH&P)*. Class III-Major Arterials see over 20,000 vehicle trips daily. There is also a future planned connection to Mendenhall Street, a local street classified in the OSH&P. At the time of development, the developer will need to enter into a maintenance and access agreement with Anchorage School District and Municipal Parks and Recreation for Harry McDonald Road. Water and sanitary sewer are available to the tract with approval from Anchorage Water and Wastewater Utility (AWWU) and the State of Alaska DOT&PF. The petition site is within the Police Service Area, Chugiak Fire Service Area, the Chugiak/Birchwood/Eagle River Rural Road Service Area, and the Eagle River-Chugiak Park and Recreation Service Area. The petition site is located outside of the Building Safety Service Area.

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.

The proposed rezone is unlikely to adversely impact the natural environment. Future development on Tract 1 will include any required landscaping and drainage improvements, as well as any stream setback protection requirements as required by AMC 21.07.020. This site has access to Harry McDonald Road and the Old Glenn Highway, which is classified as class III-major arterials, seeing over 20,000 vehicle trips per day. It is unlikely that the additional traffic generation and resulting noise will increase the adverse impacts to the surrounding natural environment.

The special limitation of 115 dwelling units will allow large portions of the parcel to remain undeveloped.

- 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 petition site contains 29.69 acres and is undeveloped. Any new development on this parcel would be limited to those uses allowed under the proposed special limitations and use specific standards. The proposed special limitations, along with code requirements for landscaping, parking, stormwater protection, and vehicular circulation will reduce any potential negative impacts this rezone may have on surrounding parcels.

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

The standard is met.

The 2018 Chugiak-Eagle River Site-Specific Land Use Plan, Land Use Recommendation Table 8 classifies the petition site as "Residential Medium Density (7-15 DUA)." By rezoning this parcel to CE-R-2M and adding special limitations, the resulting land uses allowed would be limited to those consistent with the plan.

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

The standard is met.

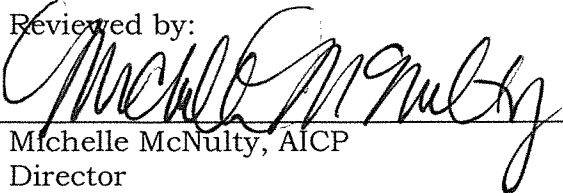
The rezoning will not result in a split-zoned lot.

DEPARTMENT RECOMMENDATION

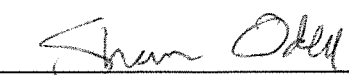
The Department finds that the approval criteria for a rezone is met. The Department recommends APPROVAL of the rezoning from CE-PLI district to CE-R-2M subject to following special limitations:

1. No more than 115 dwelling units shall be developed Tract 1.

Reviewed by:


Michelle McNulty, AICP
Director

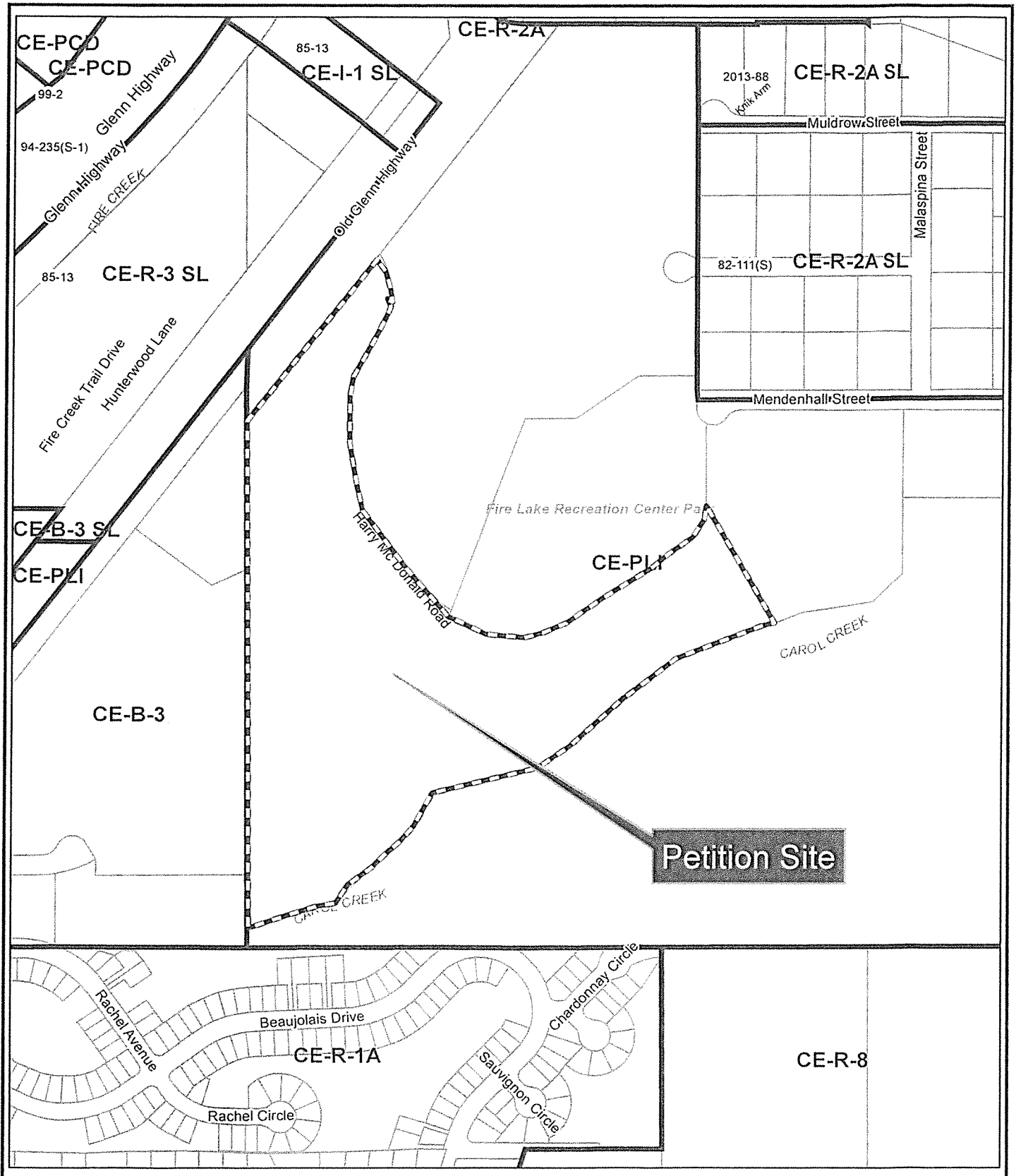
Prepared by:


Shawn Odell
Senior Planner

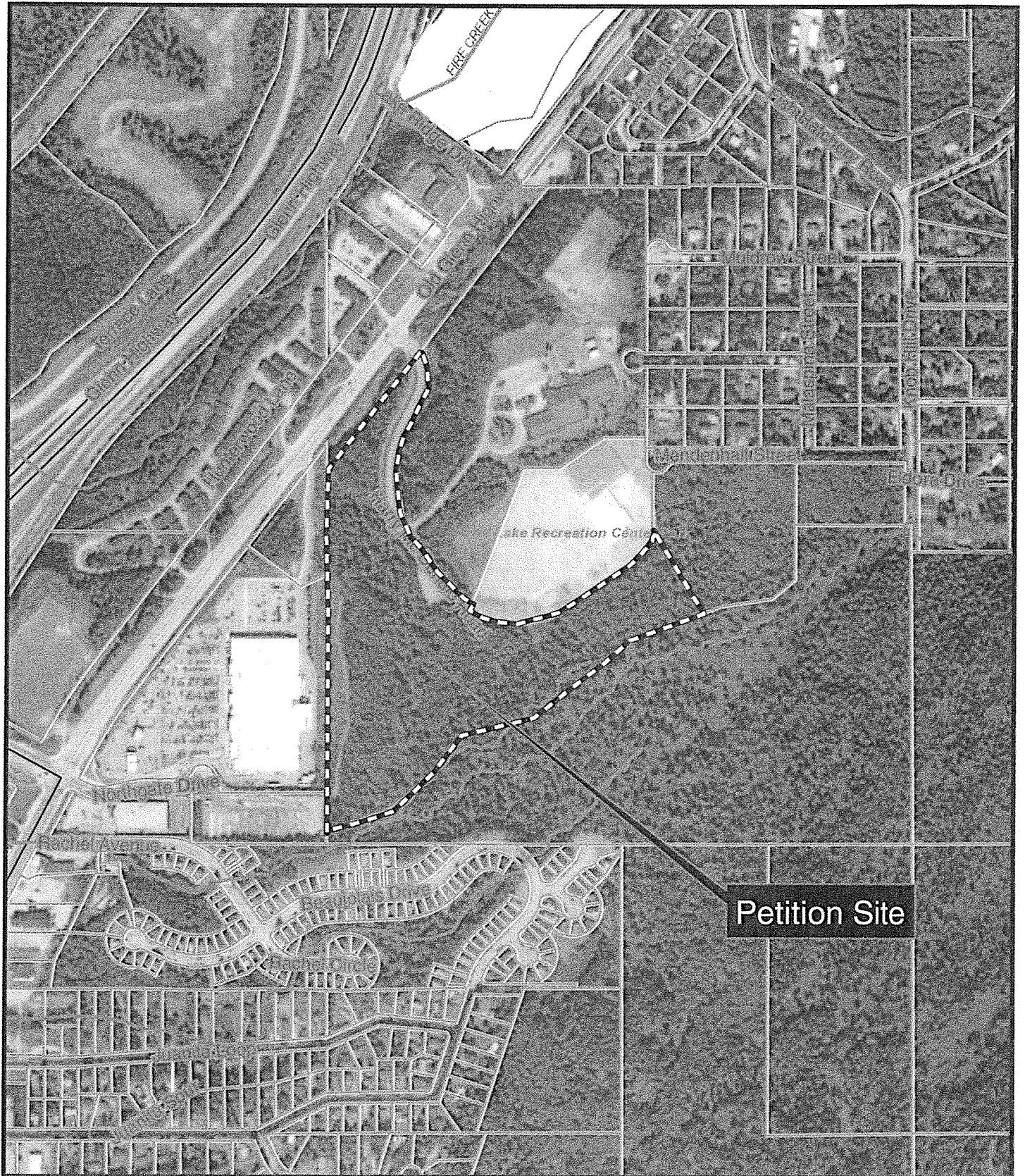
(Parcel ID Numbers 051-361-50)

MAPS

2020-0037



2020-0037



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): 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	Acreeage: 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.

Signature Owner Representative 24 JAN 2020
(Representatives must provide written proof of authorization) Date

Print Name

Accepted by: <i>SH</i>	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: <ul style="list-style-type: none"> <input checked="" type="radio"/> need and justification for the rezoning <input checked="" type="radio"/> the proposed land use and development <input type="radio"/> the probable timeframe for development <input type="radio"/> 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

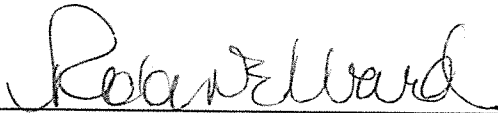
Project Legal: Tract 1, Carol Creek Subdivision, according to Plat No. 2018-82 (Parcel ID 051-361-50)

Type of Authorization: Re-Zone Application

Statement:

I hereby authorize Kourosch 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,



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

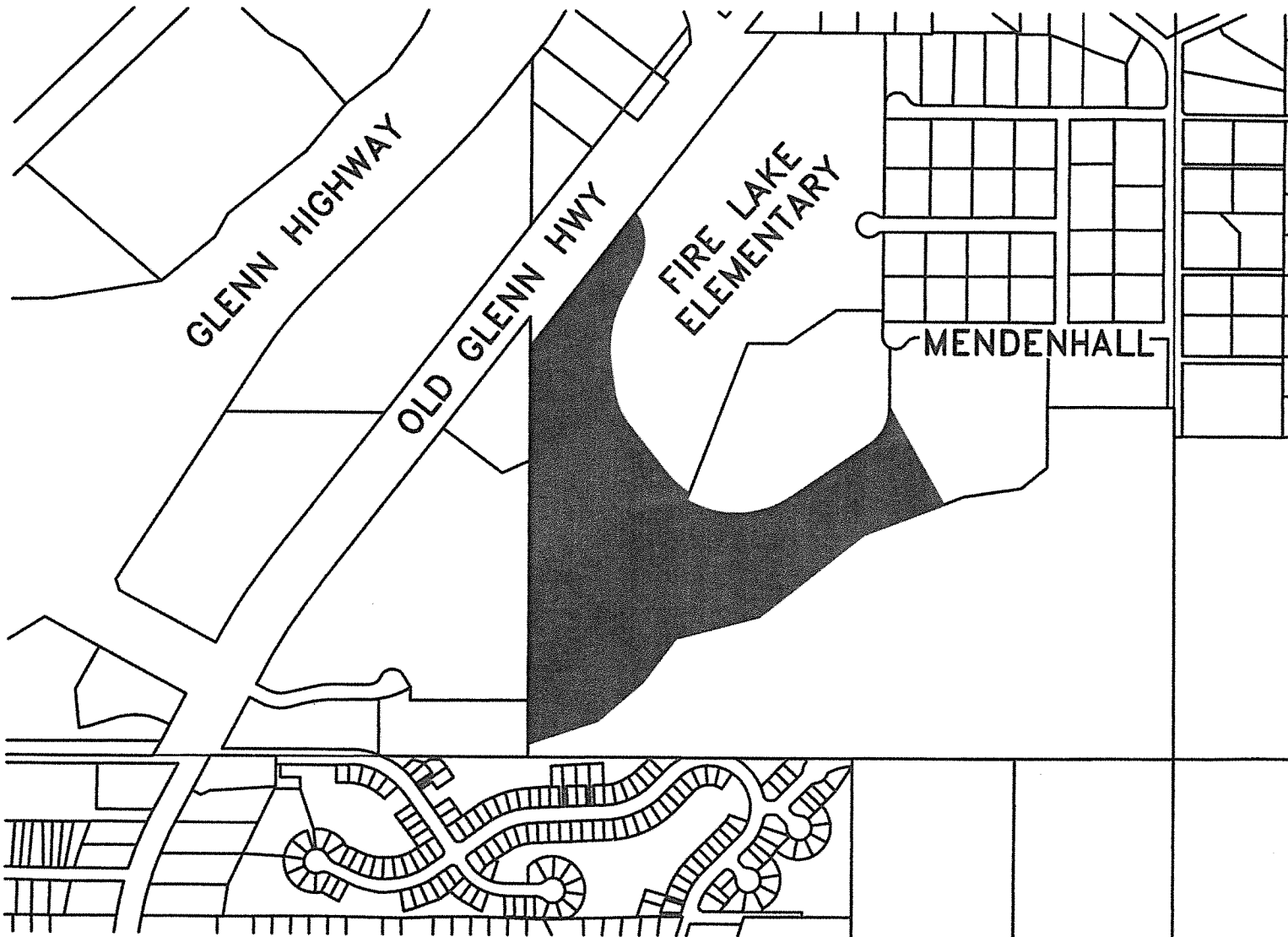
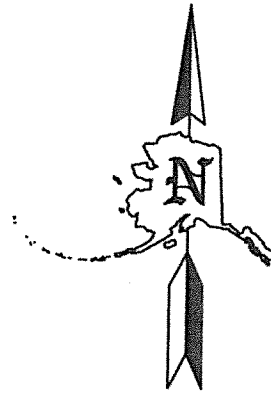
Signature	Name (printed or typed)	Legal description of property owned within petition area
1	Jonathan Lang	Carol Creek, Tract 1 (Plat No. 2018-82)
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Attach this sheet to your application form

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)



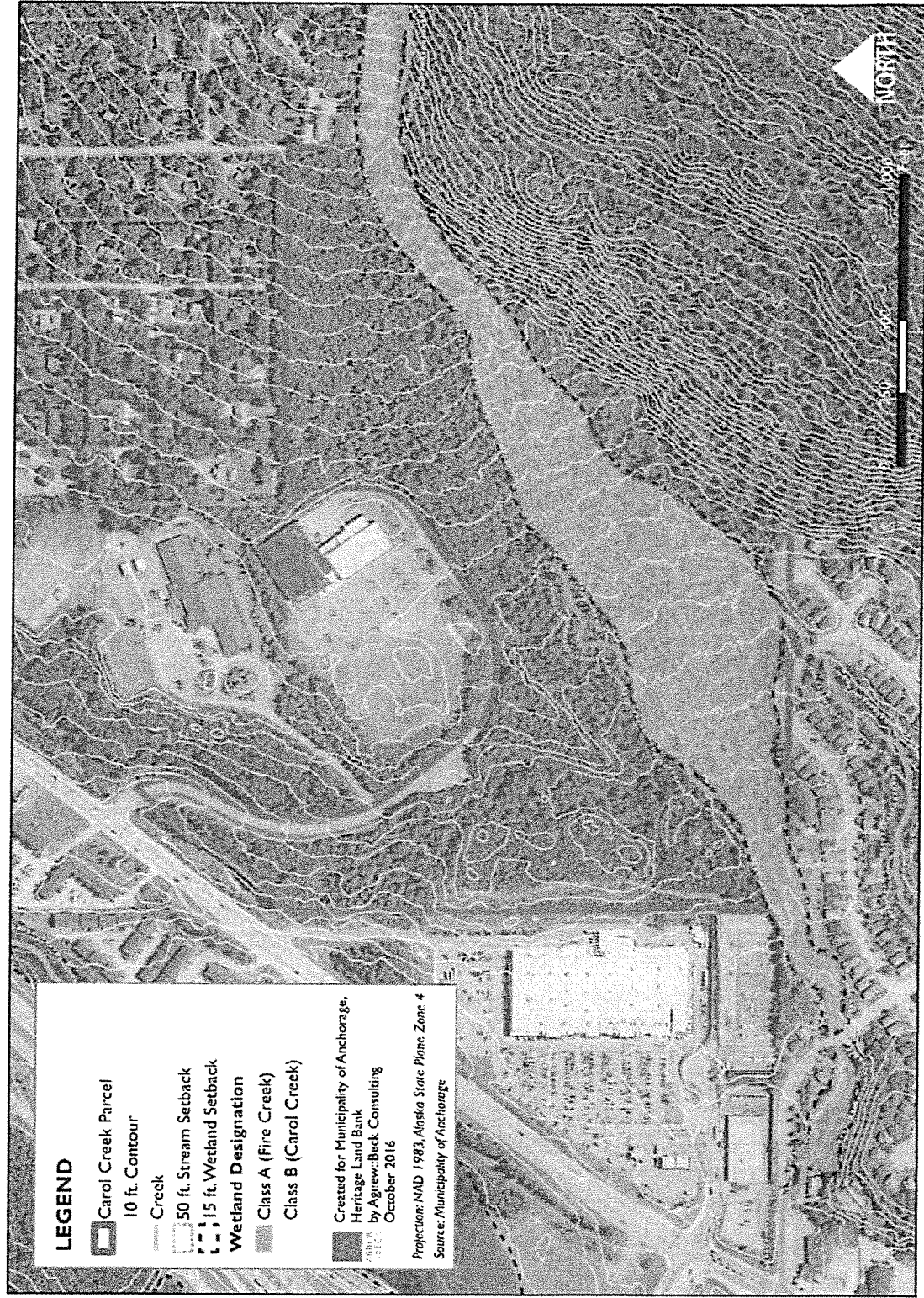
Prepared by
Lang & Associates, inc.
Professional Land Surveyors

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



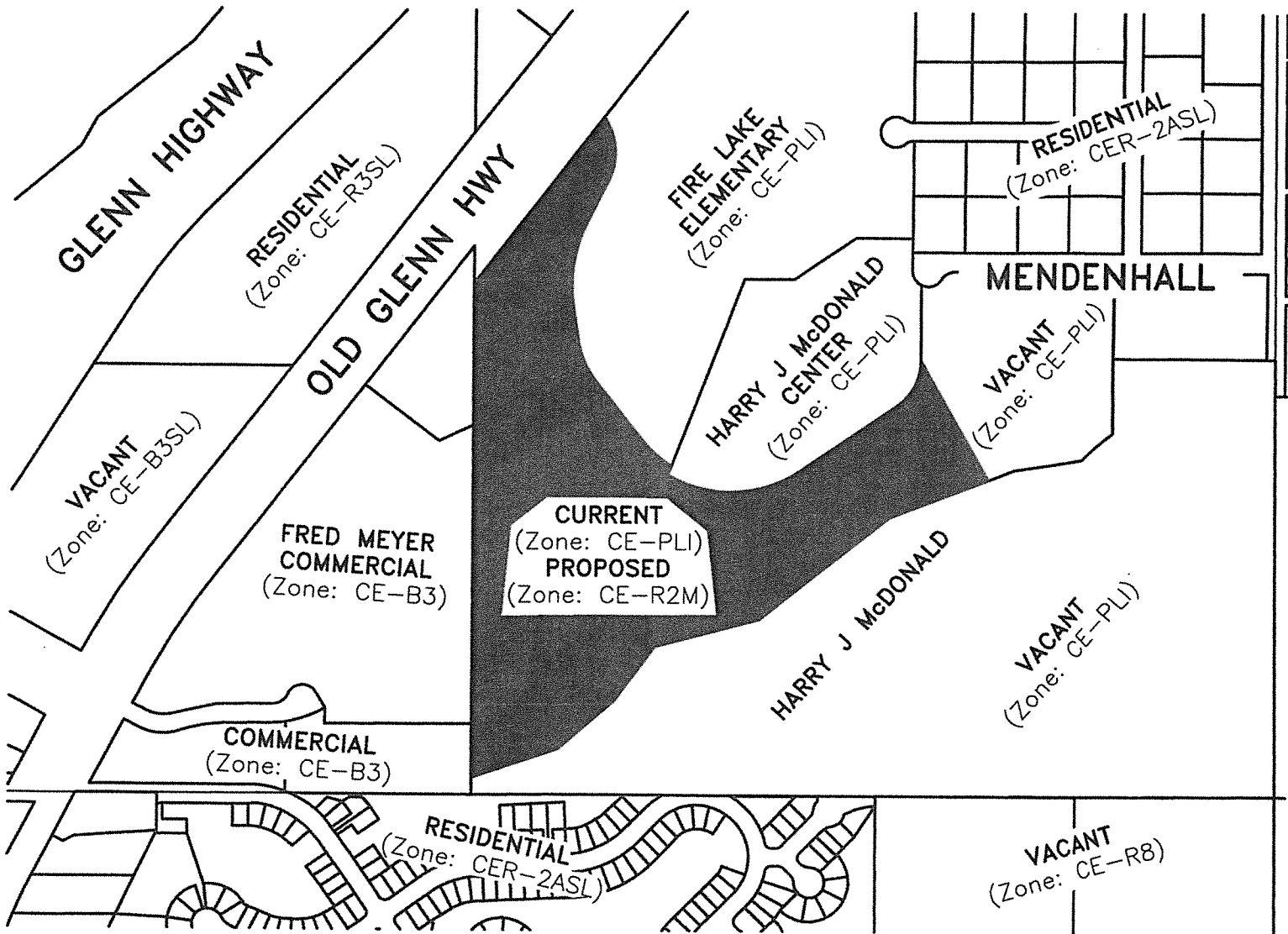
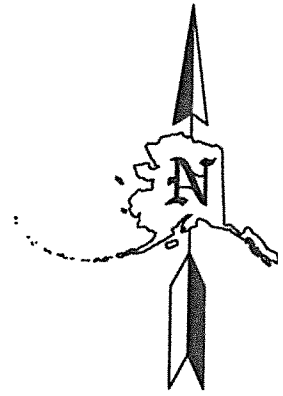
State of Alaska AECC963

Map 3. Current Environmental Conditions, Carol Creek Parcel



MAP OF SURROUNDING AREA

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



Prepared by
Lang & Associates, inc.
Professional Land Surveyors

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



State of Alaska AECC963

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

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.

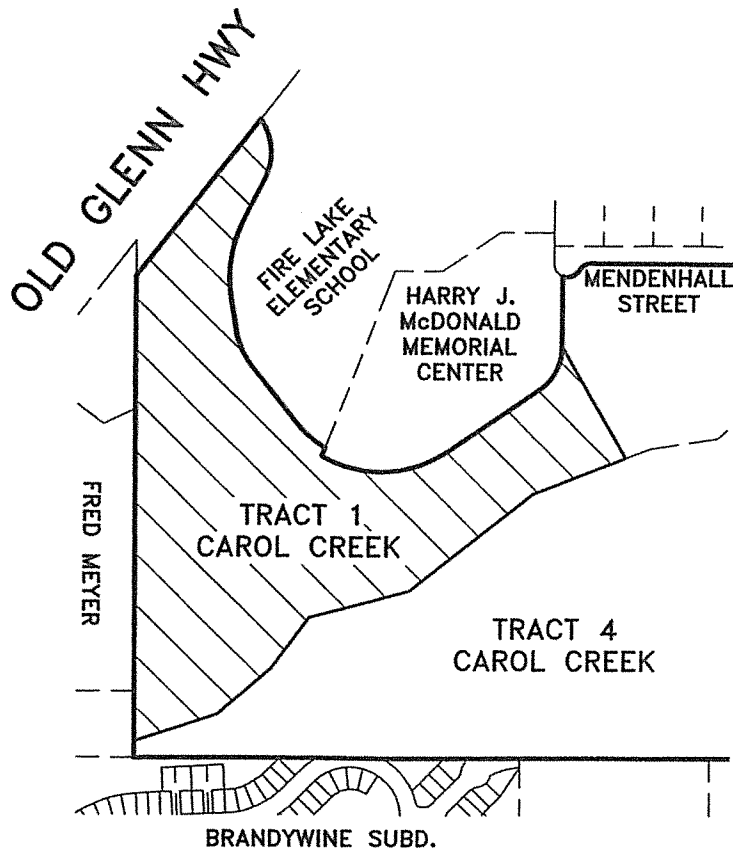
Overall the group was supportive of the proposed development and all votes cast supported the rezone.

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

Sincerely,


Jonathan C. Lang, PLS

CAROL CREEK SUBDIVISION



Lang & Associates, inc., on behalf of the Troy Davis Homes Inc., and Heritage Land Bank is submitting an application to rezone Tract 1, Carol Creek Subd. from PLI to CE-R-2M.

Jonathan Lang of Lang & Associates, inc. will be presenting the project and will be available to answer questions at the Chugiak Community Council meeting at 7pm on Thursday, January 16th, in the AV room in the basement of the Elsie Oberg Community Center at 18606 Old Glenn Highway.

If you have questions or are unable to attend the community council meeting you can contact:

Jonathan C. Lang, PLS
Lang & Associates, inc.
(907) 522-6476
jonathan@langsurvey.com

Lang & Associates, inc.
Professional Land Surveyors

11500 Daryl Avenue
Anchorage, Alaska
99515-3049
(907) 522-6476
(907) 522-4625 Fax



**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**



MEMORANDUM

DATE: March 5, 2020

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: 2020-0037 Rezone from CE-PLI to to CE-R-2M
Carol Creek Subdivision Tract 1 (Plat 2018-82)

RECEIVED

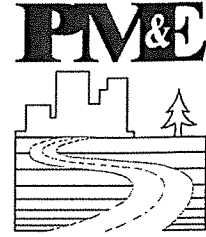
MAR 06 2020


PLANNING DEPARTMENT

Traffic Engineering has no objection for the requested rezoning for this parcel.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: March 9, 2020
TO: Dave Whitfield
FROM: Steven Ellis 
SUBJECT: Comments from Watershed Management Services

RECEIVED

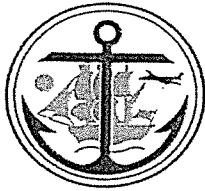
MAR 09 2020

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the April 6, 2020 Planning and Zoning Commission meeting.

2020-0037, Rezone from CE-PLI to CE-R-2M. WMS has no comment.

Stream setback and Storm Water Pollution Prevention Plan will be resolved during site plan review and building permit approvals.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Section
Phone: (907) 343-8240

RECEIVED

MAR 13 2020

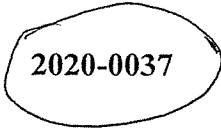
PLANNING DEPARTMENT

DATE: March 12, 2020
TO: Planning Department, Current Planning Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for April 6, 2020.

Right of Way Section has reviewed the following case(s) due March 9, 2020.

2019-0154 **Adamsville Tract A-1, (Plat 88-95), grid SW1339.**
(Rezone Request from R-2M to B-3).
Right of Way Section has no objections to the requested action.
Review time 15 minutes.

2020-0036 **Mountain View, Block 2, Lot 2A, (Plat 2010-74), grid SW1135.**
(Rezone Request from B-3SL and B-3 to B-3).
Right of Way Section has no objections to the requested action.
Review time 15 minutes.



2020-0037 **Carol Creek, Tract 1, (Plat 2018-82), grid NW0453.**
(Rezone Request from CE-PLI to CE-R-2M).
Right of Way Section has no objections to the requested action.
Review time 15 minutes.

2020-0044 **Adamsville Tract A-1, (Plat 88-95), grid SW1339.**
(Amendment to the Anchorage 2040 Land Use Plan Map)
Right of Way Section has no objections to the requested action.
Review time 15 minutes.

2020-0038 **Original Townsite, Block 68, Lot 1B, (Plat 85-72), grid SW1330.**
(Conditional Use for the 6th Avenue Mixed Use Redevelopment Project
(formerly known as the Easy Park Garage).

We have no objection to the conditional use of the structures but do object to the conceptual review process and the subsequent building design into the right of way. We offer the following comments to support our position.

The attached design drawings show footprint and building structure encroachments into the right of way. There is no evidence of any attempt to obtain concept

MEMORANDUM

DATE: February 27, 2020
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: April 6, 2020
Agency Comments due: March 9, 2020

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FEB 27 2020

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2019-0154 ADAMSVILLE TR A1, Request to Rezone from R-2M (Mixed Residential District) to B-3 (General Business District) which will be heard concurrently with PZC Case 2020-0044, a Comprehensive Plan Amendment to the Anchorage 2040 Land Use Plan, Grid SW1339

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

2020-0036 MOUNTAIN VIEW BLK 2 LT 2A, Request to Rezone from B-3SL (General Business District with Special Limitations) to B-3 (General Business District), Grid SW1135

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

2020-0037 CAROL CREEK TR 1, Request for Rezone from CE-PLI (Public Lands and Institutions District) to CE-R-2M (Mixed Residential), Grid NW0453

1. AWWU water and sanitary sewer availability to this parcel needs to be verified and approved by the State of Alaska DOT.
2. AWWU has no objection to this rezone request.

2020-0038 ORIGINAL BLK 68 LT 1B, Conditional Use for the 6th Avenue Mixed Use Redevelopment Project (formerly known as the Easy Park Garage), Grid SW1330

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

2020-0044 ADAMSVILLE TR A1, Amendment to the Anchorage 2040 Land Use Plan, Land Use Plan Map to change one parcel of land from "Compact Mixed Residential-Low" to "Commercial Corridor". This case is being heard in conjunction with rezone Case 2019-0154, Grid SW1339

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this land use plan amendment.

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 MIKE DUNLEAVY

Department of Transportation and
Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main: 907.269.0520
Fax: 907.269.0521
dot.alaska.gov

February 27, 2020

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

RECEIVED

FEB 27 2020

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

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

- 2020-0042: 32323 Mount Korohusk Circle
- 2020-0039: 2800 Brookridge Circle
- 2020-0044: 6411 DeBarr Road
- 2020-0036: 3601 Mountain View Drive

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has comments on the following zoning cases:

- 2019-0154: 6411 DeBarr Road
 - No objections to rezoning or proposed use. DOT&PF supports the idea of preserving access to 12th Ave. for two points of access
 - In order to ensure safety for road users, it would be desirable for any recreational vehicles stored on the property in the future to access the property through 12th Ave.
- 2020-0037: Carol Creek Subdivision, Tract 1 (Plat 2018-82)
 - Generally supportive of rezone and proposed land use. No direct access to Old Glenn will be granted, access through Harry McDonald Road.
 - DOT&PF requests that the Municipality of Anchorage conduct or require a Traffic Impact Assessment (TIA) for any proposed development on this site expected to generate more than 100 vehicles per hour.

MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Ethan Berkowitz

Phone: 907-343-1510
Fax: 907-694-1540

Shawn Odell
Current Planning Division
P.O. Box 196650
Anchorage, AK 99519

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FEB 25 2020

Feb 19th, 2020

PLANNING DEPARTMENT

RE: 2020-0037 Request for rezone Carol Creek Area

The Eagle River Street Maintenance staff has reviewed the case and in relation to the street maintenance department we have only one comment, regarding the letter to Mr. Ryan Yelle dated February 4, 2020, specifically in item number 5 in the portion titled, Zoning Mapp Amendment Standards:

- The developers will need to enter into a maintenance agreement with Anchorage School District and Municipal Parks and Recreation Department for Harry McDonald Road.

It appears that by this statement that the private drive that both ASD and Eagle River Parks and Recreation currently maintain will remain in that status and that no CBERRRSA road maintenance involvement will be required.

If that is the case, then moving forward Eagle River Street Maintenance does not have any comments or concerns.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,

Mark H. Littlefield
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: mark.littlefield@anchorageak.gov

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Friday, February 21, 2020 11:52 AM
To: Blake, Lori A.; Kimmel, Corliss A.; Whitfield, David R.
Subject: Case 2020-0037, Rezone Carol Creek Tract 1

No comments.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

RECEIVED

FEB 21 2020

PLANNING DEPARTMENT

Kimmel, Corliss A.

From: Jackson, Evan G.
Sent: Thursday, February 20, 2020 1:45 PM
To: Kimmel, Corliss A.
Subject: Case Comments - Parks & Recreation

RECEIVED

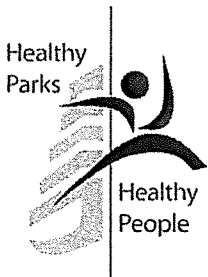
FEB 20 2020

PLANNING DEPARTMENT

To whom it may concern,
The Anchorage Municipality Parks and Recreation Department has no comment nor objection to the following project(s):

- 2020-0037 : Carol Creek Subdivision, Tract 1 (Plat 2018-82)

Sincerely,



Evan Jackson

Public Land Use Enforcement Officer

Anchorage Parks and Recreation

907-343-4137

Evan.Jackson@anchorageak.gov

<http://www.muni.org/Departments/parks>

632 W 6th Ave, Anchorage, Alaska 99501





MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



Anchorage
Health
Department

RECEIVED

MAR 06 2020

PLANNING DEPARTMENT

Date: March 6, 2020
To: Planning Department, Current Planning Division
Thru: Christy Lawton, Public Health Division Manger
Darcy Harris, Environmental Health Program Manager
From: Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2020-0037, Troy Davis Homes, Request for Rezone from CE-PLI (Public Lands and Institutions District) to CE-R-2M (Mixed Residential)

This CUP reviews a rezone of property, with the intention to build an elderly community.

Comments re Noise

While there are no expected adverse noise impacts as a result of this rezone or the intended development, adverse noise impacts from the adjoining land uses to the elderly community should be taken into consideration when developing the property.

AHD has received noise complaints from nearby residential areas regarding school PA systems and emergency testing, regarding noise generated at outdoor sports activities, and regarding loading/unloading and snow removal activities at grocery stores such as Fred Meyer. An elderly community built next to Fire Lake Elementary, Harry J. McDonald Center, and Fred Meyer may also be adversely impacted by these pre-existing noise sources.

If residential development is to take place on this property, AHD recommends that noise mitigating measures to minimize the external noise impacts be implemented. Examples of noise mitigating measures include maximizing the distance of the development from potential noise sources, creation of natural or manufactured noise barriers such as berms and vegetation or fencing, and installation of sound reducing windows.

Public Comments: 2020-0037

Commenter	Email	Phone Number	Submitted
Bill Eagle River, AK 99577	billmendenhall@yahoo.com	9072503509	3/19/2020 2:37:13 PM
<p>While I do not have a blanket objection to the development on Parcel 051-361-50, I do have serious concerns as to how it will affect safe landing approaches to the McDonald Center Landing Zone (LZ). For more than 30 continuous years, Eagle River has been Alaska's premier paragliding site. No other site in Alaska can compare. Every year there are thousands of safe landings at the LZ. Without the safe use of the LZ, paragliding in Alaska will effectively end.</p> <p>Part of flying safety is having reasonable landing approaches. It is possible that multiple story buildings, if built too high, would affect the safe decent into the LZ. Since there is no description of the envisioned buildings, I cannot comment on whether they would impinge on safe glide angles to the LZ. Never the less, it needs to be strongly considered prior to any development of the area.</p>			
Michael Brown 18744 Petrel Circle Anchorage, AK 99516	mbrown59@gmail.com	907-351-0465	3/29/2020 12:04:56 PM
<p>I am concerned about the development of Parcel 051-361-50 and the potential impact it could have on paragliding in Eagle River. I have been paragliding in Eagle River and utilizing the Harry Mac landing zone for the past 10 years and other's have for over 30 years. I am concerned that future development will interfere with the flight path into the Harry Mac landing zone. Eagle River has been the most popular site for paragliding in Alaska for many years. Paragliding has become part of the fabric of Alaska and any future developments should take into consideration the negative impact they could impose on the sport.</p>			
Chris Reynolds P.O. box 521862 Big Lake, AK 99652	chrisinthewood@mtaonline.net	9078922125	3/29/2020 1:47:17 PM
<p>Dear sirs</p> <p>I am a paraglider with the "Arctic Air Walkers" paragliding club and I am concerned about our paragliding landing zone which is at the Harry McDonald Center. Your development plans for parcel 051-361-50 are to build just East of the Harry McDonald Center which is also the final glide path to the landing zone.</p> <p>The reason for this Easterly approach for landing is because the wind is predominately from the Northwest during the summer months when paragliding season is in full affect and paragliders have to land with the wind in their faces to slow down the descent and land safely.</p> <p>My concern is....If a building or buildings are too tall they can block our final approach for the landing zone.</p> <p>Eagle River is Alaskas premier paragliding flying site and AAW has been in contract with Harry McDonalds Center to use their property to land on for paragliding for many years. Please contact Arctic Air Walkers Fight Gravitywww.arcticairwalkers.com for more information on this concern.</p>			
Adrian Beebee 9571 Midden Way Anchorage, AK 99507	awbeebee@gmail.com		3/29/2020 1:59:27 PM
<p>The development of Parcel 051-361-50 should take into account the flight path of paragliders landing at the McDonald Center Landing Zone. Multistory buildings built too high and too close to the McDonald Center could make the LZ unusable and end thirty years of paragliders flying off of Mt. Baldy, Alaska's most popular paragliding site.</p>			
Joshua Mulkey	joshua.mulkey@gmail.com		3/30/2020 10:42:33 AM

<p>2900 Legacy Dr Anchorage, AK 99516</p>	<p>Over a decade ago, the Arctic Air Walkers secured a dedicated landing zone (LZ) at the Harry MacDonald Center by working with the MOA. At present the Mt Baldy launch and the Harry MacDonald Center LZ comprise the most popular and arguably the safest paragliding site in the Anchorage area. I am concerned that the development of parcel 051-361-50 may compromise the safety of the Harry MacDonald Center LZ, especially if the height of the proposed structures interrupts the typical west approach into the LZ. Note that there are no alternate landing zones for the Mt Baldy launch; the future of safe paragliding activities in the MOA is largely contingent on preserving the current approach to the Mac Center LZ. Thanks in advance for considering my concerns. Please contact me if you have any follow up questions.</p>		
<p>Paul Andrews POB 671154 Chugiak, AK 99567</p>	<p>pandrewsak@gmail.com</p>	<p>907.350.1975</p>	<p>3/30/2020 11:46:03 AM</p>
<p>Please consider strongly in your review of this re-zoning application and development approvals for Parcel 051-361-50 the existing designation of the Harry McDonald center as a paraglider landing zone. Paragliding from Mt Baldy is a popular year round activity in Eagle River and is enjoyed not only by the pilots but also by countless spectators (residents and visitors alike.) It is a unique site in the MOA but it requires relatively uninterrupted air flow in the area surrounding the landing field. Structures that are too high or give adsorb and then release too much heat (thermals) could make the field dangerous/unusable. Please feel free to contact me for additional information or clarification on my comment. Thank you.</p>			
<p>Bryan Friedrichs</p>	<p>(907)440-0200</p>		<p>3/30/2020 4:43:58 PM</p>
<p>The Arctic Air Walkers secured a dedicated landing zone (LZ) at the Harry MacDonald Center by working with the MOA. The Mt Baldy launch and the Harry MacDonald Center landing zone combine to create one of the safest and most accessible paragliding sites in Southcentral, Alaka. I am concerned that the development of parcel 051-361-50 may compromise the safety of this site. Tall structures will obstruct prevailing wind flow and create dangerous turbulence. If the Harry MacDonald LZ were to become compromised, there are no safe alternatives and the Mt. Baldy launch would become unusable. Thanks in advance for considering my concerns. Please contact me if you have any follow up questions.</p>			
<p>Scott Graves 4770 University Drive Unit A Anchorage, AK 99508</p>	<p>scotch111@hotmail.com</p>	<p>3194003016</p>	<p>3/30/2020 9:17:41 PM</p>
<p>Hi, On page 21 of the 2018 Chugiak-Eagle River Site-Specific Land Use Plan there is a section for Parks, Recreation, and Open Space. As a paraglider who uses the Harry Mac center field and surrounding air space for recreation, I ask that you help preserve a SAFE landing area for the many people who live in or travel to Eagle River for recreational paragliding. As the report says, the grassed field provides a landing site from paragliders descending from Mt. Baldy. The surrounding air space is of great importance to safety. Please limit height and housing density in the Carol Creek Parcel surrounding the Mac. Kind regards, Scott</p>			
<p>Garret Scurr</p>			<p>3/31/2020 10:08:57 AM</p>

Anchorage , AK	<p>To whom it may concern: I am a paraglider with the "Arctic Air Walkers" paragliding club and I am concerned about our paragliding landing zone which is at the Harry McDonald Center. Your development plans for parcel 051-361-50 are to build just East of the Harry McDonald Center which is also the final glide path to the landing zone. The reason for this Easterly approach for landing is because the wind is predominately from the Northwest during the summer months when paragliding season is in full affect and paragliders have to land with the wind in their faces to slow down the descent and land safely. My concern is....If a building or buildings are too tall they can block our final approach for the landing zone. Eagle River is Alaskas premier paragliding flying site and AAW has been in contract with Harry McDonalds Center to use their property to land on for paragliding for many years. Please help us keep our site to enjoy our backyard.</p>		
Brook Predeger 4983 cape Seville dr Anchorage , AK 99516	Bpredeger@gmail.com	907 227-7716	3/31/2020 10:16:43 AM
<p>To whom it may concern,</p> <p>I as many other long time community members and Paragliders are worried about the impact of this newly proposed building. For decades Eagle River and Mt Baldy has been known as the statewide hub for free flight. If a structure of magnitude is built this close to the Harry Macdonald Center Landing zone it will most definitely affect our ability to fly and land safely. Any mechanical rotor that close to an LZ is very dangerous not only for the paraglider, but for people in the building, in the parking lots, and around the general area. Please consider a lower profile structure in this area. Alaska is known for it beauty and wilderness and paragliding helps add to this allure. The arctic air walkers members across the state and especially Southcentral thank you for your time and consideration.</p>			
Nathaniel McClure		9073948373	3/31/2020 10:38:50 AM
<p>As a member of the Arctic Air Walkers paragliding club I have some concerns regarding the development of parcel 051-361-50. The Harry McDonald Center provides our only landing zone for flying off of Mt Baldy. Baldy is the premier paragliding site within the municipality and has been for decades. Baldy is by far our most used and safest site for paragliding within the MOA, it is critical to keeping paraglider pilots current with their skill set. The construction of buildings adjacent to the Harry McDonald landing zone could easily compromise our ability for safe landing approaches. Buildings can potentially block glide paths and create turbulence within the established landing zone. I ask that you consult the paragliding community before moving forward with construction. I appreciate your time and please feel free to contact me for further input. Thank you.</p>			
Nathaniel McClure		9073948373	3/31/2020 10:51:38 AM
<p>As a member of the Arctic Air Walkers paragliding club I have some concerns about the development of parcel 051-361-50. The Harry MacDonald Center is the only landing zone for paragliding off of Mt. Baldy. Baldy has been the premier paragliding site within the municipality for decades as it provides the safest and best access to paragliding within the MOA. Thousands of paragliding landings happen at the Harry MacDonald landing zone annually. It is a critical site for the paragliding community as it not only provides recreation, but a safe place for pilots to hone their skills. Buildings adjacent to the landing zone could easily compromise our safety as glide paths are obstructed and turbulence is increased. I ask that you take into consideration and consult the paragliding community in regards to any development. Thank you for your time.</p>			
Midnight Sun Paragliding	Jschlapfer@yahoo.com	9072405420	3/31/2020 11:02:41 AM

15101 Curvell Dr
Anchorage , AK 99516

Over a decade ago, the Arctic Air Walkers secured a dedicated landing zone (LZ) at the Harry MacDonald Center by working with the MOA. At present the Mt Baldy launch and the Harry MacDonald Center LZ comprise the most popular and arguably the safest paragliding site in the Anchorage area. Mount Baldy has been a primary free flight launch since the early 70s. Pilots have traveled the globe to fly here and many students have had their first flights from this site. We have work very hard as a club to maintain the safest landing possible for all pilots and this proposed development clearly compromises pilot safety. It is precious. As a Paragliding business owner, I am concerned that the development of parcel 051-361-50 may compromise the safety of the Harry MacDonald Center LZ, especially if the height of the proposed structures interrupts the typical west approach into the LZ. Note that there are no alternate landing zones for the Mt Baldy launch; the future of safe paragliding activities in the MOA is largely contingent on preserving the current approach to the Mac Center LZ. Thanks in advance for considering my concerns. Please contact me if you have any follow up questions.

Thai verzone			3/31/2020 11:02:52 AM
	As a member of the Arctic Air Walkers paragliding club I have some concerns about the development of parcel 051-361-50. The Harry MacDonald Center is the only landing zone for paragliding off of Mt. Baldy. Baldy has been the premier paragliding site within the municipality for decades as it provides the safest and best access to paragliding within the MOA. Thousands of paragliding landings happen at the Harry MacDonald landing zone annually. It is a critical site for the paragliding community as it not only provides recreation, but a safe place for pilots to hone their skills. Buildings adjacent to the landing zone could easily compromise our safety as glide paths are obstructed and turbulence is increased. I ask that you take into consideration and consult the paragliding community in regards to any development. Thank you for your time."		
MARK GEUSS 12500 FURROW CREEK ROAD ANCHORAGE, AK 99516	MARKGEUSS@GMAIL.COM	9077484174	3/31/2020 11:11:10 AM
	As a member of the Arctic Air Walkers paragliding club for the past decade I have some concerns about the development of parcel 051-361-50. The Harry MacDonald Center is the only landing zone for paragliding off of Mt. Baldy. Baldy has been the premier paragliding site within the municipality for decades as it provides the safest and best access to paragliding within the MOA. Thousands of paragliding landings happen at the Harry MacDonald landing zone annually. It is a critical site for the paragliding community as it not only provides recreation, but a safe place for pilots to hone their skills. Buildings adjacent to the landing zone could easily compromise our safety as glide paths are obstructed and turbulence is increased. I ask that you take into consideration and consult the paragliding community in regards to any development. Thank you for your time.		
Scott A Geuss 6020 DeArmoun Rd Anchorage, AK 99516	scottgeuss@hotmail.com	9072509534	3/31/2020 11:52:52 AM
	I'm a member of the Arctic Air Walkers paragliding club I have some concerns about the development of parcel 051-361-50. Any structure on this parcel could potentially disrupt the normal approach to the Harry MacDonald landing zone creating hazardous conditions for pilots. The Harry Mac LZ has been in place for decades and is the only viable area to land for pilots launching from Baldy in Eagle River. Pilots from the MOA and Matsu valley would be seriously impacted by any development. I ask that you please solicit the opinions of the paragliding community in Alaska when considering any development plans. Thank you.		
Richard R Young	rickyyoung@gmail.com	9077177725	3/31/2020 3:57:31 PM

<p>205 E Dimond Blvd 194 Anchorage , AK 99515</p>	<p>As a 20 year member of the Arctic Airwalkers Paragliding club, I have concerns about the development of Parcel 051-361-50. Eagle River is one of the last easily accessible paragliding sites for the urban flyer with the Harry MacDonald center being being the only safe landing zone. I am concerned that any tall buildings on the approach to the landing zone would create turbulence and create unsafe landing conditions. I would hope that these concerns would be taken into consideration in the development of this area.</p> <p>Sincerely Rick Young</p>		
<p>Kathy Young 205 E Dimond Blvd 194 Anchorage, AK 99515</p>	<p>kcseak@gmail.com</p>	<p>9077484045</p>	<p>3/31/2020 4:07:41 PM</p>
<p>I am writing to express my concerns about the development of Parcel 051-361-50. As a paraglider, Eagle River is one of the best and the most easily accessible site South Central has to offer with a secure landing zone at the Harry MacDonald center. The parcel is on the final glide path to the landing zone and taller structures could create potentially unsafe landing conditions. As it stands there are no other alternative landing zones available year round. Please consider these concerns</p> <p>Sincerely Kathy Young</p>			
<p>Frederick Roth 6481 Teshlar Dr Anchorage, AK</p>	<p style="text-align: right;">3/31/2020 4:28:29 PM</p> <p>As a member of the Arctic Air Walkers paragliding club I have some concerns about the development of parcel 051-361-50. The Harry MacDonald Center is the only landing zone for paragliding off of Mt. Baldy. Baldy has been the premier paragliding site within the municipality for decades as it provides the safest and best access to paragliding within the MOA. Thousands of paragliding landings happen at the Harry MacDonald landing zone annually. It is a critical site for the paragliding community as it not only provides recreation, but a safe place for pilots to hone their skills. Buildings adjacent to the landing zone could easily compromise our safety as glide paths are obstructed and turbulence is increased. I ask that you take into consideration and consult the paragliding community in regards to any development.</p> <p>Thank you for your time.</p>		
<p>Chad Winthrop</p>	<p style="text-align: right;">3/31/2020 6:09:15 PM</p> <p>Please carefully consider the development planned on Parcel 051-361-50. Development of this site could greatly disrupt the safe use of one of Alaska's most precious paragliding sites. Securing the right to fly here was a collaborative effort of many parties, and has been maintained for decades. You may be surprised to learn that such a place is unique in in Southcentral Alaska and has greatly enriched the community. An opportunity for all parties to meet and understand each other's needs may be challenged by our current need for social distancing, so we invite any questions to be directed to Alaska's official paragliding organization, the Arctic Airwalkers.</p>		
<p>Jeff Heuseveldt 2720 Crystal Bay Cir Anchorage, AK 99507</p>	<p style="text-align: right;">3/31/2020 8:09:30 PM</p> <p>To whom it may concern: Please consider any impacts the proposed development of parcel 051-361-50 would have on nearby activities to include paragliding. As a member of the Arctic Air Walkers paragliding club, I'm concerned that extensive development on this parcel would jeopardize our safety due to disrupted airflow from newly built structures to our landing zone at the Harry MacDonald field. Eagle River has been Alaska's premier paragliding site for many years, offering a unique recreational activity that would be lost if the landing zone at the Harry MacDonald landing field is no longer usable due to adjacent development. Thanks for your consideration and time.</p>		
<p>Sean McIlvenna</p>	<p style="text-align: right;">3/31/2020 8:57:48 PM</p>		

	<p>I am a member of the Arctic Air Walkers paragliding club. Having heard about the development planned for the parcel of land located to the east of the Harry MacDonald Center I am concerned about the impact it could have on our continued use of this site as the only viable landing zone in the area. There are numerous safety issues this development could create for us and has a very real possibility of eliminating our ability to fly here. Please reach out to our club and contact us in consideration of our long standing use of this site as this project moves through the approval process. Thanks you, Sean.</p>		
<p>Rachel Newell 6481 Teshlar Dr Anchorage, AK 99507</p>	<p>pluvial.mercury@gmail.com</p>		<p>3/31/2020 9:18:59 PM</p>
	<p>As a member of the Arctic Air Walkers paragliding club I have some concerns about the development of parcel 051-361-50. The Harry MacDonald Center is the only landing zone for paragliding off of Mt. Baldy. Baldy has been the premier paragliding site within the municipality for decades as it provides the safest and best access to paragliding within the MOA. Thousands of paragliding landings happen at the Harry MacDonald landing zone annually. It is a critical site for the paragliding community as it not only provides recreation, but a safe place for pilots to hone their skills. Buildings adjacent to the landing zone could easily compromise our safety as glide paths are obstructed and turbulence is increased. I ask that you take into consideration and consult the paragliding community in regards to any development. Thank you for your time. I</p>		
<p>Jonathan Thomas 20629 Lucas ave Eagle river, Ak 99577</p>	<p>jonathan.thomas85@yahoo.com</p>	<p>907-602-8009</p>	<p>3/31/2020 9:53:29 PM</p>
	<p>My wife and I are members of the arctic air walkers paragliding club. We moved to Eagle River years ago to raise a family. A major draw for us to live in Eagle River was the pristine paragliding opportunities afforded by having the Harry Macdonald center as a landing zone. Our children have spent countless hours watching us fly and land at the Harry Macdonald center. My wife teaches at an Eagle River school and students love to watch paragliders take to the skies above their hometown. The Harry Macdonald center is the only safe landing zone for paragliders in the Eagle River area. Building adjacent to the Harry Macdonald center will compromise the safety of pilots and the future of flying in Eagle River. Eagle River has a rich hang gliding and paragliding history. It would be a shame to erase that history with tall buildings next to our landing zone. Please consider and consult with the paragliding community prior to approving buildings. Thank you.</p>		
<p>Andres Benitez , AK</p>	<p>parba85@gmail.com</p>	<p>9492326910</p>	<p>3/31/2020 9:58:47 PM</p>
	<p>As a member of the local paragliding community, I want to express my concerns towards the proposed development of parcel 051-361-50. While I do not object to development of the land, I have serious concerns as to how the proposed development will affect safe landing approaches to the McDonald Center Landing Zone (LZ). Multistory buildings, depending on size, can largely interfere with the landing approach, and inheirtly, a safe lanidng. For more than 30 continuous years, Eagle River has been Alaska's premier paragliding site. No other site in Alaska can compare. Every year there are thousands of safe landings at the LZ. I ask that the municipality to strongly consider the impacts of building size and reach out to the paragliding community as development moves forward. Please help us preserve a SAFE landing area for the many people who live in or travel to our community for recreational paragliding. Feel free to contact me for additional information or clarification on my comment. Thank you!</p>		
<p>Michael Remillard</p>	<p>mik.rem@outlook.com</p>	<p>9078548214</p>	<p>3/31/2020 10:05:10 PM</p>

22830 Eagle Glacier Loop
Eagle River, AK 99577

Dear sirs, I would like to express my deep concern regarding the proposed development of parcel 051-361-50. It's not clear to me what type of structure is being proposed, but a large building will hugely impact the recreation of many people in our community who regularly use that flight path for paragliding to the Harry J McDonald Center. Paragliding is not only a sport enjoyed by a couple hundred people in our community (Arctic Air Walkers membership is currently at 239), but it is also appreciated by many people in our community who delight in seeing paragliders in the sky. It adds to the ambiance of Eagle River—along with its immediate mountain access, ski trails, biking paths and trails, and many sports facilities. These aspects of our community make Eagle River a special and lively place to live. A large building on parcel 051-361-50 would endanger paragliders on their approach to the McDonald Center, and most likely shut down that activity altogether. I am therefore strongly opposed to commercial development of this parcel. If it goes forward, my hope is that the design of the building would take into account the current use of the area. Thank you very sincerely for considering my views.

Tyler Garnet

tylergarnet@gmail.com

9076900930

3/31/2020 11:59:55 PM

3807 Galactica Dr
Anchorage, AK 99517

Paragliders would like to continue to have access to a safe landing at the Harry Mac Center and to not be limited by physical infrastructure or administrative ordinance, associated with the location of future development of parcel 051-361-50.

Regarding the development of parcel 051-361-50. In the "The Carol Creek Parcel - Land Use Plan", one of the objectives in this plan states: "[To] Retain and improve opportunities for access to open space, trails and other outdoor and indoor recreation amenities, for local residents and for visitors from outside the immediate neighborhood."

One of the current recreational activities that takes place nearby at the the Harry J. McDonald Memorial Center is paragliding. Paragliding is a non-motorized form of flight and in this case, trained and certified pilots launch from Mt Baldy and land at The Harry McDonald Center. This landing site is pivotal to the practice of paragliding in Alaska. The Arctic Air Walkers (the local paragliding chapter) have worked with the MOA to secure the Harry McDonald Center as a dedicated landing site.

I request that any future development plans refrain from building any infrastructure (houses, power lines, tall buildings, permanent structures, etc) that may impeded the ability for paragliders to approach and land safely at the Harry McDonald Center. The area most specifically in questions is along Harry McDonald Drive, in tract 1 and tract 2, (For Reference, please see "Map 7 - Site Specific Land Use Plan for Carol Creek Parcel-2018").

I ask that you please take the above mentioned information into consideration, as development of the area moves forward. Please contact me, or the Arctic Air Walkers for clarification, or for any questions, regarding my comments. Thanks.

Robert A French

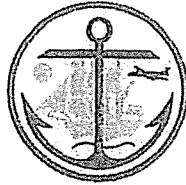
bgkfrench@gmail.com

9072401744

4/1/2020 7:59:02 AM

685 Birch St
Anchorage, AK 99501

As a paraglider pilot, I am concerned about the heights and locations of possible buildings that may be built on this HLB parcel of land. Our flying site at Baldy and Landing Zone at the Harry McDonald Center offers some of the best flying available in the South Central Region, and having buildings that encroach on our landing area to the west and north of this parcel could impact our safely being able to land at the McDonald Center. Safety of our pilots is our main concern, and we feel that there could be mutual benefits to planning that puts any high structures well away from the area around the McDonald Center landing zone. Thanks for listening.



AFFIDAVIT OF POSTING

CASE NUMBER: 2020-0037

I, KENNETH G. LANG 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 ZONING CHANGE. The notice was posted on 3/13/2020 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 14th day of MARCH, 2020.

Signature

LEGAL DESCRIPTION

Tract or Lot: 1

Block: -

Subdivision: CAROL CREEK

**POSTING
AFFIDAVIT**