

**PLANNING DEPARTMENT
STAFF ANALYSIS
ZONING MAP AMENDMENT**

DATE: November 1, 2021

CASE NUMBER: 2021-0066

APPLICANT: Real Estate Department, Municipality of Anchorage

REPRESENTATIVE: Audrey Mason, Brent Mason and S4 Group, LLC

REQUEST: A request to rezone from CE-PLI (Chugiak/Eagle River, Public Lands and Institutions) district to CE-R-6 (Chugiak/Eagle River Low-Density Residential) district

LOCATION: Tract 2, Carol Creek Subdivision

COMMUNITY COUNCIL: Chugiak

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: Approval

SITE

Acres: ±8.48 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 not available to the petition site.

COMPREHENSIVE PLAN

Tract 2 Recommended land uses for Carol Creek Parcel:

Classification: “Residential, Low Density (1 to 2 DUA)” per the *Chugiak-Eagle River Site-Specific Land Use Plan Update (2018)*. Density above 2 DUA requires connection to the public water system.

Definition: “Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows the option for accessory dwelling unit.

Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Development to match the density and character of the adjacent neighborhood.

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

SURROUNDING AREA

	<u>WEST</u>	<u>EAST</u>	<u>SOUTH</u>	<u>NORTH</u>
Zoning:	CE-PLI	CE-PLI	CE-PLI	CE-R-2A SL
Land Use:	Harry J. McDonald Center/Fire Lake Elementary School	AWWU Future Reservoir	Tract 3 Parks and Natural Resources	Residential Single-Family

PROPOSAL

The Municipality of Anchorage is requesting to rezone one tract of land totaling 8.48 acres from CE-PLI (Chugiak/Eagle River, Public Lands and Institutions) district to CE-R-6 SL (Chugiak/Eagle River, Mixed Residential) district with special limitations. The proposed special limitations are as follows:

1. No more than 7 dwelling units shall be developed on Tract 2.

BACKGROUND

Tract 2 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-6 SL for Tract 1 is consistent with its Land Use Classification of “Residential, Low Density (1 to 2 DUA) in the *2018 Update of the Chugiak-Eagle River Site-Specific Land Use Plan*. The CE-R-6 SL 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 2.

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 October 08, 2021, the Planning Department mailed 100 public hearing notices to all property owners within 500 feet of the petition site. Public hearing notices were also mailed to the Chugiak Community Council. The Chugiak Community Council did not comment. At the time of this writing, one public comment was received in opposition of the rezone.

FINDINGS

21.03.160 REZONINGS (ZONING MAP AMENDMENTS)

Pre-Application Conference

A pre-application conference was held on June 25, 2021, in accordance with 21.03.020B.

Community Meeting

A community meeting was held at a regularly scheduled Chugiak Community Council meeting on July 29, 2021, 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 single-family housing within Chugiak-Eagle River. Currently, the site is zoned CE-PLI, which does not allow for any residential use. Audrey Mason is planning to subdivide the property to develop single-family homes that will be on private wells and on-site systems. These large lot single-family homes will add to the housing supply and provide homes that are in high demand. This rezone to CE-R-6 SL will add limitations to the property that limit the property to a maximum of 7 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, Low Density (1 to 2 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 2	Residential, Low Density (1-2 DUA)	Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows the option for accessory dwelling unit.

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-6 (Low-Density Residential) zoning district. The purpose and location requirements of the CE-R-6 district as stated in AMC 21.10.040C.10. are as follows:

AMC 21.10.040C.10. CE-R-6: Low-Density Residential District

a. Purpose

“The CE-R-6 district is intended for those land areas where large lot development is desirable. The CE-R-6 district is designed to encourage low-density residential development with gross densities of up to one dwelling unit per acre, while at the same time protecting and enhancing those physical and environmental features which add to the desirability of rural residential living. Availability of infrastructure and municipal services may vary.”

This rezone will facilitate development which will provide future housing for the Chugiak-Eagle River area. The proposed plan to build on residential lots will require a subdivision plat which is subject to the “development standards” on pages 47-48 of the *2018 Chugiak-Eagle River Site-Specific Land Use Plan Update*. In accordance with AMC 21.08, a proposed subdivision at this site will have to meet the applicable subdivision standards.

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 western 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 the subject Tract 2 classified as low density residential (1-2 DUA).

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 subdivision, the

developer will need to enter into a subdivision agreement with Private Development to construct improvements to Mendenhall Street and dedicate right-of-way for a future connection of Harry McDonald Road to Mendenhall Street. Water and septic will be provided by on-site systems. 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 2 will include any required road 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 7 dwelling units will allow for the retention of the natural vegetation and trees within setbacks and around the periphery of each lot to remain consistent with the rural character.

- 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 8.48 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 residential development, 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 Low Density (1-2 DUA)." By rezoning this parcel to CE-R-6 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-6 subject to following special limitations:


1. No more than 7 dwelling units shall be developed on Tract 2.

Reviewed by:



Michelle McNulty, AICP
Director

Prepared by:

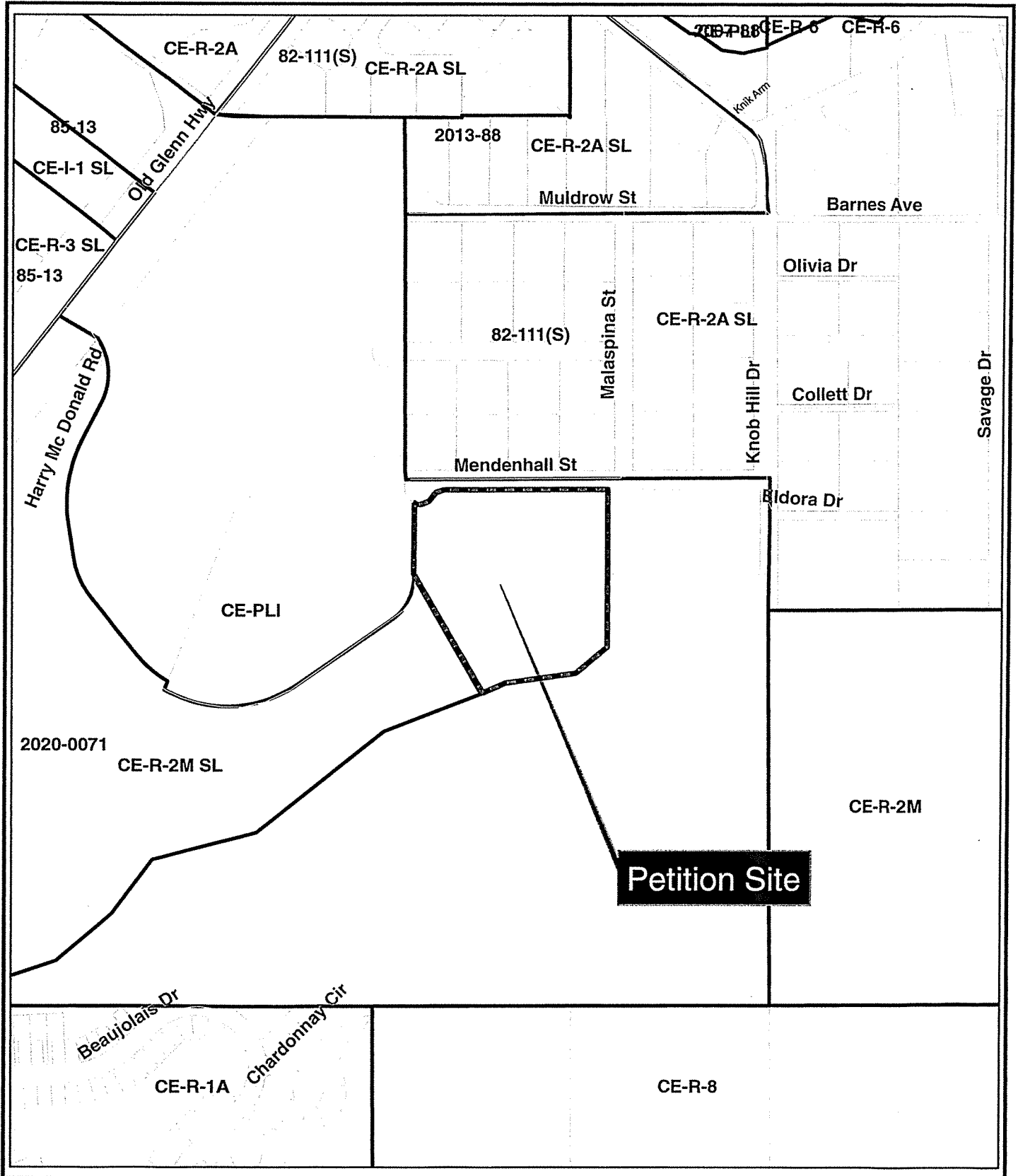


Shawn Odell
Senior Planner

(Parcel ID Number 051-361-51)

MAPS

2021-0066



Municipality of Anchorage
Planning Department

Date: August 24, 2021



APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): <i>Mason, Audrey</i>		Name (last name first): <i>Mason, Brent</i>	
Mailing Address: <i>11525 old Glenn Hwy</i>		Mailing Address: <i>11525 old Glenn Hwy</i>	
<i>Eagle River, AK 99577</i>		<i>Eagle River, AK 99645</i>	
Contact Phone - Day: <i>907-242-7777</i>	Evening:	Contact Phone - Day: <i>907-622-3344</i>	Evening: <i>907-360-3237</i>
E-mail: <i>Sold007@yahoo.com</i>		E-mail: <i>marbasmason@yahoo.com</i>	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): <i>051-361-51-000</i>		
Site Street Address: <i>Mendenhall st, Eagle River, AK 99577</i>		
Current legal description: (use additional sheet if necessary) <i>Caroi creek Tract 2, SE 1/4 section 36, T15N R2W, S1 Alaska</i>		
Existing Zoning: <i>CE PLI</i>	Acreage: <i>5.45</i>	Grid #: <i>ERNW0453/S0311</i>
Proposed Zoning: <i>CER-L</i>		
Existing use: <i>vacant / undeveloped</i>	Proposed use (if any): <i>single family Residential</i>	

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission, or the Assembly for administrative reasons.

<i>Audrey Mason</i>	<i>Brent J. Mason</i>	<i>4/26/21</i>
Signature	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative <small>(Representatives must provide written proof of authorization)</small>	Date
<i>Audrey Mason</i>	<i>Brent Mason</i>	
Print Name		

<i>[Signature]</i>	<i>1+1</i>	<i>\$13,892.40</i>	<i>2021-0066</i>	<i>11-01-2021</i>
Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 Major Elements - site is within or abuts:

Major employment center Redevelopment/mixed use area Town center

Neighborhood commercial center Industrial reserve

Transit-supportive development corridor District/area plan area: _____

Chugiak-Eagle River Land Use Classification:

Commercial Industrial Parks/open space Public lands/institutions Town center

Transportation/community facility Alpine/slope affected Special study area Development reserve

Residential at 1-2 dwelling units per acre Environmentally sensitive area

Girdwood-Turnagain Arm Land Use Classification

Commercial Industrial Parks/open space Public lands/institutions Resort

Transportation/community facility Alpine/slope affected Special study area Reserve

Residential at _____ dwelling units per acre Mixed use Rural homestead

ENVIRONMENTAL INFORMATION (All for portion of site affected)

Wetland Classification: None "C" "B" "A"

Avalanche Zone: None Blue Zone Red Zone

Floodplain: None 100 year 500 year

Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number:

Preliminary Plat Final Plat - Case Number(s): PL 2018 - 82

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corp of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: Signed application (original)
 Ownership and beneficial interest form

35 copies required: Signed application (copies)
 Signatures of other petitioners (if any)
 Map of area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application
 Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

Handwritten initials/signature

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that **all** general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

MUNICIPALITY OF ANCHORAGE



Real Estate Department

907-343-7534

Mayor Ethan A. Berkowitz

Authorization Certificate

Date: 10/21/2021

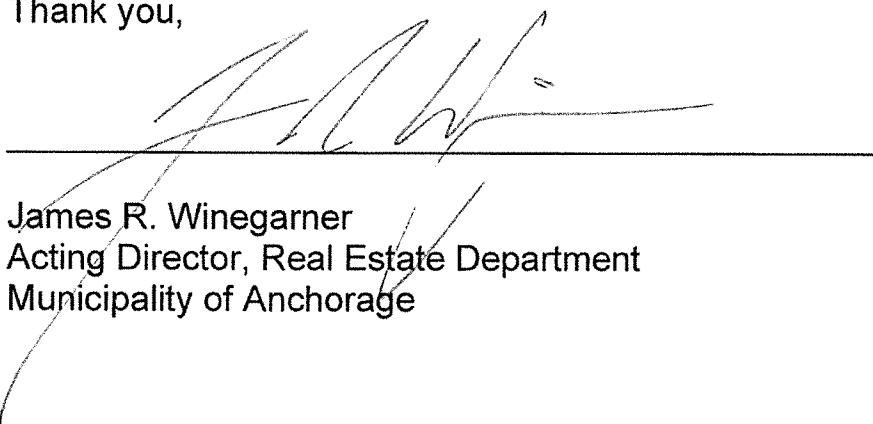
Project Legal: Tract 2, Carol Creek Subdivision, according to Plat No. 2018-82 (Parcel ID 051-361-51) (HLB 1-074)

Type of Authorization: Re-Zone Application 2021-0066

Statement:

I hereby authorize Audrey Mason, Brent Mason, or S4 Group, LLC to represent myself and the Municipality of Anchorage in the re-zoning of the above described property.

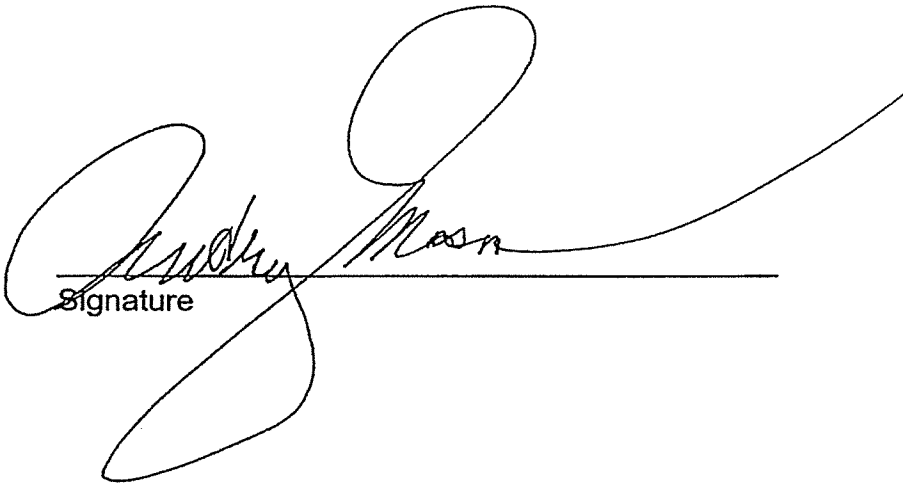
Thank you,



James R. Winegarner
Acting Director, Real Estate Department
Municipality of Anchorage

Letter of Authorization

I, Audrey Mason, the owner of the property located at Tract 2 Carol Creek Subdivision (Plat 2018-82), Parcel ID 051-0361-51-000, authorize S4 Group, LLC to represent me before the Municipality of Anchorage in the request for a platting action and all related activities.



A handwritten signature in black ink, appearing to read "Audrey Mason", is written over a horizontal line. The signature is highly stylized with large loops and a long trailing stroke.

Signature

10/5/21
Date

NOTICE OF COMMUNITY MEETING: July 29, 21 at 7:00 p.m.

My name is Audrey Mason and I invite you to attend the upcoming Chugiak Community Council meeting to discuss a proposed rezoning of HLB property known as Carol Creek Tract 2. Parcel is located along Mendenhall Street. This property is currently zoned PLI and the petitioner, Audrey Mason is proposing zoning be changed to CER-6, large lot, single family.

This meeting will take place virtually on the Zoom platform. Instructions are attached below. This meeting will be on Thursday July 29, 2021 at 7:00 p.m. For questions regarding the meeting you can contact Audrey Mason 907 242-7777.

Case 2021-0066

Welcome to the Chugiak Community Council

*Serving Fire Lake, Chugiak, Peters Creek, Mirror Lake,
Thunderbird Heights, and Eklutna*

~ Regular Council meetings are held on the 3rd Thursday of each month at 7:00 PM ~

The 2020-2021 Meeting Schedule is as Follows:
January 21, February 18, March 18, April 15, May 20

Our next meeting is Thursday, *July 29, 21*
at 7 pm via zoom

Join Zoom Meeting with this login link
[https://zoom.us/j/98540533240?](https://zoom.us/j/98540533240?pwd=SWNMSHdWU0E4WnlhblMvR3hGNXlHUT09)
[pwd=SWNMSHdWU0E4WnlhblMvR3hGNXlHUT09](https://zoom.us/j/98540533240?pwd=SWNMSHdWU0E4WnlhblMvR3hGNXlHUT09)

Meeting ID: 985 4053 3240

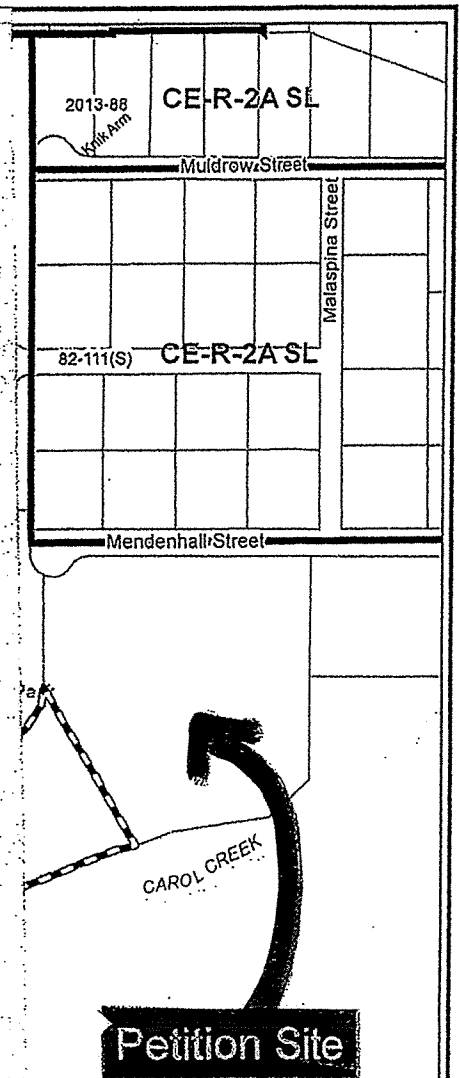
Passcode: 564496

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

PLEASE NOTE that we may, occasionally, vote to suspend a meeting so be sure to check here for schedule updates!



pg 1

REF: Chugiak Community Council public meeting for Rezone case 2021-0066, Carol Creek , Tract 2.

Attached find pages 1-6 that was presented by Audrey Mason to those attending the Chugiak Community Council meeting that had been set up. Thirty one mailouts were sent 22 days prior to meeting to list provided to Audrey Mason. Attending the meeting was 8 members of the community council and only one person who had mailouts sent to come to meeting. The one community member that was there was also a member of the community council.

Thursday, July 29, 2021, meeting was called to order at 7:06 p.m. Jacob (Jake) Horazdovsky, the council president, explained to those there what my plan was. I explained that I was in process of purchasing tract 2 and was wanting to rezone to CER6. The Heritage Land Bank said it had to be rezoned in order for them to sell this property and their suggestion was CER6. I had explained that I had hired a man in Palmer to help me prepare a plat and advise on how to proceed. It is my plan to do large lots so it blended well with the adjoining area. The adjoining lots on Mendenhall were 34,000 to 37,000 square foot lots and mine are proposed to be 43,560 square feet minimum. I gave the community council a copy of proposed plat and copy of my letter to Ryan Yelle regarding this plan meeting the zoning standards per the MOA. My plan goes along with the Carol Creek Comprehensive plan and is compatible and consistent with the area and comprehensive plan for that area. There is gas and electric to area as well as police and road maintenance in place. There will be no split zoned lots.

The land is relatively flat and the access is via Malispina and adjoins Mendenhall. One cul-de-sac would be built off Mendelhall to access the lots that would back up the the Carol Creek wetlands. Neither Malispina or Mendenhall would need to be extended. Per member of the community council at the meeting, they said that original plan was to extend road through to the Harry McDonald Rec Center, the that road was not even a road but a driveway (per Sandy of CCC) at this time and members did not think it is feasible to extend to the Harry Mac center. I am guessing the road that would need to be extended to Harry Mac would be Mendenhall or the cul-de-sac that I am proposing. Original plan was to extend road to Harry Mac center but since that road had not been improved (per CCC member), it could not be extended due to that road not even being there. Some members stated they did not necessarily want to connect to Harry Mac center. Sandy also had concerns about traffic if this was opened up to the public. It was mentioned that when Troy Davis develops the senior center if the MOA determines the road needs to be extended it could happen at that time if MOA feels it necessary to extend that potential road. It was also mentioned that if the MOA had the road extended at some time in the future that we should extend our cul-de-sac to end of our property for ease of extending road through if needed down the road.

It was discussed that since master plan calls for access to parkland behind our tract, Tract that was purchased by Troy Davis and other adjoining Tract 3 (that is proposed to have a water reservoir tank put in by AWWU) that park access could be provided on any of these tracts as they were developed. It

was also mentioned that I am the first of the 3 to develop that either Troy Davis or AWWU might be more likely be responsible for park access and that the MOA might also want to provide parking for those using the park access. There was some discussion as to whether or not the community council would support public parking or that parking for access to the park land could be used at the Harry Mac center or possibly at the end of Mendenhall. There was some concern about rif-raf that sometimes occurs in public parking areas where folks can cause problems in semi-private areas and not go to the park (as the lot was intended for.)

Chugiak Community Council wants to be sure road (cul-de-sac) is built to MOA standards and informed me that AWWU will do some tree removal on this property in order to facilitate their water reservoir on the adjoining lot Tract 3. I was told reservoir was needed to facilitate water pressure in Eagle River. (My hope is that AWWU could extend water line down Mendenhall or down the middle of our road into the cul-de-sac So as to not devalue lots intended for a home. Having a major water line running through a homeowners yard is not desirable.) Absolutely I would follow MOA standards for the cul-de-sac.

Sandy brought up low water production in area and high water table. I told her I was aware of very poor wells and high water table on Harold Loop and that Hank Warren was instrumental in bringing public water on to Harold Loop as many families were in desperate need of public water. I was also aware of the high water tables and the many septic systems that required lift stations. However, when Troy Davis developed the land fronting on Fish Hatcher Road and Muldrow he had good wells and good soils and did not require septic systems with mound systems. I informed them that I have already dug test holes in preparation for the subdivision and found all test holes to be very good with great soils. No test wells have been dug to date.

I then summarized my plan for the property to the community council. Motion was made to approve plat as proposed and seconded. They said the planning department could deal with possible park access on Troy Davis land or possible Tract 3 as master plan called for park access. They had concerns about water easement going through my proposed Lot 1 as that would take a large part of lot one for the easement. My feeling is that it would be far better for easement to run down the middle of the cul-de-sac for down the middle of Mendenhall.

Community council members said my plat proposal was a lot better than most plans they see and felt they should support my zoning and proposal. The council unanimously approved my plans and felt it fit well into the community. The biggest concern of the council is that park access be provided on one of the 3 adjoining tracts (Tracts 1, 2 or 3) so that future access to the park is provided. They said that access to park does not have to come across my parcel.

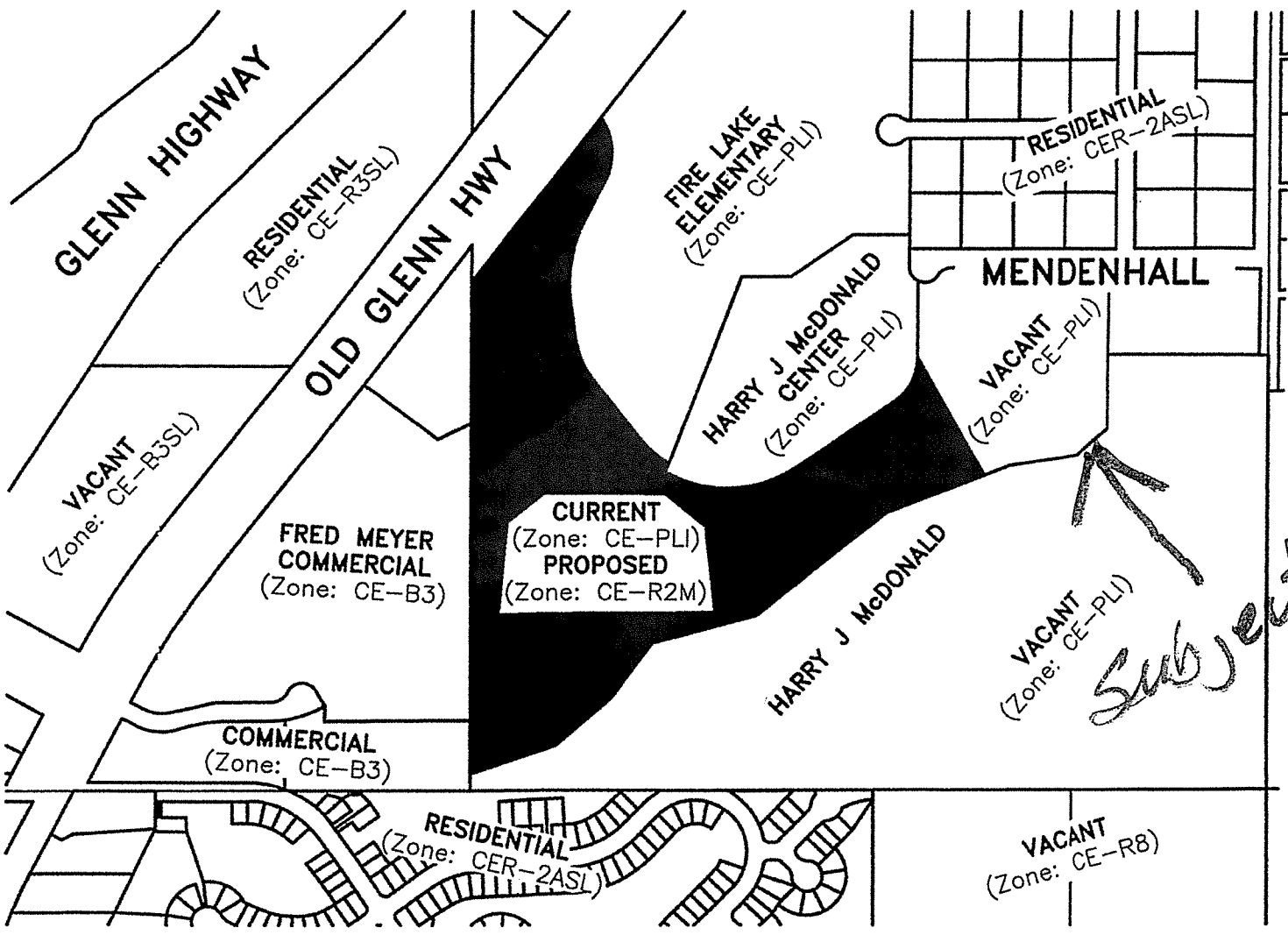
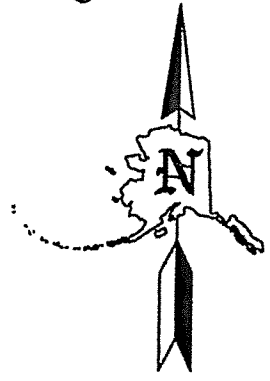
Summary Respectfully Submitted,

Anthony Mason
8/3/21

See 6 page attachment that
11/12/21 2:11 PM La Comm. to Council

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

Request for Pre-Application Conference

Municipality of Anchorage
 Planning Department
 Office of Economic and Community Development
 PO Box 196650
 Anchorage, AK 99519-6650



APPLICANT	APPLICANT REPRESENTATIVE (if any)
Name (last name first) <i>MASON, Audrey</i>	Name (last name first) <i>MASON, Brent</i>
Mailing Address <i>11525 Old Glenn Hwy. Eagle River AK 99577</i>	Mailing Address <i>11525 Old Glenn Hwy Eagle River, AK 99577</i>
Contact Phone - Day: <i>907-242-7777</i> Evening: <i>907-644-5750</i>	Contact Phone - Day: <i>907-622-3344</i> Evening:
Fax:	Fax:
E-mail: <i>Sold007@yahoo.com</i>	E-mail: <i>Sold007@yahoo.com</i>

REQUEST INFORMATION

Entitlement(s) Requested:
Rezone from CE PLI to CER-6

PROPERTY INFORMATION

Property Tax # (000-000-00-000)
051-361-51-000

Site Street Address:
NHN MALISPINA ST, Eagle River, AK 99677

Current Legal Description:
Carol Creek, Tract 2, SE 1/4, Section 36, T15N R24W S1m Alaska

SUBMITTAL REQUIREMENTS

*It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal to enable staff to make the informal recommendations per AMC 21.03.020B.

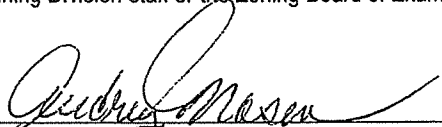
1 copy required:

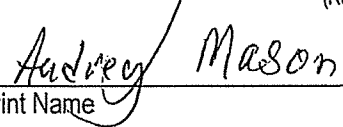
- Signed application (original)
- Letter of Authorization (if applicable)
- Brief narrative explaining:
 - the project
 - planned facility operations (if applicable)
- Underlying plat
- Special limitations from the underlying zoning (if applicable)
- Map of area surrounding petition site within 500 feet, including zoning and existing uses
- Map of existing conditions, to scale, including:
 - land uses
 - structures
 - utilities
 - vegetation
 - soils
 - natural features
 - drainage
 - topography
 - site access
 - pedestrian facilities
 - vehicle circulation and driveways
 - easements and/or reservations
- Site plan(s) to scale depicting, with dimensions:
 - building footprints
 - parking areas
 - vehicle circulation and driveways

Accepted by:	Fee:
--------------	------

<input type="checkbox"/> pedestrian facilities	<input type="checkbox"/> lighting	<input type="checkbox"/> grading	<input type="checkbox"/> landscaping
<input type="checkbox"/> loading facilities	<input type="checkbox"/> fences	<input type="checkbox"/> drainage	<input type="checkbox"/> required open space
<input type="checkbox"/> snow storage area or alternative strategy	<input type="checkbox"/> trash receptacle location and screening detail		
<input type="checkbox"/> easements	<input type="checkbox"/> significant natural features	<input type="checkbox"/> freestanding sign location(s)	
<input type="checkbox"/> Building plans to scale depicting, with dimensions:			
<input type="checkbox"/> floor plans	<input type="checkbox"/> building elevations	<input type="checkbox"/> exterior colors and textures	

I hereby certify that (I am)(I have been authorized to act for) a party of interest in the decision being appealed in accordance with the definition in Title 21 of the Anchorage Municipal Code of Ordinances. I understand that the assigned hearing date is tentative and may have to be postponed by Planning Division staff or the Zoning Board of Examiners and Appeals for administrative reasons.


 Signature Applicant Representative Date 8/17/21
(Representatives must provide written proof of authorization)


 Print Name

June 18, 2021

To Mr. Ryan Yelle and members of the Planning Department:

On behalf of the Municipality of Anchorage and myself, we are requesting a zoning map amendment map amendment for Tract Tract 2, Carol Creek Subdivision.

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 2, Carol Creek Subdivision into the conformance with this resolution. The Chugiak-Eagle River Site-Specific Land Use Plan restricts the development of property into building lots for personal residences.

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 developer Audrey Mason plans to develop 7-8 lots for residential homes. This will be 8 individual lots at the most. There is a strong demand in the market for this type of development. Proposed time frame is 18-24 months pending approval of 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 21.03.160.E. More specifically:

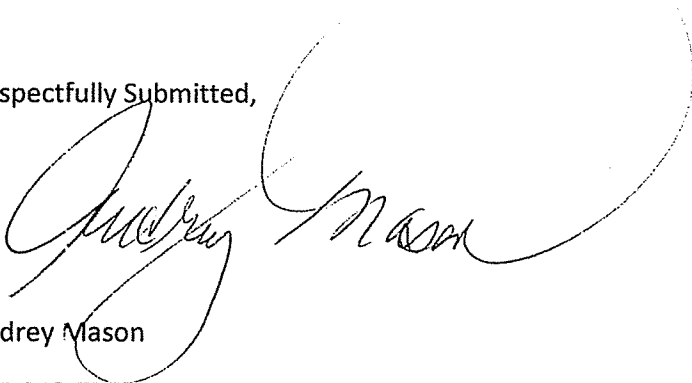
1. Rezoning is in the best interest of the citizens of Anchorage and will promote the public health, safety and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map. The proposed rezone conforms to the 2010 Chugiak Eagle River Comprehensive 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 additional residential lots are needed for our growing population.

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 rezoning 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. Gas, electric, and telecommunication facilities are available to the property. The proposed development will not have a significant impact 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 on the natural environment including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated. The development of 7-8 residential lots will provide large lots with room to keep many trees and natural vegetation.
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 have minimal impact if any on existing adjoining subdivisions. The lot size is consistent with lot sizes in adjoining subdivision.
8. The rezoning does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan. The 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 questions about this application. We look forward to working with you during the rezoning and development of this project.

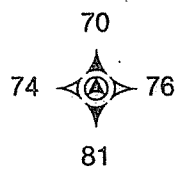
Respectfully Submitted,



Audrey Mason

907-242-7777

lot sizes
 18027 Mendenhall 37,000 sq ft
 18107 Mendenhall 34,000 sq ft
 18133 Mendenhall 34,000 sq ft
 13720 Malaspina 34,225 sq ft





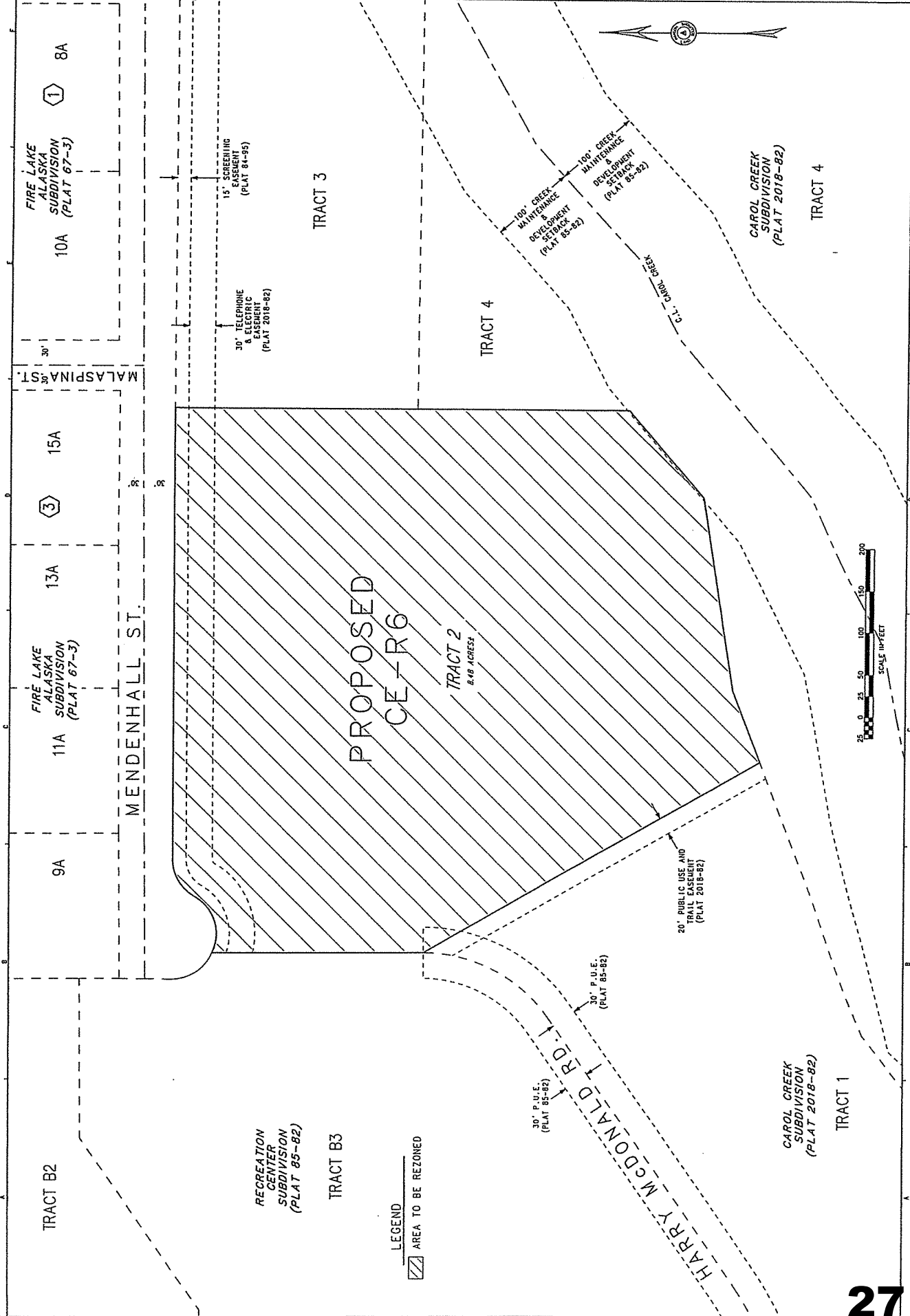
LAND SURVEYING
305 E. FIREBIRD AVE.
ANCHORAGE, ALASKA 99503-1278



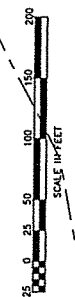
EAGLE RIVER, ALASKA
CAROL CREEK TRACT 2
PROPOSED
ZONING/LAND USE

DWG.# 21-139C
DESIGN: CER
DRAWN BY: SDN
CHECKED: CEH
SCALE: 1"=100'
2273471-50
REG.# 01-01-21

REFERENCE
NUMBER:
V-21
SHEET 1 OF 2



LEGEND
[Hatched Box] AREA TO BE REZONED





LAND SURVEYING
302 E. FIFTH AVE.
PO BOX 10400
ANCHORAGE, AK 99510

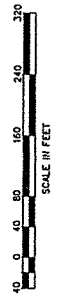
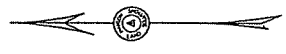
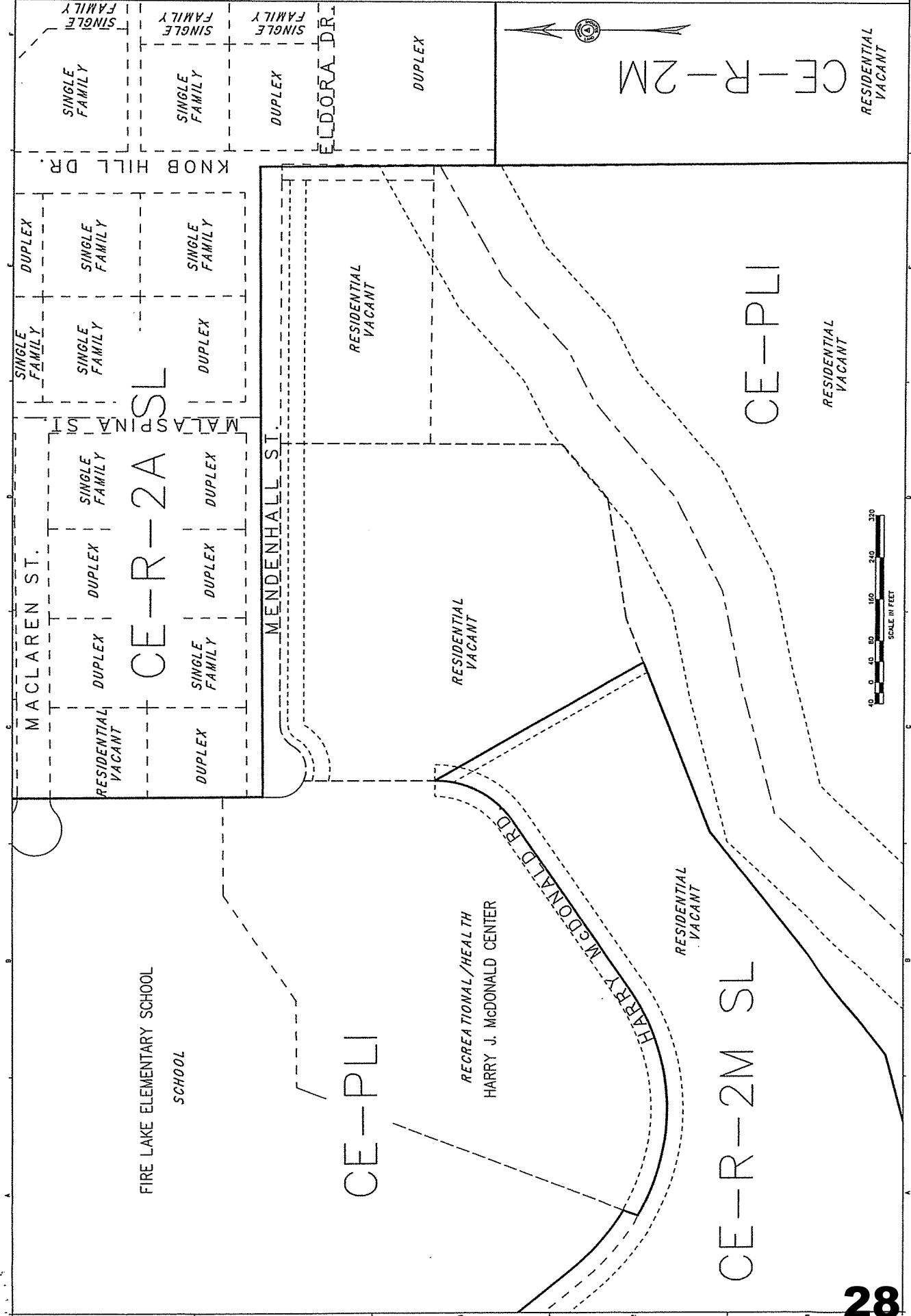


NOTES
1. ZONING INFORMATION SHOWN HEREON IS DERIVED FROM THE MUNICIPALITY OF ANCHORAGE
2. LAND USE INFORMATION SHOWN HEREON IS ACCORDING TO DATA AVAILABLE ON AERIAL PHOTO
3. AS OF MARCH 29, 2021.

EAGLE RIVER, ALASKA
CAROL CREEK TRACT 2
EXISTING
ZONING/LAND USE

DWG.#: 21-133C
DESIGN: CER
DRAWN BY: SON
CHECKED: CER
SCALE: 1"=160'
DATE: 02-01-21

REFERENCE NUMBER: V-21
SHEET 2 OF 2



**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

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



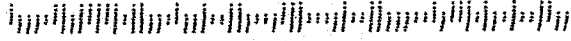
05135114000
YADLOSKY WILLIAM E JR & MARGARET L
PO BOX 771496
EAGLE RIVER, AK, 99577-1496

RECEIVED

OCT 21 2021

NOTICE OF PUBLIC HEARING: Monday, November 1, 2021

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

CASE: 2021-0066 5557781496 B019 

PETITIONER: Audrey Mason

REQUEST: Request to Rezone one tract of land from CE-PLI (Public Lands and Institutions) District to CE-R-6 (Low-Density Residential) District.

TOTAL AREA: 8.48 acres

SITE ADDRESS: N/A

LOCATION: Generally located south of Mendenhall Street, west of Knob Hill Drive and east of Harry McDonald Road

CURRENT ZONE: CE-PLI (Public Lands and Institutions) District

COM COUNCIL(S): Chugiak

LEGAL DESCR: Tract 2, Carol Creek Subdivision (Plat 2018-82)

New Public Hearing Process: The Planning and Zoning Commission will hold a public hearing on the matter stated above no earlier than 6:30 pm on November 1, 2021 at Z.J. Loussac Library, Assembly Chambers, 3600 Denali Street. The hearing will be broadcast live on both Channel 9 and at <http://www.muni.org/watchnow>. While remote participation is encouraged, in-person attendance is now permitted. To provide verbal testimony, email PlanningPhoneTestimony@anchorageak.gov by 2:00 p.m. the day of the meeting with your name, phone number, and requested agenda item(s). The subject line should read "Phone Testimony". The Secretary will phone you during the public hearing at the number you provide. Individuals will have 3 minutes to testify, and representatives of groups will have 5 minutes.

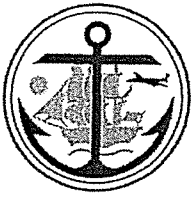
PLEASE DO NOT EMAIL CASE COMMENTS TO THIS EMAIL ADDRESS.

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

ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT www.muni.org/watchnow.

FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927

We are against the rezoning of land to CE-R-6 - Low Density Residential Area should be kept in line with current residence in upper area R1. There should also be park areas. Instead of more housing - there are not enough parks for Eagle River residents. Traffic is already a mess on Old Glenn when traffic is diverted from Glenn Hwy. You can cross traffic safely and there are no other outlets from Fish Hatchery Rd. Safety vehicles can not get up to most houses and there are no turn around areas for traffic. School Buses wont come up roads to pick up kids so kids walk down to highway without sidewalks. Additional housing in area is bad without fixing these problems. 30



MEMORANDUM

DATE: September 15, 2021

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: **2021-0066 Request to rezone one tract of land from CE-PLI to CE-R-6**
Tract 2 Carol Creek Subdivision (2018-82)

RECEIVED

SEP 20 2021

Traffic Engineering has no objection to reclassification of the zoning for this parcel of land.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section
RECEIVED

Mayor Dave Bronson

OCT 06 2021

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: September 13, 2021
TO: Shawn Odell, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2021-0066

Case 2021-0066 – Request to Rezone one tract of land from CE-PLI (Public Lands and Institutions) District to CE-R-6 (Low-Density Residential) District.

Legal Description – Tract 2, Carol Creek Subdivision (Plat 2018-82).

Roads: The subject parcel is bounded by Mendenhall Street, a 20-foot wide paved roadway, to the north. Mendenhall Street is a local road.

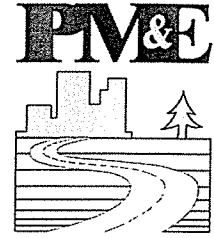
Department Recommendations: The Private Development section has no objection to the proposed rezone from CE-PLI to CE-R-6.

Advisory Comments: At the time of development the petitioner is alerted to the following requirements:

- The petitioner is alerted that any future development and subdivision of this tract would be subject to Class B improvements per 21.08.050, Table 21-08-4.
- **Dedication:** The petitioner shall dedicate right-of-way for a future connection of Harry McDonald Road to Mendenhall Street. A minimum 50-foot right-of-way will be required for any internal road configuration if this tract is subdivided.
- **Improvements:** The petitioner shall construct a 39.5-foot radius cul-de-sac at the end of Mendenhall Street.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: October 4, 2021
To: Dave Whitfield
FROM: Kyle Cunningham
SUBJECT: Cases 2021-0066, 2021-0113, & 2021-0114: Comments from Watershed Management Services.

RECEIVED

OCT 05 2021

Watershed Management Services (WMS) has the following comments for the November 1st, 2021 Planning and Zoning Commission hearing:

- 2021-0066 – Tract 2, Carol Creek Subdivision (Plat 2018-82);
 - Prior to recording the final plat, this property will require watercourse mapping and approval by WMS. Any streams or major drainageways found during mapping will need to be shown on the final plat, along with the appropriate setback plat notes.
- 2021-0113 – 2208 Eureka Street, Anchorage, Alaska 99503;
 - WMS has no comments on or objections to this request.
- 2021-0114 – 2208 Eureka Street, Anchorage, Alaska 99503;
 - WMS has no comments on or objections to this request.

MUNICIPALITY OF ANCHORAGE



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

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

Mayor Dave Bronson

RECEIVED

OCT 04 2021

Shawn Odell

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

Oct 4, 2021

RE: Case 2021-0066 Request to rezone

The Eagle River Street Maintenance staff has reviewed the case and only concern that the proposed access is as planned, until the Harry Mac Center Drive is upgraded through private development this subdivision should not have this access from a MOA road to a private road.

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: McGee, Lynn M.
Sent: Thursday, September 30, 2021 7:52 AM
To: Stewart, Gloria I.
Cc: Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: 2021-0066, 2021-0113, 2021-0114 Request for Reviewing Agency Comments

RECEIVED

All:

SEP 20 2021

ROW has the following comments by case number:

2021-0066 ROW has no comment or objections on the proposed action.

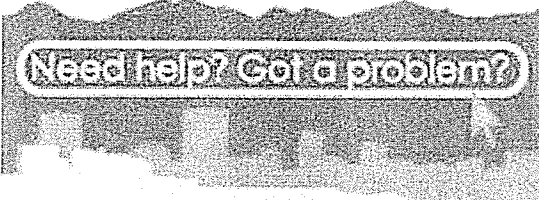
2021-0113 ROW has no comment or objections on the proposed action.

2021-0114 ROW has no comment or objections on the proposed action.

Regards,

Lynn McGee
Senior Plan Reviewer
Right of Way Section
lynn.mcgee@anchorageak.gov
Office: 343-8226
Fax: 249-7340

#ANCWORKS!
An online tool for Anchorage



From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, September 10, 2021 4:45 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2021-0066, 2021-0113, 2021-0114 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheets for the above referenced cases (2 Rezone & 1 Comprehensive Plan Map Amendment) scheduled as Public Hearings before the Planning and Zoning Commission on 11/01/2021. Routing Materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting the case of interest (i.e. 2021-0066 Reviewing Agency Routing). **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

MEMORANDUM

RECEIVED

SEP 23 2021

DATE: September 23, 2021
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: November 1, 2021
Agency Comments due: October 4, 2021

AWWU has reviewed the materials and has the following comments.

2021-0066 CAROL CREEK SUBDIVISION, TRACT 2, Request to Rezone one tract of land from CE-PLI (Public Lands and Institutions) District to CE-R-6 (Low-Density Residential) District, Grid NW0453

1. AWWU water and sewer are not available to this parcel.
2. AWWU has no objection to this rezone request.

2020-0113 WHARTON SUBDIVISION NORTH PORTION, EXCEPT DEEDED TRACT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA DESCRIBED AS FOLLOWS:

FROM THE U.S. LAND SURVEY IRON MONUMENT MARKED ONE-QUARTER (1/4) CORNER OF SECTIONS 24 AND 19; THENCE DUE SOUTH A DISTANCE OF 660.4 FEET; THENCE DUE EAST A DISTANCE OF 954.8 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST A DISTANCE OF 376.0 FEET TO THE NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 12 FEET EAST A DISTANCE OF 778.8 FEET TO THE SOUTHEAST CORNER; THENCE FOLLOWING THE NORTH RIGHT OF WAY LINE OF THE BLUEBERRY LAKE ROAD NORTH 85 DEGREES 57 FEET WEST, A DISTANCE OF 379.6 FEET TO THE SOUTHWEST CORNER, SAID ROAD RIGHT OF WAY LINE LYING 30 FEET NORTHERLY AND PARALLEL TO THE CENTER LINE OF SAID ROAD; THENCE DUE NORTH A DISTANCE OF 751.7 FEET TO THE POINT OF BEGINNING. EXCEPT AND EXCLUDING THE FOLLOWING:

- I. LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF WHARTON SUBDIVISION, ACCORDING TO PLAT P-125, IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.



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

September 15, 2021

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

RECEIVED

SEP 15 2021

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:

- **2021-0066: Tract 2, Carol Creek Subdivision (Plat 2018-82)**
- **2021-0113: 2208 Eureka Street**
- **2021-0114: 2208 Eureka Street**
- **2021-0111: Title 21 Text Amendment to the R-2 Zoning Districts Height and Bulk Standards: Request for Public Comments**
- **2021-0120: Review and Recommendation of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Sections 21.08.050 and 21.08.060 to adopt a cleanup standard for contaminated soils for new subdivision applicants**

Comments that apply to all applications accessing DOT facilities:

*These comments may or may not be specifically listed in a comment for an application, but each still apply.

All properties accessing ADOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permit is retained with the property and can pass to future owners. Driveway permits become invalid once the property undergoes a platting action or major change in development and property use. For these reasons permits become void and must be reissued.

We recommend the petitioner verify all ADOT&PF road rights-of-way adjacent to their property and dedicate them. If there is an existing right-of-way, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269 – 0522 or shawn.gardner@alaska.gov.

Sincerely,

Shawn Gardner
Anchorage Area Planner, DOT&PF

“Keep Alaska Moving through service and infrastructure.”

Kimmel, Corliss A.

From: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
Sent: Monday, September 13, 2021 9:00 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: chugiakcouncil@gmail.com
Subject: RE: 2021-0066 Request for Reviewing Agency Comments

RECEIVED

[EXTERNAL EMAIL]

SEP 13 2021

Hi Corliss and Lori;

Hope all is well with the fall colors...

The Alaska State Fire Marshals Office does not have any issues with this proposal. Thank you for your support.

We do not review single family dwelling homes or duplexes that are separated by 20 feet. If a housing in a subdivision becomes closer than 20 feet for 4 or more dwelling units, causing rated walls, we would require a review.

Recommend reviewing 2012 International Fire Code, Appendix B, C, and D for Fire Department Fire Flow, Hydrant Placement access, and subdivision development one or two family fire department access with two accesses. Contacting the Local Fire Department for comments early, complying with Chapter 5 of the 2012 IFC.

Let me know if you have any further questions, thank you for providing the proposal.

Take care;

Tim

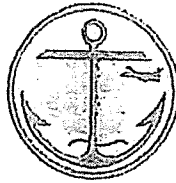
Plans Examiner II
www.akburny.com ,
Plan Review Bureau
SOA, DPS, DFLS

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, September 10, 2021 4:54 PM
To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>; chugiakcouncil@gmail.com
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2021-0066 Request for Reviewing Agency Comments

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2021-0066 (Carol Creek Rezone) scheduled as a Public Hearing before the Planning and Zoning Commission on 11-01-2021. Routing Materials can be viewed by clicking on the link below, scanning to bottom of page and selecting 2021-0066 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<http://www.muni.org/CityViewPortal/Planning/Status?planningId=17358>.

**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: 2021-0066

I, Andrey M. Masov hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezoning. The notice was posted on 8/23/21 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 23rd day of August, 2021.

Andrey Masov
Signature

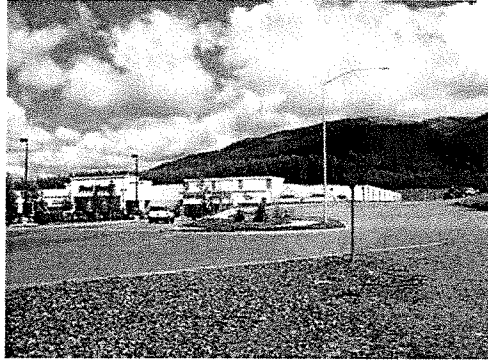
LEGAL DESCRIPTION

Tract or Lot: TRACT 2

Block: —

Subdivision: CAROL CREEK

**HISTORICAL AND
RELATED
INFORMATION**



UPDATE of the Chugiak-Eagle River Site-Specific Land Use Plan

Final Plan :: March 2018



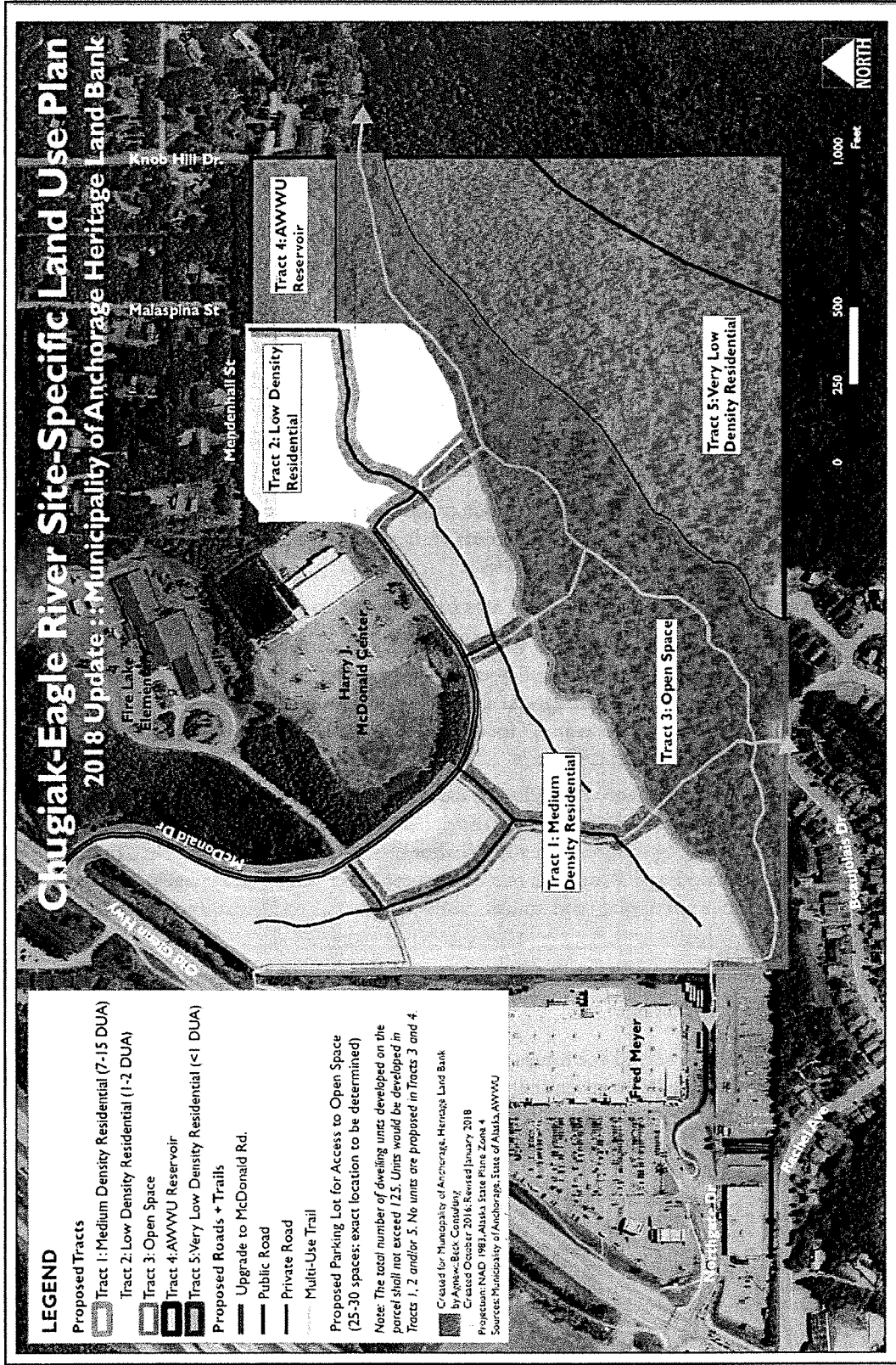
Prepared for the Heritage Land Bank,
Municipality of Anchorage



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Map 7. Site Specific Land Use Plan for Carol Creek Parcel



Land Use Recommendations

The Carol Creek parcel is a large site that can accommodate a variety of land uses. The key feature that define the site is Carol Creek and associated wetlands, which provide an important drainage function and natural resource corridor. The parcel naturally divides into distinct areas based on site topography and the presence of the wetlands. The site plan, Map 7, outlines the geography of these sections and Table 8 below summarizes the recommendations.

Table 8. Summary of Recommended Land Uses for Carol Creek Parcel

Area	Land Use Classification	Land Use Classification Description
Tract 1	Residential, Medium Density (7 to 15 DUA)	<p>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.</p> <p>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.</p> <p>No more than 115 dwelling units shall be developed on this tract.</p>
Tract 2	Residential, Low Density (1-2 DUA) <i>Note: density above 2 DUA requires connection to the public water system</i>	<p>Provides for neighborhoods with a semi-rural atmosphere consisting generally of single-family homes on half acre or larger sized lots. Allows the option for accessory dwelling units.</p> <p>Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment. Development to match the density and character of the adjacent neighborhood.</p> <p>No more than 7 dwelling units shall be developed on this tract.</p>
Tract 3	Park and Natural Resources	<p>Retain a substantial open space corridor along Carol Creek, including the creek itself and adjoining wetlands and forested areas. Provide for active and passive recreation, conservation of natural areas, and trail corridors connecting neighborhoods.</p> <p>Manage this corridor to be substantially undisturbed, to protect water quality, to ensure the integrity of the wetlands, to provide non-motorized trails, and to maintain an open space buffer between the residential neighborhoods on either side of this green space.</p>
Tract 4	PLI	<p>Sell this parcel to AWaterWU for the purpose of reservoir(s) construction, at fair market value, to help supply the overall water needs of Eagle River. Purchase agreement to outline the framework for a memorandum of understanding about shared infrastructure costs.</p>

Recommended Zoning

Table 10. Recommended Zoning for Carol Creek Parcel

PARCEL NAME	Land Use Recommendation	Recommended Zoning	Zoning Notes
North Knoll (HLB I-071)	Park and Natural Resources	Retain as CE-PLI	
Carol Creek (HLB I-074)			
Tract 1 (Residential)	Medium Density Residential (7 to 15 DUA)	CE-R-2M-SL	Recommend special limitation (SL) for administrative site plan review to conform to design standards; cap at 115 dwelling units.
Tract 2 (Residential)	Low Density Residential (1 to 2 DUA)	CE-R2A or CE-R-6	Recommend special limitation (SL) for min. 40,000 sf lots, if public water and/or sewer not feasible for this site; cap at 7 dwelling units.
Tract 3 (Creek Corridor)	Park and Natural Resources	Retain as CE-PLI	
Tract 4 (AWWU Parcel)	Community Facility (AWWU Reservoir)	Retain as CE-PLI	
Tract 5 (Slope or Residential)	Rural Residential (< 1 DUA) or Park and Natural Resources	CE-R-10 SL or PLI	Recommended special limitation (SL) cap at 3 dwelling units.

Disposal of Property

The formal steps to dispose of the HLB parcels must follow a process established in AMC § 25.40.025. This process requires public noticing and a public hearing at an HLBAC meeting. After receiving comments from the general public regarding the possible disposal, as well as area Community Councils or other parties, the HLBAC will make its recommendation to the Assembly. The disposal must then be presented in a formal public hearing before the Assembly and approved by Assembly ordinance.