

## PLANNING DEPARTMENT STAFF ANALYSIS REZONING

**DATE:** July 9, 2018

**CASE NO.:** 2018-0066

**APPLICANT:** Walter Wilcox, Nord De La Chelsea, LLC

**REPRESENTATIVE:** Tom Dreyer, S4 Group, LLC

**REQUEST:** A request to rezone from R-2M to R-3A

**LOCATION:** Tract 1, Emerald Subdivision (Plat 2017-84)

**COMMUNITY COUNCIL:** Sand Lake

### ATTACHMENTS:

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

**RECOMMENDATION SUMMARY:** Approval

### SITE

Acres: ±6.207 acres

Vegetation: Birch, spruce, and undergrowth

Current Zoning: R-2M, mixed residential district

Topography: Flat

Utilities: Public water and sewer

### COMPREHENSIVE PLAN

Classification:

- “Compact Mixed Residential Medium” and “Residential Mixed-Use” in the 2017 *Anchorage 2040 Land Use Plan*
- “Medium Intensity Residential” in the 2014 *West Anchorage District Plan*

### SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-1 and R-2M	R-2M	R-2M	B-1A and R-2M
Land Use:	Multifamily and Single-Family Residential	Parkland	Multifamily and Vacant	Retail, Church, Multifamily, Duplex, and Single-Family Residential

## **REQUEST**

Nord De La Chelsea, LLC is requesting to rezone a tract of land totaling 6.207 acres from R-2M (mixed residential district) to R-3A (residential mixed-use district).

## **DEPARTMENTAL COMMENTS**

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

## **COMMUNITY COMMENTS**

Five-hundred and forty public hearing notices were mailed on May 24, 2018. As of this writing, six public comments were received, of which all were opposed the rezone. The Sand Lake Community Council did not comment. A member of the community council submitted his summary of one of the meetings and it is attached.

## **FINDINGS**

### **21.03.160 Rezoning (Zoning Map Amendments)**

#### **Pre-Application Conference**

A pre-application conference was held on February 5, 2018, in accordance with 21.03.020B.

#### **Community Meeting**

A community meeting was held with the Sand Lake Community Council on February 28, 2018, in accordance with 21.03.020C. A summary of the meeting is included.

### **21.03.160E. Approval Criteria**

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

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

The standard is met.

This rezone to R-3A district promotes the general welfare and benefits the community as a whole with housing and limited commercial uses on one site. The R-3A is a medium density residential district that allows some commercial uses that are compatible with residential districts. The R-3A contains a long list of district-specific design standards in chapter 4, in addition to the use-specific standards in chapter 5, the dimensional requirements in chapter 6, and development and design standards in chapter 7. The Municipality has a well-documented shortage of housing and the R-3A district is one tool for attempting to meet housing demand.

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

The standard is met.

This 6-acre site conforms to the locational requirements for the R-3A district, AMC 21.04.020H.3. The site is adjacent to West Dimond Boulevard, which is classified as Major Arterial IIIA in the *Official Streets and Highways Plan*. The site is abuts a public transit route (People Mover Route 65) on Arlene Street and West Dimond Boulevard. Also, the *Anchorage 2040 Land Use Plan Map* identifies the site as both “Compact Residential Medium” and “Residential Mixed-Use.” The R-3A district is an implementing district for these land use designations.

The 2014 *West Anchorage District Plan* identifies the site as “Medium Intensity Residential”, but this was before the adoption of the *Anchorage 2040 Land Use Plan Map* and the R-3A district regulations. AMC 21.01.090D.5. states, “Where comprehensive plan elements conflict, the most recently adopted shall govern.”

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

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

The site borders West Dimond Boulevard, which is a “Major Arterial,” and Arlene Street, which is a “Collector.” The R-3A zone is compatible with the adjoining properties which are zoned B-1A, R-2M, and R-1. The Campbell Creek Greenbelt lies east of the petition site. North of the petition site is R-2M and R-1 and is developed with multifamily and single-family homes. West of the petition is zoned B-1A and R-2M and developed with a retail store, a triplex, a duplex, a single family home, and a church.

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

The R-3A residential mixed-use district is compatible with the surrounding commercial, residential, and religious uses. R-3A district allows medium density residential and limited commercial uses, which is ideal at this site along West Dimond Boulevard. The site is located at the northeast corner of the intersection of a “Major Arterial” and “Collector.” Medium residential density is desirable where adjacent to a street classification of “Major Arterial.” A traffic impact analysis will determine the level of development (i.e. number of dwelling units) and the driveway locations.

- *Residential Policy 11: Mixed-density residential developments shall be permitted in identified zoning districts provided the development maintains or improves the function and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.*

Mixed-use developments are desirable to communities because they reduce sprawl, promote walkability and reduce auto-dependency, make housing construction more economical, offer a variety of housing types, increase tax revenues, and have lower public infrastructure costs. The R-3A district is

intended for areas identified in the *Anchorage 2040 Land Use Plan Map* for mixed-use development that are located outside of Downtown. The R-3A district requires a suite of district-specific standards that deal with height transitions, site design, and architectural design. Additionally, the development and design standards in Chapter 7 address usable open space and site perimeter landscaping which provides buffering from less dense residential districts. In regards to traffic, the Municipal Traffic Engineer and DOT&PF will both need to approve a traffic impact analysis (TIA) prior to development of the site. The TIA will determine access to the three streets abutting the petition site, what improvements will be required, and the intensity of development allowed.

**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 of the R-3A zoning district. AMC 21.04.020H. states:

The R-3A district is a medium density, mixed-use multi-family district with gross densities between 12 and 30 dwelling units per gross acre. The R-3A district is primarily residential, but allows a variety of compatible commercial, retail, services, or office uses, as identified in Table 21.05-1. To maintain and provide desired housing densities with the addition of other uses, the R-3A district allows greater building heights and greater lot coverage than the R-3 district, based on site-specific criteria, while maintaining a residential living environment with common open space, landscaping, and other features that benefit residents and the community. The R-3A district is typically located near designated city, regional, and town centers. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.

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

The standard is met.

The R-3A district is compatible with surrounding zoning and development intensities. The site borders an "Arterial" and a "Collector" street. The subject property is surrounded by B-1A, R-2M, and R-1 districts. Surrounding development includes a retail business, multifamily housing, a duplex, a church, single-family homes, and a park.

The R-3A is a residential district that allows limited commercial uses. The R-3A has very restrictive district-specific standards which provide adequate



buffering for adjacent properties. For instance, all building will be required to comply with AMC 21.06.030D.8., *Height Transitions for Neighborhood Compatibility*, which promotes building scale compatibility and exposure to daylight.

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

The standard is met.

People Mover Route 65 runs down both Arlene Street and West Dimond Boulevard. There is a bus stop at 88<sup>th</sup> Avenue and Arlene Street, which is less than a block from the petition site.

The Traffic Engineer will require an updated traffic impact analysis prior to development of the property, in accordance with AMC 21.07.060C.1., *Traffic Impact Analysis Required*.

The site is bounded by West Dimond Boulevard and Arlene Street. The *Official Streets and Highways Plan* identifies West Dimond Boulevard as a "Major Arterial IIIA" and shows Arlene Street as a "Neighborhood Collector IC." Both streets are constructed to Municipal standard with sidewalks on both sides of the streets. Juliana Street dead ends at the subject parcel. Juliana Street is a strip paved Local Road that is in poor condition.

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

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

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

The standard is met.

The R-3A district will not result in adverse impacts on the natural environment. Development of the property will be subject to Title 21 site design requirements as well as the building permit review process. The developer will have to provide a master grading and drainage plan.

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 is a large tract of relatively flat land. Both multifamily housing and commercial uses are already present in the immediate vicinity. The site has good access to three streets, but the location of driveways will be determined by a traffic impact analysis, involving both the Municipal Traffic Engineer and State DOT&PF.

The Department does not recommend creating a unique zoning district through special limitations on this property. There are already extensive regulations in this R-3A district that promote compatibility with neighboring properties. Limiting residential density may be the result of the traffic impact analysis, but it should not be a requirement of the rezoning. Building height and site design is addressed in the R-3A district-specific standards, the use-specific standards, the dimensional standards, and the development and design standards. For instance, limiting building height could result in the loss of open space on the property by forcing wider buildings and more surface parking lots.

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

The standard is met.

The rezone to R-3A will not extend a land use pattern that is inconsistent with the comprehensive plan. The *Anchorage 2040 Land Use Plan Map* deliberately increased residential density at this site given the well documented need for housing in the community.

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

The standard is met.

The rezoning will not create a split-zoned lot.

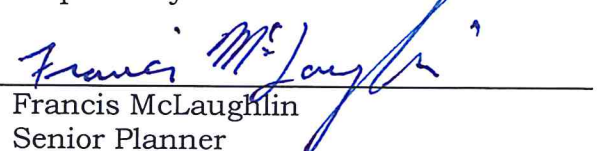
**DEPARTMENT RECOMMENDATION**

The Department finds that all nine approval criteria for a rezone are met. The Department recommends APPROVAL of the rezoning from R-2M to R-3A. Attached is a draft Assembly Ordinance.

Reviewed by:

  
Michelle J. McNulty, AICP  
Director

Prepared by:

  
Francis McLaughlin  
Senior Planner

Submitted by: Chair Dunbar at the Request  
of the Mayor  
Prepared by: Planning Department  
For Reading:

**ANCHORAGE, ALASKA**

**AO No. 2018-\_\_**

1 **AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE**  
2 **REZONING OF APPROXIMATELY 6.207 ACRES FROM R-2M (MIXED**  
3 **RESIDENTIAL DISTRICT) TO R-3A (RESIDENTIAL MIXED-USE DISTRICT) FOR**  
4 **TRACT 1, EMERALD SUBDIVISION PER PLAT 2017-84; GENERALLY**  
5 **LOCATED AT THE NORTHEAST CORNER OF WEST DIMOND BOULEVARD**  
6 **AND ARLENE STREET, IN ANCHORAGE.**

7  
8 (Sand Lake Community Council) (Planning and Zoning Commission Case 2018-0066)  
9

10 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
11

12 **Section 1.** The zoning map shall be amended by designating the Tract 1, Emerald  
13 Subdivision per Plat 2017-84, as R-3A, residential mixed-use district.  
14

15 The property described above is shown on Exhibit "A," attached.  
16

17 **Section 2.** This ordinance shall become effective 10 days after the Director of the  
18 Planning Department has received the written consent of at least 51 percent of the  
19 owners of the property within the area described in Section 1 above to any special  
20 limitations contained herein. The rezone approval contained herein shall  
21 automatically expire, and be null and void, if the written consent is not received  
22 within 120 days after the date on which this ordinance is passed and approved. In  
23 the event no special limitations are contained herein, this ordinance is effective  
24 immediately upon passage and approval. The Director of the Planning Department  
25 shall change the zoning map accordingly.  
26

27 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
28 of \_\_\_\_\_ 2018.  
29  
30  
31

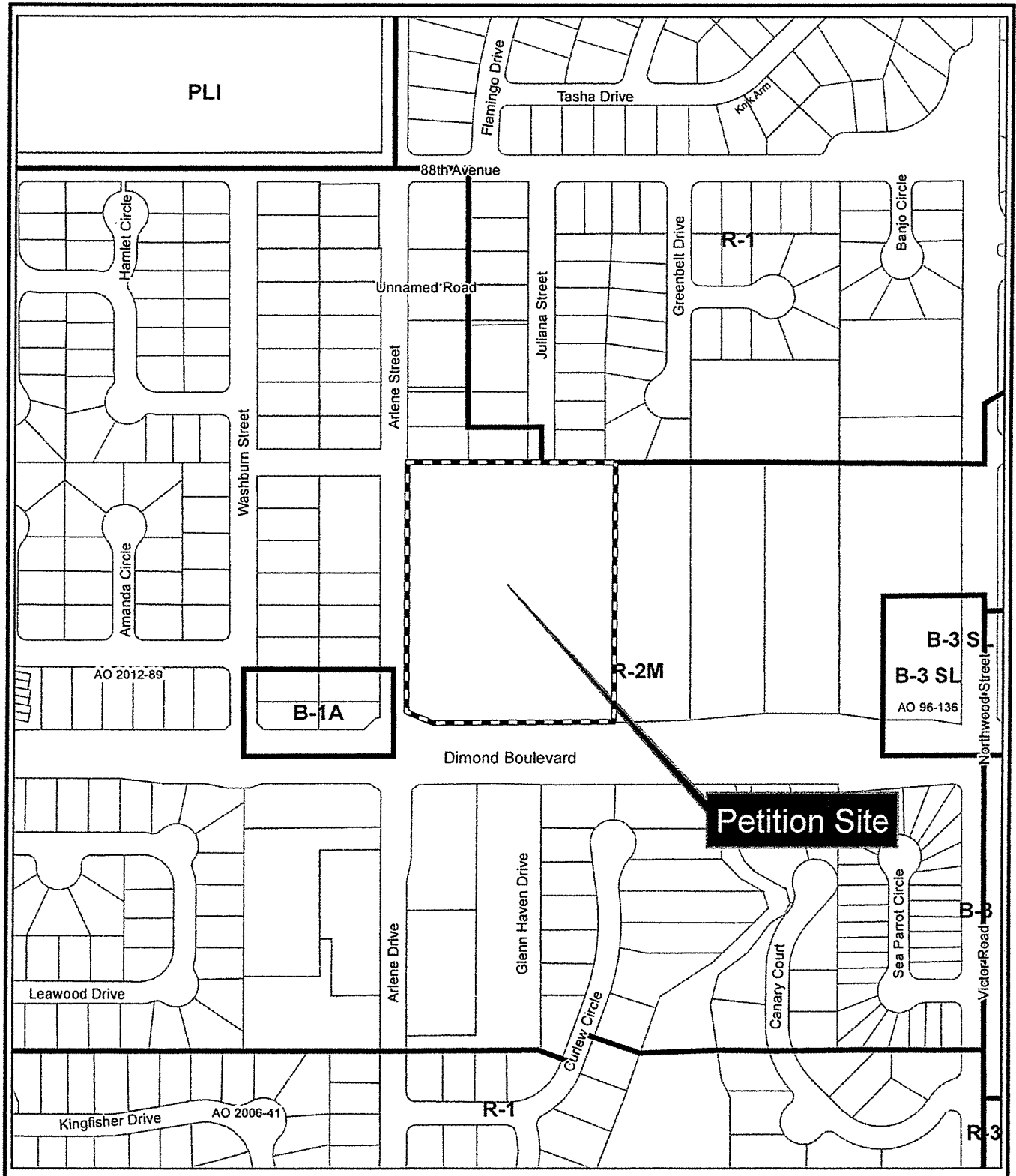
32 \_\_\_\_\_  
Chair of the Assembly

33 ATTEST:  
34  
35

36 \_\_\_\_\_  
Municipal Clerk  
37

(Case 2018-0066)

# 2018-0066 EXHIBIT A



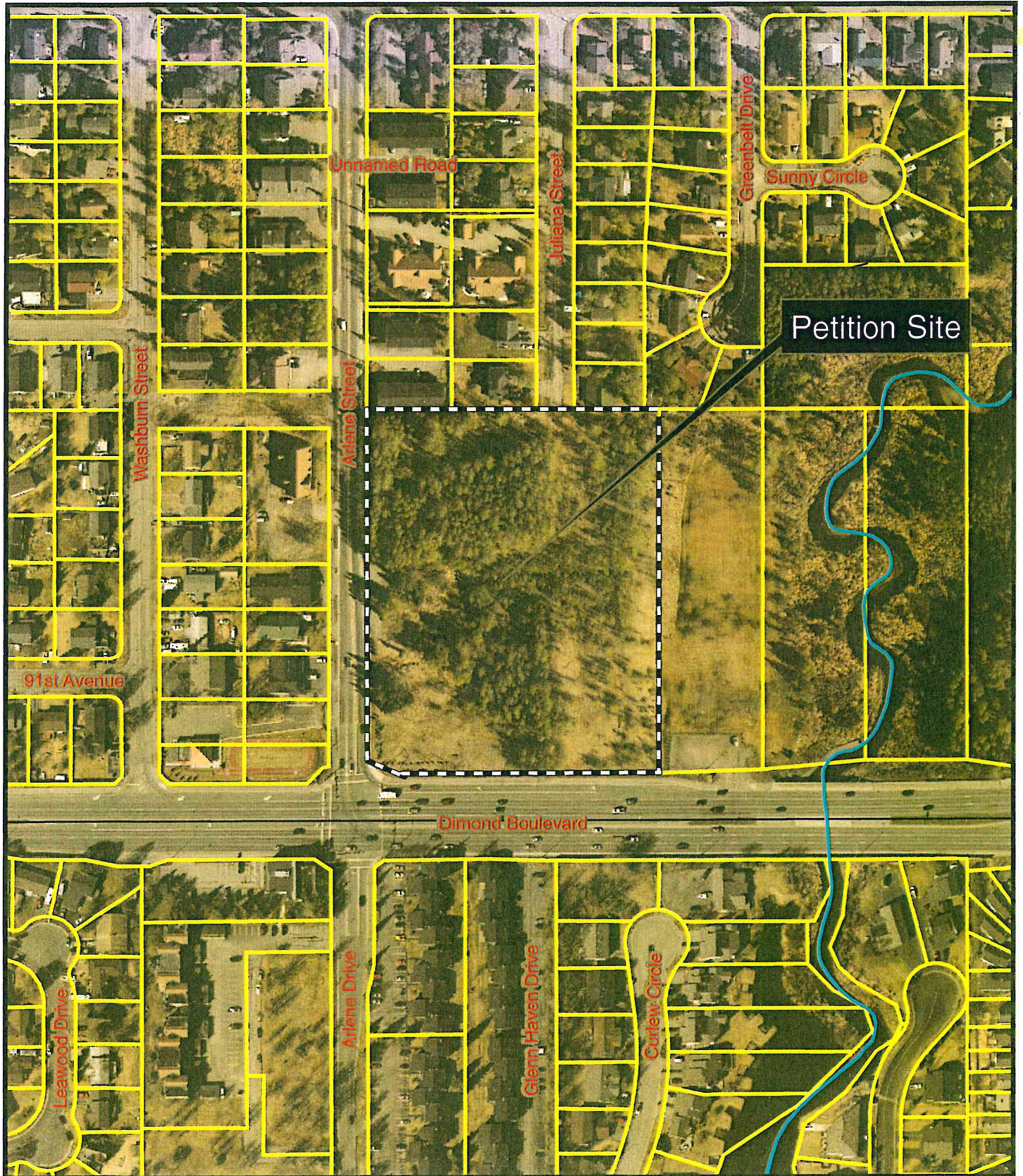
Municipality of Anchorage  
Planning Department

Date: May 11, 2018





# 2018-0066





# Departmental and Public Comments



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## MEMORANDUM

DATE: Revised June 19, 2018

TO: Current Planning Division Supervisor.  
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2018-0066 rezone from R-2M to R-3A  
Emerald Subdivision**

Traffic Department has no objection to this requested rezoning action. The R2M and R3A each allows for multifamily development to occur. The R3A would allow for a similar development to occur which may also include commercial usage. The information provide in the complete Traffic Impact Analysis (TIA) shows that the area can support the Average Daily Trips required for multi-family development.

An additional concern would be access to and from the site. AKDOT&PF has already indicated that improvements to Juliana Street may be required to support restrict access to Dimond Blvd. Traffic Department concurs with the AKDOT recommendation.

The Developer may need to modify the Traffic Impact Analysis depending on the type of future commercial development that may proposed for this site.

# MEMORANDUM

**DATE:** May 31, 2018

**TO:** Dave Whitfield, Planning Manager, Planning Section, Planning Division

**FROM:** Paul Hatcher, Engineering Technician III, Planning Section, AWWU

**RE:** Zoning Case Comments

Plats to be heard July 9, 2018

Comments due June 11, 2018

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PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

**2018-0065 DEBARR VISTA #7 BLK 12 LT 6, Conditional Use Permit for Chugach Electric Association's DeBarr Utility Substation Renovation project, Grid SW1339**

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

**2018-0066 EMERALD SUBDIVISION TR 1, Request to Rezone from R-2M (Mixed Residential) District to R-3A (Residential Mixed-Use) District, Grid SW2327**

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

**2018-0069 T15N R1W SEC 9 LT 20 REM; NORTH BIRCHWOOD TR 1 SENIOR CITIZEN CENTER & T15N R1W SEC 16 LT 3, Request to Rezone three parcels of land from CE-PLI (Chugiak-Eagle River Public Lands and Institutions) District & CE-PLI-P (Chugiak-Eagle River Public Lands and Institutions-Parks) District to CE-B-3-SL (General Business) District with Special Limitations, Grid NW1258**

1. AWWU water is available to two parcels; sanitary sewer is not available to these parcels.
2. AWWU has no objection to this rezone.

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](mailto:paul.hatcher@awwu.biz)







THE STATE  
of ALASKA

GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

ANCHORAGE FIELD OFFICE  
Planning & Administrative Services

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521

June 20, 2018

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

RE: MOA Zoning Case 2018-0066

Dear Mr. Whitfield:

On June 19<sup>th</sup>, 2018, the Department of Transportation and Public Facilities (DOT&PF) Central Region Planning Field Office received a request from the Municipality of Anchorage through Francis McLaughlin to provide additional information regarding our comments on Zoning Case 2018-0066. This letter serves as DOT&PF's response.

DOT&PF does not object to the rezoning of the parcel known as Emerald Subdivision, Tract 1. The zoning designation, in and of itself, does not impact DOT&PF facilities. DOT&PF will have comments when a site plan is submitted or a driveway permit accessing Dimond Boulevard is requested.

On October 4, 2016, DOT&PF sent a letter to Kinney Engineering accepting the applicant's Traffic Impact Analysis (TIA), contingent upon four points of access and internal circulation throughout. The letter explicitly states "If there is any site action that reduces internal access from 2 points on Arlene Street and one on Juliana Street, then DOT/PF does not approve of Dimond Boulevard access". At this time, the DOT&PF has no further comments on this zoning case or TIA. If additional zoning or platting cases arise, DOT&PF will review them and comment as necessary.

Best Regards,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec  
Anchorage Area Planner

Cc: Francis McLaughlin, Senior Planner, Planning Division, Municipality of Anchorage  
Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

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THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

June 1, 2018

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**JUN 01 2018**

**PLANNING DEPARTMENT**

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

RE: MOA Zoning Review

Dear Mr. Whitfield:

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

- **2018-0066: Emerald Subdivision, Tract 1**
- **2018-0075: 32751 Tawni Road**
- **2018-0076: 32751 Tawni Road**
- **2018-0079: 32751 Tawni Road**

Sincerely,

A handwritten signature in black ink, appearing to read "James Starzec".

James Starzec  
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

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# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

*Mayor Ethan Berkowitz*

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JUN 11 2018

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Planning and Zoning Commission Applications/Petitions

**DATE:** June 11, 2018

**TO:** Dave Whitfield, Planning Section Supervisor

**FROM:** Brandon Telford, Plan Review Engineer

**SUBJECT:** Comments for Planning and Zoning Commission  
Public Hearing date: July 09, 2018

**Case 2018-0065** – Conditional Use Permit for Chugach Electric Association's DeBarr Utility Substation Renovation project.

#### Department Recommendations:

The Private Development Section has no comment on the Conditional Use.

**Case 2018-0066** – Request to Rezone from R-2M (Mixed Residential) District to R-3A (Resident Mixed Use) District.

#### Department Recommendations:

The Private Development Section has no comment on the Request to Rezone.

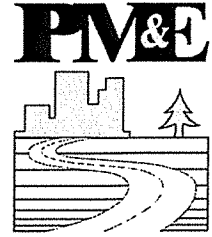
**Case 2018-0069** – Request to Rezone three parcels of land from CE-PLI (Chugiak-Eagle River Public Lands and Institutions) District & CE-PLI\_P (Chugiak-Eagle River Public Lands and Institutions-Parks) District to CE-B-3 SL (General Business) District with Special Limitations.

#### Department Recommendations:

The Private Development Section has no comment on the Request to Rezone.



**Municipality of Anchorage**  
**Project Management and Engineering**  
**MEMORANDUM**



**DATE:** June 8, 2018

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**To:** Dave Whitfield

JUN 08 2018

**FROM:** Steven Ellis

PLANNING DEPARTMENT

**SUBJECT:** Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for July 9, 2018, Planning and Zoning Commission Meeting.

2018-0066, Request to Rezone from R-2M to R-3A; WMS has no comment.



## MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



Date: May 31, 2018

To: Planning Department, Current Planning Division

Thru: *DAF* DeeAnn Fetko, Deputy Director

From: *SG* Shelley Griffith, Environmental Health Services Program Manager

Subject: Comments Regarding CUP 2018-0066, Nord De La Chelsea, LLC, Request to Rezone from R-2M (Mixed Residential) District to R-3A (Residential Mixed-Use) District

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No Comment.

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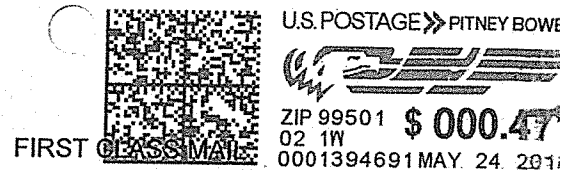
MAY 31 2018

PLANNING DEPARTMENT

# Public Comments: 2018-0066

Commenter	Email	Phone Number	Submitted
Frank Rast 8253 Seacliff Street Anchorage, AK 99502	frast@gci.net	907.230.4662	5/30/2018 2:30:26 PM
<p>Please accept the following comments to the rezone request</p> <p>Summary of Community Meeting</p> <p>I attended the SLCC meetings on February 5th, 2018, and July 11th 2016. In the 2016 meeting the developer committed to maintaining the sledding hill which was one of the reasons the SLCC approved the original proposal. In the current proposal the developer is no longer maintaining the sledding hill for public use. This along with significant traffic impacts to the neighborhood is partially why the SLCC opposed the rezone in the February 2018 meeting. This rezone will have significant traffic and financial impacts to the surrounding area. In short the rezone will result in a significant increase in value to the Owners while lowering surrounding property values. There is no economic justice to adjacent property owners, particularly along Julianna Street, without financial compensation. I believe any licensed property appraiser could assess economic impacts and reasonable compensation to impacted properties.</p> <p>Proposal</p> <p>Item 4 Compatibility with surrounding development</p> <p>Arlene, Dimond and Julianna were constructed based on the current zoning which would allow approximately 93 new dwelling units. A more than threefold increase in traffic will have a significant impact without additional improvements on these three streets. The developer is not proposing any offsite traffic mitigation, other than upgrading Julianna Street.</p> <p>I have driven on Dimond Boulevard daily for the last twenty years and believe a significant increase in the amount of rear-end collisions will occur with a new high use driveway access off of and onto Dimond Boulevard, particularly in winter due to the Campbell Creek Bridge and gradient to the east of the proposed driveway. The current zoning density would not require a new driveway on Dimond. The developer stated in the February 2018 SLCC meeting the Traffic Impact Analysis had been approved without providing any documentation. It is my understanding that Alaska DOT&amp;PF does not approve TIA's, but reviews them when a driveway application for access is submitted. The TIA did not identify peak hour turning movements into the proposed Dimond driveway, but there will be a substantial increase in rear end collisions. Any new driveway should require a que lane as far east as practical (Campbell Creek Bridge).</p> <p>Item 7 Significant adverse impacts on adjacent land uses</p> <p>The development will have a significant impact on the adjacent park as there will no longer be a sledding hill. This could be remedied with a public use easement which to date the developer has not proposed.</p> <p>Project Overview</p> <p>The architect indicates that the neighborhood will have benefit of access through the site, but no public use easements have been provided.</p>			
Daniel F Murakami 8221 opal dr. Anchorage, AK 99502	DFMurakami@aol.com	9074417561	6/10/2018 4:45:45 AM
<p>Case Number 2018-0066</p> <p>No- This is not a good idea for the area or the community. Too much impact on the neighbors to this property. Need to tone down the plan to a smaller impact. Rezoning for a higher density is a mistake. Road traffic, foot traffic, school would all be subject to over congestion. Project is overreaching for this property. Dan</p>			

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



01235283000  
KETCHUM CRAIG L & ROBERTA S  
2801 GILLAM CIRCLE  
ANCHORAGE, AK, 99517-2410

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JUN 05 2018

PLANNING DEPARTMENT

## NOTICE OF PUBLIC HEARING: Monday, July 9, 2018

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

CASE: 2018-0066

PETITIONER: Nord De La Chelsea, LLC  
REQUEST: Request to Rezone from R-2M (Mixed Residential) District to R-3A (Residential Mixed-Use) District  
TOTAL AREA: 6.21 acres  
SITE ADDRESS: N/A  
LOCATION: Generally located east of Arlene Street, south of West 88th Avenue, west of Northwood Street and north of West Dimond Blvd.  
CURRENT ZONE: R-2M (Mixed Residential) District  
COM COUNCIL(S): Sand Lake, Bayshore-Klatt  
LEGAL DESCR: Emerald Subdivision, Tract 1 (Plat 2017-84)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, July 9, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name: Roberta Ketchum

Address: 2801 GILLAM CIRCLE AA 99517

Comments: THIS IS ALREADY A HIGH DENSITY HEAVILY TRAFFICED AREA.  
INCREASING RESIDENCY WOULD ADD TO CONGESTION ON  
A POORLY MAINTAINED INFRASTRUCTURE. THE LACK OF  
SINGLE FAMILY DWELLINGS MEANS HIGH TRANSIENT AREA WITH  
LITTLE PROPERTY DEVELOPMENT OR CARE. Robert Ketchum

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



01235287000  
MONSON PETCHARAT  
8931 FOREST VILLAGE DRIVE #B  
ANCHORAGE, AK, 99502-5547

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MAY 30 2018

PLANNING DEPARTMENT

## NOTICE OF PUBLIC HEARING: Monday, July 9, 2018

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

CASE: 2018-0066

PETITIONER: Nord De La Chelsea, LLC  
REQUEST: Request to Rezone from R-2M (Mixed Residential) District to R-3A (Residential Mixed-Use) District  
TOTAL AREA: 6.21 acres  
SITE ADDRESS: N/A  
LOCATION: Generally located east of Arlene Street, south of West 88th Avenue, west of Northwood Street and north of West Dimond Blvd.  
CURRENT ZONE: R-2M (Mixed Residential) District  
COM COUNCIL(S): Sand Lake, Bayshore-Klatt  
LEGAL DESCR: Emerald Subdivision, Tract 1 (Plat 2017-84)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, July 9, 2018 in the Loussac Library Assembly Chambers, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>.

Name:

Roger Monson

Address:

8931 Forest Village Dr. #B, Anch, AK 99502

Comments:

With this many apt's added to the neighborhood we  
would have a traffic problem. Chitwood Elem is too full  
You would need Northwood extended to Diamond by Fred Meyers  
A bridge across Cable Creek. The 4 way stop at 88th & Arlene  
is already a problem when school is in

This big of complex will create a lot of problems. Build  
like single family homes would be better. Build large complexes  
on the wet lands by 100th & C etc.



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



01238185005  
MCFARLENE CAMERON W  
9201 ARLENE DRIVE #G-05  
ANCHORAGE , AK, 99503

RECEIVED

MAY 29 2018

PLANNING DEPARTMENT

## NOTICE OF PUBLIC HEARING: Monday, July 9, 2018

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Name: CAMERON MCFARLANE

Address: 9201 ARLENE ST APT. #65 ANCHORAGE, AK 99502

Comments: PLEASE ADDRESS THE EXISTING AND NEWLY CREATED TRAFFIC SAFETY ISSUES ON ARLENE ST BETWEEN DIMOND AND BLVD 88<sup>TH</sup>. AT PEAK TIMES, IT IS ALREADY EXTREMELY DANGEROUS. A TRAFFIC LIGHT AT 88<sup>TH</sup> AVE & ARLENE WOULD HELP AND LOWERING THE SPEED LIMIT TO 25 MPH WOULD BE A TREMENDOUS STEP TOWARDS A SAFER TRAFFIC FLOW. OTHERWISE, I AM HAPPY TO SEE THE DEVELOPMENT GO IN.

**McLaughlin, Francis D.**

---

**From:** rick kunz <rickkunz@yahoo.com>  
**Sent:** Wednesday, May 23, 2018 6:54 PM  
**To:** McLaughlin, Francis D.  
**Subject:** disregard first email, too many errors. These are my comments

Good afternoon Mr. McLaughlin,

I believe it would be unfair to homeowners in the area of Emerald Hills to rezone to R3-A for the following reasons:

1. The homeowners purchased their property with the understanding that Emerald Hills was zoned R2-A. Never in my wildest nightmares did I believe several 70 ft. high buildings would be built on that land. It is inconsistent with the character of the neighborhood and it invades the privacy of the adjoining neighbors as tenants would be able to see directly into those backyards.
2. Dimond High School already is filled to 100% + capacity. They are already conducting classes in modular school classrooms.
3. The neighborhood to the northeast of the property is about 15 feet below it, effectively making a 7 story building the equivalent to an 8 1/2 story building increasing the lack of privacy to that area of the neighborhood.
4. At the Sand Lake C.C. meeting of Feb. 5, 2018, there was a vote to reject the architects' plans for the Emerald Hills site. I don't know the exact tally but it was overwhelmingly against. As soon as I receive the minutes of the meeting I will email you the exact vote count.

That's all I can think of for now.

Sincerely,

Frederick (Rick) Kunz, D.D.S.

P.S. I was reading old information. Now I see there is a Title 21 rewrite.

**McLaughlin, Francis D.**

---

**From:** rick kunz <rickkunz@yahoo.com>  
**Sent:** Wednesday, May 23, 2018 7:01 PM  
**To:** McLaughlin, Francis D.  
**Subject:** Vote tally at Feb. 5 ,2018 meeting from the minutes.

A motion was made to accept the architects' plans presented at the Feb. 5, 2018 Sand Lake C.C. meeting.  
In favor(of plans) – 4  
Opposed(to plans) – 25  
Abstain – 6

Sincerely,

Frederick (Rick) Kunz, D.D.S.

## McLaughlin, Francis D.

---

**From:** Robert Hayes <robert.hayes@gssiak.com>  
**Sent:** Tuesday, May 22, 2018 6:43 PM  
**To:** McLaughlin, Francis D.  
**Cc:** mbbutler@gci.net  
**Subject:** Fwd: Dimond & Arlene development re-zoning

Final Notice

From: Robert Hayes  
Sent: Tuesday, May 22, 3:02 PM  
Subject: Dimond & Arlene development re-zoning  
To: mail@sandlakecc.org  
Cc: rick kunz

Here are the problems with the (new) zoning request and development in general,

1. The SLCC July 2016 vote by Jason Grenn as president was illegal and dishonest, it was done during the regular summer break when our normal meeting place Sand Lake Elementary is closed for the summer!
2. There also had to be a problem with the member notice because only 1 or 2 regular members knew about it and the rest were first (and last) timers?
3. Several years earlier at a regular meeting with Dan Burgess as president we did vote to support an upgrade of the zoning to 3 stories like we did for Sean Debenham's buildings on Northwood & Raspberry. We wanted to be fair and helpful for this land owner as well.
4. The surprise 7 story buildings could add 300 to 500 new homes to the community and the schools already have portable classrooms!
5. Juliana St. would have to be connected to it and turn a dead end into a collector street like Arlene St..
6. Local traffic for Arlene will be impacted and jammed during am & pm rush hours,
7. The public park land and sledding hill to the East will be impacted negatively if not planed to complement each other. I was suggesting there could be extra parking along the East side for residents and park users. And the commercial units could have food etc. for park customers and others to patronize.
8. Its not very safe to build over 3 stories so close to a lake airport to the South.
9. The right thing to do is hold this zoning to 3 stories like the rest of the area is at or start the whole process over so it can be done honestly and properly through the regular SLCC meetings and process which we thought we had done several years ago!

Please enter this as my public testimony if the July 9th meeting is held as scheduled,

THANK YOU,

ROBERT HAYES  
SLCC Member since 2004  
Past President 2007 & 2009  
8930 Greenbelt Dr.  
Anchorage AK 99502  
907-242-2433

# Affidavit of Posting and Historical Information



Municipal Clerk's Office  
Amended and Approved  
Date: 01/09/2018

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: December 19, 2017

**ANCHORAGE, ALASKA**  
**AO NO. 2017-176, As Amended**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, REVIEW AND APPROVAL PROCEDURES; 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS; 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.08, SUBDIVISION STANDARDS, IN ORDER TO CREATE AN R-3A RESIDENTIAL MIXED-USE DISTRICT.**

(Planning and Zoning Commission Case No. 2017-0110)

**WHEREAS**, residential mixed-use developments provide communities with many benefits, such as greater housing variety and efficient use of land, more compact development, pedestrian- and bicycle-friendly environments, and reduced distances between housing, workplaces, retail businesses, and other destinations; and

**WHEREAS**, *Anchorage 2020—Anchorage Bowl Comprehensive Plan Policy #11*, which encourages residential mixed-use development as a permitted use in certain zoning districts, provided that the development maintains or improves the functional and aesthetic characteristics of the surrounding area and maintains or improves adjacent transportation access and traffic flow; and

**WHEREAS**, the 2012 Anchorage Housing Market Analysis found that Anchorage does not have enough buildable land to accommodate future housing demands and that stand-alone mid-rise and low-rise residential buildings do not offer sufficient new units to meet demand; and

**WHEREAS**, that study found that housing policy changes including increasing density and land use efficiency while providing targeted opportunity areas for denser development would begin to create supply to meet demand; and

**WHEREAS**, in anticipation of projected residential demand, the *Anchorage 2040 Land Use Plan* introduced a new residential district that offers targeted and strategically located areas for residential mixed-use, at a medium density with gross densities of 15 to 40 dwelling units per acre, which is a new zoning tool that will provide significant opportunity for new residential units in certain areas of the Anchorage Bowl; and

**WHEREAS**, the R-4A zoning district is primarily a high-density multifamily district intended for areas in or near downtown and midtown with gross densities greater than 35 dwelling units per acre while permitting commercial retail, services, and office uses within the development; and

1 **WHEREAS**, the 2040 Land Use Plan envisions a new R-3A residential mixed-use  
2 zoning district that would allow mixed-use with commercial uses in an integrated  
3 neighborhood setting that is located outside of the downtown and midtown areas  
4 and is compatible with the surrounding neighborhood; and  
5

6 **WHEREAS**, the 2040 Land Use Plan recognizes that residential mixed-use  
7 development is appropriate where it can facilitate revitalization in or near city  
8 centers, university or medical centers, town centers, and main street corridors  
9 served by transit and trails; and  
10

11 **WHEREAS**, residential mixed-use development areas are called for in several  
12 adopted neighborhood or district plans, including the Downtown, Fairview and East  
13 Anchorage plans; and  
14

15 **WHEREAS**, there is growing private sector development interest in investment and  
16 construction of new residential mixed-use projects in Anchorage that will allow the  
17 development of apartments and condominiums, in a mixed-use configuration with  
18 office/retail; now, therefore,  
19

20 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
21

22 **Section 1.** Anchorage Municipal Code subsection 21.03.160B.3. is hereby  
23 amended to read as follows (*the remainder of the section is not affected and*  
24 *therefore not set out*):  
25

26 **21.03.160 - Rezoning (zoning map amendments).**

27 \*\*\* \*\*\* \*\*\*

28 **B. Minimum area requirements.**

29 \*\*\* \*\*\* \*\*\*

30 **3. A rezoning into the B-1A or R-3A district.**

31 \*\*\* \*\*\* \*\*\*  
32

33 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)  
34

35 **Section 2.** Anchorage Municipal Code section 21.04.010, General Provisions,  
36 Table 21.04-1: Zoning Districts Established is hereby amended to read as follows  
37 (*the remainder of the section is not affected and therefore not set out*):  
38

39 **21.04.010 - General provisions.**

40 \*\*\* \*\*\* \*\*\*

41 **A. Districts established; zoning map.**

42 \*\*\* \*\*\* \*\*\*



2. *Zoning districts established.* The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Residential Districts	R-1	Single-Family Residential
	R-1A	Single-Family Residential (larger lot)
	R-2A	Two-Family Residential (larger lot)
	R-2D	Two-Family Residential
	R-2M	Mixed Residential
	R-3	Mixed Residential
	<u>R-3A</u>	<u>Residential Mixed-Use</u>
	R-4	Multifamily Residential
	R-4A	Multifamily Residential Mixed-Use
	R-5	Low-Density Residential
	R-6	Low-Density Residential (1 acre)
	R-7	Single-Family Residential (20K)
	R-8	Low-Density Residential (4 acres)
	R-9	Low-Density Residential (2 acres)
	R-10	Low-Density Residential, Alpine/Slope
***      ***      ***		

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**Section 3.** Anchorage Municipal Code section 21.04.020, *Residential Districts*, is hereby amended to add a new subsection H., *R-3A: Residential Mixed-Use District*, to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.020      Residential Districts**

\*\*\*      \*\*\*      \*\*\*

**H.      R-3A: Residential mixed-use district.**

1. *Purpose.* The R-3A district is a medium density, mixed-use multi-family district with gross densities between 12 and 30 dwelling units per gross acre. The R-3A district is primarily residential, but allows a variety of compatible commercial, retail, services, or office uses, as identified in Table 21.05-1. To maintain and provide desired housing densities with the addition of other uses, the R-3A district allows greater building heights and greater lot coverage than the R-3 district, based on site-specific criteria, while maintaining a residential living environment with common open space, landscaping, and other

features that benefit residents and the community. The R-3A district is typically located near designated city, regional, and town centers. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.

2. *District-specific standards.*

- a. *Allowed commercial uses.* The R-3A District allows a maximum of 33% of gross floor area on the development site to be dedicated to non-residential uses such as commercial development. Allowed commercial uses are identified in Table 21.05-1. Commercial uses may be located in the same building as residential development or may be housed in a separate building from residential units.
- b. *Minimum residential density.* The development shall be built to a net density of at least 15 dwelling units per acre.
- c. *Timing of residential and non-residential development.* At any phase of the development, the non-residential portion of the development shall not receive a certificate of occupancy or conditional certificate of occupancy until the proportionate share of residential units that meet the requirements of 2.a. and 2.b. above have received a certificate of occupancy or conditional certificate of occupancy.
- d. *Mixed-use development standards.*  
*Purpose:* The R-3A district is intended to create a mixed-use neighborhood development, with buildings addressing a "complete street" pedestrian environment with shops, entrances, and windows. Non-residential uses should be located along the street frontage and away from property lines that abut lower density residential areas.

- i. *Building placement relative to the street.* Non-residential use shall not be separated from abutting street ROWs by parking lots that are wider than one parking bay, or 90 feet of total distance. Where facing a street designated in the comprehensive plan as main street, mixed-use street, or transit street typology, at least one-third of the length of the street-facing commercial building elevation shall have a maximum setback of 40 feet, in compliance with the illustrated maximum setback provisions of subsection 21.06.030C.5. The maximum setback may be increased to 60 feet as provided in subsection 21.06.030C.5.c. of the maximum setback provisions. Sites that front on more than one frontage are required to meet these standards on at least one street, as established on 21.06.030C.5.a.ii., except that a second street frontage shall either meet the maximum setback or incorporate primary pedestrian walkways connecting to off-site destinations.
- ii. *Street-facing windows and entries.* Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street-facing elevation. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purpose of this calculation. Building façade walls more than 150 feet away from the facing-street ROW are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:
- (A) Qualifying windows shall be no more than four feet above finished grade.
- (B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.
- iii. *Visible primary entrances.*
- (A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street ROW. The walkway

shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.

(B) The primary entrance in subsection iii.(A) above shall be accentuated by at least one of the following menu choices:

(1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;

(2) Recessed and/or projected entrance wall plane;

(3) Arches, peaked roof forms, terracing parapets, or other change of building roofline;

(4) Changes in siding material, or detail features such as tilework, to signify the entrance, or

(5) Entrance plaza, patio, or similar common private space.

iv. *Street-facing structured parking.* Structured parking is subject to subsection 21.07.090M.3.

v. *Outdoor commercial operations.* All commercial and non-residential uses shall be conducted entirely within an enclosed building concept except for parking and loading facilities and restaurant seating.

vi. *Maintaining residential character.* All floor area dedicated to height increases in the development beyond 40 feet shall be residential.

e. *Reduced parking ratios.* Development in the R-3A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F.6.

f. *Enhanced sidewalk option.* An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in subsection 21.07.060F.17.

- 1 g. *Building height increases.* Building height increases may  
2 exceed the maximum height established in table 21.06-  
3 1, up to a maximum height of 70 feet not to exceed 6  
4 stories through the following bonuses. These provide for  
5 an incremental increase in height in exchange for  
6 features deemed of benefit to the community. Height  
7 increases are subject to the R-3A district building bulk  
8 and transition standards of subsection h. below to  
9 mitigate impacts on surrounding properties and support  
10 neighborhood compatibility. The maximum building  
11 height possible shall be limited to 50 feet not to exceed  
12 four stories on sites smaller than two acres. An increase  
13 in height may be achieved through the use of one or  
14 more of the following choices:  
15
- 16 i. *Increased housing density.* One story of  
17 additional height is allowed where the housing  
18 density of the development site is at least 30  
19 dwelling units per net acre.  
20
- 21 ii. *Below-grade parking.* One story of additional  
22 height is allowed where at least one-third of the  
23 parking spaces of the development site are in a  
24 covered below-grade parking level. Another story  
25 of additional height is allowed where at least two-  
26 thirds of the parking spaces of the development  
27 site are in a covered below-grade parking level.  
28
- 29 iii. *Affordable housing units.* One story of additional  
30 height is allowed where at least 10 percent of the  
31 dwellings are affordable rental housing units  
32 consistent with the standards of subsection  
33 21.07.110G., Affordable housing.  
34
- 35 iv. *Habitable floor area wrapping parking garages.*  
36 One story of additional height is allowed where  
37 the development features habitable floor area  
38 wrapped around a parking structure. The gross  
39 floor area of the wrap portion of the building shall  
40 be equal to at least half the gross floor area of  
41 additional height gained through this feature.  
42
- 43 v. *Additional/high-quality open space.* One story of  
44 additional height is allowed where additional  
45 ground-level open space not to be used for snow  
46 storage and that meets the standards for high  
47 quality spaces in subsection 21.07.030D.4. is  
48 provided. The open space shall be in addition to  
49 any open space otherwise required by this title,

and its area shall be equal to or greater than half the gross floor area of additional height gained through this feature.

vi. *Transitions in building scale or housing type.* One story of additional height is allowed where the development provides a transition in building form and scale or housing type down to adjacent properties in lower density residential zoning districts along the entire length of at least one property line of the development.

vii. *Higher-quality street-level mixed-use pedestrian environment.* One story of additional height is allowed where the development provides a pedestrian-interactive use meeting the standards of subsection 21.07.060F.16. and enhanced sidewalk meeting the standards of subsections 21.07.060F.4. or F.17., along the majority of the street-facing building elevations. Sites with more than two frontages are not required to meet this standard on more than two streets.

h. *Neighborhood protections.* In order for new developments in this district to maintain compatibility with adjacent residential areas, the following standards apply:

i. *Height/bulk transitions.* Buildings are subject to the height transitions for neighborhood compatibility in subsection 21.06.030D.8.

ii. *Northern climate weather protection and sunlight.* Buildings taller than 40 feet shall not cast shadows on residential properties, dedicated neighborhood use parks, or school properties between 9:00 AM and 3:00 PM, solar time on the March/September 21 equinoxes. Proposed buildings that would cast shadows on properties in an R-1 or R-2 district between 9:00 AM and 3:00 PM, solar time from September 21 to October 21, shall be subject to major site plan review process to mitigate such shadow impacts.

iii. *Building height increases.* Building height increases as provided for in subsection g. above shall be subject to administrative site plan review unless a major site plan review is required by other provisions. Neighborhood protection

standards in section 21.07.070 apply as approval criteria. In cases where long-distance views from abutting streets or residential properties to the mountains, the inlet, nearby lakes, or bogs are impacted by proposed construction over 40 feet in height, the importance[~~value~~] of the view and the number of properties impacted may be considered by the decision-making body in establishing the allowed building height.

- iv. *Scale, proportion, and daylighting of street canyon.* Upper-floor portions of the structure shall be set back an additional foot from the street beyond the minimum 10-foot setback of the district, for each foot in building height above 40 feet.
- v. *Upper story size/width limits.* Portions of structures gained through an increase in allowed height above a height of 40 feet are limited to a maximum façade width of 130 feet. The average gross floor area of all stories above 40 feet in height shall be limited to 12,000 square feet. For each of the fourth through sixth stories, the total gross floor area of the floor plates(s) of the building(s) on the site is limited to a maximum of 25 percent of the lot area.~~[For each story above 40 feet in building height, the total gross floor area of the floor plates of the building(s) on the site is limited to a maximum of 50 percent of the maximum lot coverage for the R-3A district.]~~
- vi. *Maximum building length.* The maximum length of a townhouse-style building elevation shall be 250 feet.
- vii. *Commercial gross floor area limitations.* The gross floor area of each allowed use in the commercial use category, except for grocery or food store, is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1. Gross floor area of more than 10,000 square feet for allowed commercial uses excepting grocery or food stores may be requested through the conditional use procedure. The maximum gross floor area of a grocery or food store is 20,000 square feet, without any review beyond that required by Table 21.05-1.

3. *District location requirements.*

a. *Purpose.* It is essential that this district be limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, public transit, water, sewer, electric, parks and open space infrastructure.

b. *Requirements.* The minimum contiguous area for an R-3A district shall be 21,000 square feet or greater. In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- i. Locate in an area designated in the comprehensive plan, land use plan map, where the growth-supporting feature for residential mixed-use development overlays the compact mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
- ii. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:

(A) City Center;

(B) Regional Center;

(C) Town Center;

(D) Main Street Corridor;

(E) One-quarter mile of a transit route street ROW of a designated Transit-supportive Development Corridor; or

(F) Intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.

*(The revisor of the code is requested to re-number the existing section as appropriate.)*



\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15)

**Section 4.** Anchorage Municipal Code section 21.05.010, Table of allowed Uses, is hereby amended to incorporate the R-3A Zoning District into Table 21.05-1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts, to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.05.010 - Table of allowed uses.**

\*\*\* \*\*

E. *Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts*

(Abridged—omitting zoning district columns except those shown.)

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS**

P = Permitted      S = Administrative Site Plan Review      C = Conditional Use Review  
For uses allowed in the A, TA, and TR districts, see section 21.04.050.  
All other uses not shown are prohibited.

		Residential					
Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
RESIDENTIAL USES							
Household Living	Dwelling, mixed-use				P	P	P
	Dwelling, multifamily		P/S	P	P	P	P
	Dwelling, Single-family Attached	P	P	P	P	P	
	Dwelling, Single-family Detached	P	P	P	P	P	
	Dwelling, Townhouse		S	S	S	S	S
	Dwelling, Two-Family	P	P	P	P	P	
	Manufactured Home Community		C	C		C	
Group Living	Assisted Living Facility (3-8 Residents)	P	P	P	P	P	P
	Assisted Living Facility (9 or more Residents)	C	P	P	P	P	P
	Habilitative Care Facility, small (up to 8 Residents)	P	P	P	P	P	P
	Habilitative Care Facility, medium (9-25 Residents)	C	C	P	P	P	P
	Habilitative Care Facility, Large (26 + Residents)			P	P	P	P
	Rooming house		C	P	P	P	P
	Transitional Living Facility			P	P	P	P
	Transitional Living Facility			P	P	P	P
COMMUNITY USES							
Adult Care	Adult Care Facility (3-8 Persons)	P	P	P	P	P	P
	Adult Care Facility (9 or more Persons)	C	C	C	C	C	C
Child Care	Child Care Center (9 or more Children)	C	S	S	S	S	S
	Child Care Home (up to 8 Children)	P	P	P	P	P	P

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS**

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

For uses allowed in the A, TA, and TR districts, see section 21.04.050.

All other uses not shown are prohibited.

Use Category	Use Type	Residential					
		R-2D	R-2M	R-3	R-3A	R-4	R-4A
Community Service	Cemetery or Mausoleum						
	Community Center			S	S	S	S
	Homeless and Transient Shelter						
	Neighborhood Recreation Center	S	S	S	S	S	S
	Religious Assembly	S	S	S	S	S	S
Cultural Facility	Social Service Facility		C	C	C	C	
	Aquarium						
	Botanical Garden						
	Library	S	S	S	S	S	S
	Museum						
Educational Facility	Zoo						
	Boarding School			M	M	M	M
	College or University						M
	Elementary or Middle School	P/M	P/M	P/M	P/M	P/M	P/M
	High School	P/M	P/M	P/M	P/M	P/M	P/M
Educational Facility (Cont.)	Instructional Services	C	C	C	C	C	C
	Vocational or Trade School						
Health Care Facility	Health Services				P		P
	Hospital/Health Care Facility						
	Nursing Facility						
Parks and Open Space	Community Garden		P	P	P	P	P
	Park, Public or Private	P	P	P	P	P	P
Public Safety Facility	Community or Police Substation		P	P	P	P	P
	Correctional Institution						
	Fire Station	M	M	M	M	M	M
	Public Safety Facility						
Transportation Facility	Airport						
	Airstrip, Private	C	C				
	Heliport	C	C				
	Rail Yard						
	Railroad Freight Terminal						
	Railroad Passenger Terminal						
Utility Facility	Transit Center						
	Tower, High Voltage Transmission	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C
	Utility Facility						
	Utility Substation	C	C	C	C	C	C
	Wind Energy Conversion System (WECS), Utility						
	Type 1 Tower	S	S	S	S	S	S
	Type 2 Tower						
	Type 3 Tower	S	S	S	S	S	S
COMMERCIAL USES	Type 4 Tower	P	P	P	P	P	P
Agricultural Uses	Commercial Horticulture	C	C				
	Animal Boarding						
	Animal Shelter						
	Large Domestic Animal Facility, Principle Use						
	Retail and Pet Services						
	Veterinary Clinic				P		P

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS**

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

For uses allowed in the A, TA, and TR districts, see section 21.04.050.

All other uses not shown are prohibited.

Use Category	Use Type	Residential					
		R-2D	R-2M	R-3	R-3A	R-4	R-4A
Assembly	Civic/Convention Center						
	Club/Lodge/Meeting Hall			C	C	S	S
Entertainment and Recreation	Amusement Establishment						
	Entertainment Facility, Major						
	Fitness and Recreational Sports Center				P	S	P
	Night Club						
	Shooting Range, Outdoor						
	Skiing Facility, Alpine						
	Theater Company or Dinner Theater						
Food and Beverage Service	Bar						
	Food and Beverage Kiosk				P		
	Restaurant				P	S	P
Office	Broadcasting Facility						
	Financial Institution				P		P
	Office, Business or Professional				P		P
Personal Services, Repair, and Rental	Business Service Establishment				C		C
	Funeral/Mortuary Services						
	General Personal Services				P		P
	Small Equipment Rental						
Retail Sales	Auction House						
	Building Materials Store						
	Convenience Store			C	P	S	P
	Farmers Market						
	Fueling Station						
	Furniture and Home Appliance Store						
	General Retail				P		P
	Grocery or Food Store				P	S	S
	Liquor Store						
	Pawnshop						
Vehicles and Equipment	Aircraft and Marine Vessel Sales						
	Parking Lot or Structure (50 or more Spaces)		C	C	C	C	C
	Parking Lot or Structure (Less than 50 Spaces)		C	C	C	C	C
	Vehicle – Large, Sales and Rental						
Vehicles and Equipment (Cont.)	Vehicle – Small, Sales and Rental						
	Vehicle Service and Repair, Major						
	Vehicle Service and Repair, Minor						
Visitor Accommodations	Camper Park			C		C	
	Extended Stay Lodging				C	C	S
	Hostel		C	S	S	S	S
	Hotel/Motel				C	C	S
	Inn				S		S

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS**

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

For uses allowed in the A, TA, and TR districts, see section 21.04.050.

All other uses not shown are prohibited.

Use Category	Use Type	Residential					
		R-2D	R-2M	R-3	R-3A	R-4	R-4A
	Recreational and Vacation Camp						
<b>COMMERCIAL MARIJUANA USES</b>							
There are no Commercial Marijuana Uses allowed in Residential Districts							
<b>INDUSTRIAL USES</b>							
Industrial uses allowed in residential districts are very limited and include the following:							
Manufacturing and Production	Natural Resource, Extraction, Organic and Inorganic	C	C	C	C	C	C
Waste & Salvage	Land Reclamation	S/C	S/C	S/C	S/C	S/C	S/C
	Snow Disposal Site	C	C	C			
***	***	***					

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16)

**Section 5.** Anchorage Municipal Code section 21.05.070, Accessory uses and structures, is hereby amended to incorporate the R-3A Zoning District into Table 21.05-3: Table of Accessory Uses – Residential, Commercial, Industrial, and Other Districts, to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.05.070 - Accessory uses and structures.**

\*\*\*      \*\*\*      \*\*\*

**C. Table of allowed accessory uses.**

\*\*\*      \*\*\*      \*\*\*

**1. Explanation of table abbreviations.**

\*\*\*      \*\*\*      \*\*\*

**g. Table of Permitted Accessory Uses and Structures**

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																								
S = Administrative Site Plan Review C = Conditional Use Review																								
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TABLE 21.05-3: TABLE OF ACCESSORY USES-RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS  
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review

RESIDENTIAL																						COMMERCIAL					INDUST		Definitions and Use-Specific Standards
R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	R0	MC	I-1	I-2								
Accessory Uses	P	P	P	P	P	P			P	P	P	P	P	P	P		P	P											
																	P	P	P	P	P								
																	P		P	P	P								
																	P		P	P	P								
																	S												
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P			S												
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
Telecommunications antenna only, large	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P											
Telecommunications antenna only, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
Type 4 tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S											
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S	S	/	/								
							S	S							S	S	S	C	C	C	C								
Wind energy conversion system (WECS), building mounted small							S	S	S						S	S	S		S	S	S								
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), § 10, 2-23-16; AO No. 2016-136, § 3, 11-15-16)

**Section 6.** Anchorage Municipal Code section 21.06.020, Dimensional standards tables, Table 21.06-1, Table of Dimensional Standards: Residential Districts, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.06.020 - Dimensional standards tables.**

\*\*\*      \*\*\*      \*\*\*

**A. Table of Dimensional Standards: Residential Districts**

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS (Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-2M Mixed Residential District								
Dwelling, Single Family Detached	6,000	50	40	20	5	10	1	Principal: 30 feet, not to exceed two and one-half stories  Accessory Garages/ Carports
Dwelling, Two Family	6,000	50	40	20	5	10	1	
Dwelling, single family attached	3,000	35 (40 on Corner Lots)	40	20	N/A on Lot line: otherwise 5	10	1	
Dwelling, townhouse	2,400	24, (30 on corner lots)	40	20	N/A on Lot line: otherwise 5	10	1	
Dwelling, multifamily (up to 8 units permitted per building)	8,500 + 2,300 for every unit over 3	50	40	20	10	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110 G.2.	
Dwelling, multifamily, with single or two-family style construction of multiple buildings on a lot	3,000 Per Unit	50	40	20	10	10		
All Other uses	6,000	50	40	20	5	10		
R-3 Mixed Residential District								
Dwelling, Single Family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line: otherwise 5	10	1	35
Dwelling, single family detached	6,000	50	40	20	5	10	1	
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	20	N/A on common lot line: otherwise 5	10	1	
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, multifamily three or four units	6,000	50	40	10	5, unless the abutting lot has lower-density residential zoning, in which case 10	10, if abutting an alley, otherwise 20	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G .2.	35
Dwelling, multifamily, five or six units	8,500	50	40	10				
Dwelling, multifamily, seven or more units	9,000 + 1,000 for every unit over 7 units	50	40	10				

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS (Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
All Other uses	6,000	50	40	20	10	20		35
R-3A: Medium Density, Mixed-Use Residential District								
Dwelling, Townhouse	2,000	20 (30 on Corner Lots)	60	20	N/A with common wall – otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110G.2.	35
Dwelling, Mixed-Use	6,000 + 1,000 for every dwelling unit over 6 units	50	50	Min. 10, Max. 40 <sup>5</sup> A minimum of 33% of the front building elevation shall be within the maximum front setback (see 21.06.030C.5.)	5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		40, not to exceed 3 stories <sup>4</sup>
Dwelling, Multi-family	6,000 + 1,000 for every dwelling unit over 6 units	50	50		5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
All Other Uses	6,000 + 1,000 for every dwelling unit over 6 units	50	50		5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
R-4: Multi-Family Residential District								
Dwelling, Single-family attached	3,000	35 (40) on Corner Lots	40	20	N/A on Common Lot Line; Otherwise 5	10	1	35
Dwelling, single-family detached	6,000	50	40		5	10		
Dwelling, Townhouse	2,000	20 (30 on corner lots)	60	10	N/A on Common Lot Line; Otherwise 5	10	More than one principal structure may be allowed on any lot or tract per 21.07.110 G.2.	35
Dwelling, Multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45
All Other Uses	6,000	50	60			10		45
***      ***      ***								
<sup>4</sup> See subsection 21.04.020H. for information regarding possible height increases. (The revisor of the code is requested to re-number the existing section as appropriate.)								

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16)

**Section 7.** Anchorage Municipal Code subsection 21.06.030D.8.b. is hereby amended to read as follows (the remainder of the subsection is not affected and therefore not set out):

**21.06.030 – Measurements and exceptions.**

\*\*\*      \*\*\*      \*\*\*



D. *Height.*

\*\*\* \*\*\* \*\*\*

8. *Height transitions for neighborhood compatibility.*

\*\*\* \*\*\* \*\*\*

- b. *Applicability.* This standard shall apply to structures located in any non-residential district (except for the DT districts), the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as "large lot residential", "single family—detached," "single family—attached and detached," "compact and mixed housing," and "multifamily."

\*\*\* \*\*\* \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15)

**Section 8.** Anchorage Municipal Code subsection 21.07.030B.3. is hereby amended to read as follows (*the remainder of the subsection is not affected and therefore not set out*):

**21.07.030 - Private open space.**

\*\*\* \*\*\* \*\*\*

B. *Applicability and open space requirement.*

\*\*\* \*\*\* \*\*\*

3. *R-3 and R-3A districts:* 250 square feet of private open space per dwelling unit. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.

\*\*\* \*\*\* \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15)

**Section 9.** Anchorage Municipal Code section 21.07.080, Landscaping, screening, and fences, Table 21.07-2: Minimum Site Perimeter Landscaping - By Abutting District or Street, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.07.080 – Landscaping, screening, and fences.**

\*\*\* \*\*\* \*\*\*

E. *Types of landscaping.*

\*\*\* \*\*\* \*\*\*

1. *Site perimeter landscaping requirements.*

\*\*\* \*\*\* \*\*\*

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TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING - BY ABUTTING DISTRICT OR STREET													
Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>													
Abutting District or Street	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development													
R-6, R-8, R-9, R-10, TA		L2	L2	L2	L2	L2	L2	L2		L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2		L4	L2	L1	
R-3, R-3A	L2	L2				L2	L2	L2		L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2		L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2	L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	L4	L1	L1	L1
PR						L1	L2	L2		L4	L1	L1	L1
<b>NOTES:</b>													
<sup>1</sup> This table lists minimum site perimeter landscaping standards. Other chapters or sections of Title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.													
<sup>2</sup> L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.													
<sup>3</sup> Commercial developments and buildings exceeding 35 feet in height in the R-3A are subject to the R-4/R-4A site perimeter landscaping standards.													

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15)

**Section 10.** Anchorage Municipal Code subsections 21.07.090F.6.a. and 21.07.090M.3. are hereby amended to read as follows (*the remainder of the subsections are not affected and therefore not set out*):

**21.07.090 - Off-street parking and loading.**

\*\*\* \*\*\* \*\*\*

**F. Parking reductions and alternatives.**

\*\*\* \*\*\* \*\*\*

**6. Districts that promote a mix of uses.**

- a. Uses located in the R-3A and R-4A districts are eligible for a reduction of up to 10 percent of the minimum number of required parking spaces.

\*\*\* \*\*\* \*\*\*

**M. Structured parking.**

\*\*\* \*\*

3. *Ground floor use.* In the B-3, R-3A, R-4, and R-4A districts along streets that have been specifically designated in the comprehensive plan as a main street, transit street, mixed-use street, or with a similar street typology, ground-floor structured parking shall be enclosed along that street frontage by a first-story habitable space that:

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att. B), 5-20-14; AO No. 2015-82, § 5, 7-28-15; Ord. No. 2015-100, § 7, 10-13-15; AO No. 2015-131, § 5, 1-12-15; AO No. 2016-3(S), § 11)

**Section 11.** Anchorage Municipal Code section 21.08.050, Table 21.08-1: Improvement Areas Defined, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.08.050 Improvements**

\*\*\* \*\*

**B. *Improvement areas defined.***

\*\*\* \*\*

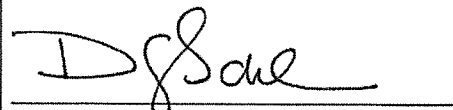
TABLE 21.08-1: IMPROVEMENT AREAS DEFINED		
District Type	Class A	Class B
Residential	R-1 R-1A R-2A R-2D R-2M R-3 <u>R-3A</u> R-4 R-4A R-5	R-6 R-7 R-8 R-9 R-10
	***	***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-89(S-1), § 1, 10-22-13; AO No. 2016-131, § 3, 11-15-16)

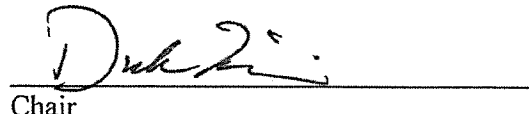
**Section 12.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of January 2018.

ATTEST:



Municipal Clerk

  
Chair

(Planning and Zoning Commission Case No. 2017-0110)

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2017-176      Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, REVIEW AND APPROVAL PROCEDURES; 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS;

Sponsor: **MAYOR**  
 Preparing Agency: Planning Department  
 Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>				
	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>FY21</b>	
<b>Operating Expenditures</b>						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>						
<b>CAPITAL:</b>						
<b>POSITIONS: FT/PT and Temp</b>						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

The *Anchorage 2040 Land Use Plan*, adopted by the Assembly in September 2017, recommended development of a new zoning tool for Anchorage for a much needed new medium-density residential mixed-use zoning district. Such a district could supply a range of residential housing densities coupled with non-residential uses to meet market needs that were not being addressed between the current high city center R-4A zoning district and the widespread R-2M duplex and R-3 apartment-dominated residential zoning districts. The proposed R-3A residential mixed-use zoning district is intended to be applied in select areas of the Anchorage Bowl that are best able to support this building type, with access to water and sewer, public transit, and a good network of bicycle and pedestrian facilities. At the time of writing, the amount of public-sector revenues and expenses are not yet quantifiable. These are likely to be similar to basic development projects in other zoning districts.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

The new R-3A residential mixed-use district ordinance is intended to meet the demand for a new residential mixed-use product for the benefit of residents, neighborhoods, land owners, business owners, private investors, realtors, and developers regarding the direction of future development in the Anchorage Bowl. At the time of writing, there are several private-sector investors waiting to apply for this zoning district once it is adopted and its final form is known. Anchorage, as the major hub for health care, higher education, and economic trade sectors, remains a good market for residential, commercial, and industrial growth well into the future.

Prepared by: Jon Cecil

Telephone: 343-7915



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 846-2017

Meeting Date: December 19, 2017

**FROM: MAYOR**

**SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, REVIEW AND APPROVAL PROCEDURES; 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS; 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.08, SUBDIVISION STANDARDS, IN ORDER TO CREATE AN R-3A RESIDENTIAL MIXED-USE DISTRICT.**

This ordinance is intended to amend Anchorage Municipal Code (Title 21) to create a new R-3A medium-density residential mixed-use zoning district. The purpose of the new zoning district will allow primarily medium-density residential housing development to be coupled with a variety of compatible commercial, retail, services, or office uses. The R-3A zoning district would allow greater building heights and lot coverage than does the R-3 zoning district, while maintaining a residential living environment with common open space, landscaping, and other features that benefit residents and the larger community.

The R-3A zoning district is a niche zoning tool that is currently unavailable, and it is intended for sites near designated city and town centers, transit corridors, and main street corridors. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.

The R-3A zoning district ordinance was prepared by the Planning Department and reflects the recommendations of the Planning and Zoning Commission. The Planning and Zoning Commission (PZC) held a public hearing on the R-3A ordinance, PZC Case No. 2017-0110, at its October 9 and November 6, 2017 meetings.

The Federation of Community Councils requested via resolution on October 2, 2017, that the PZC continue the public hearing for sixty days. The PZC agreed to continue the public hearing for another thirty days to November 6, 2017.

Based on its review and findings on November 6, 2017, the Commission recommended approval of the R-3A residential mixed-use district with changes, as established in PZC Resolution No. 2017-031, included as Exhibit A. The ordinance for Assembly approval incorporates the PZC's changes as shown on the attachment to the resolution.

## Background

The *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)*, adopted in 2001, set a new direction for future growth in the Anchorage Bowl when it recognized the need for medium- to high-density residential mixed-use areas near the major employment centers. Comprehensive Plan Policy #11 states: “Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent access and traffic flow.”

Since the adoption of *Anchorage 2020*, eleven neighborhood and district plans for parts of the Anchorage Bowl have subsequently been adopted. Several neighborhood and district plans call for mixed-use development that is focused on serving local neighborhood needs (e.g., Downtown, Fairview, East Anchorage, and Mountain View). Furthermore, local developers, investors, and members of the public have expressed interest in a new residential mixed-use building product that could satisfy a growing demand for medium-density residential housing that incorporates neighborhood-serving commercial retail uses.

To address this need, in spring 2017, the Planning Department began preparation of a new zoning district that could implement the land use policies of *Anchorage 2020*, as well as address market demand and consumer interest in a medium-density residential mixed-use form of development. The proposed R-3A residential mixed-use district ordinance responds to that need.

Multiple stakeholders in the community urged that the ordinance address development challenges and trends, particularly the need for flexibility on lot coverage and setback requirements, height bonuses, minimum lot size, as well as allowing mixed-use development that allows residential, commercial office, and/or retail stores within the same structure or on the same lot. This form of development is also designed with a pedestrian focus that can help to reduce dependency on the single-occupant vehicle and create a sense of place.

## Community Engagement in Development of the Ordinance

The R-3A residential mixed-use zoning district was created by the Planning Department in a public process that was further informed by a technical review committee of local architects, and input from a variety of forums that included the Live.Work.Play. Housing Area of Focus of the Anchorage Economic Development Corporation (AEDC), the Building Owners and Management Association of Anchorage (BOMA), the Federation of Community Councils (FCC) and several of its member councils, and members of the general public and local development community.

1 Within the Planning Department's two sections (Long-Range and Current),  
2 valuable comments were received that made a material contribution to the  
3 development of the proposed zoning ordinance. Staff also received comments  
4 from six municipal agencies.

5  
6 Several concerns raised by three community councils were related to the locational  
7 criteria found in the ordinance. Staff met with the individual community councils  
8 who had raised questions or concerns. Preparation of an R-3A map that clearly  
9 identified the potential locations for the R-3A zoning district resolved all the  
10 questions and concerns raised by the individual community councils.

11  
12 Concurrent with the public outreach effort was the creation of a project webpage,  
13 along with the draft ordinance. The website included the R-3A map that had been  
14 updated to include major streets, a two-page brochure, and a one-page schematic,  
15 which illustrated the difference in building heights allowed by the various zoning  
16 districts. These materials were further supplemented by a one-page solar shadow  
17 diagram.

18  
19 Planning staff analysis with public comments received during the Planning and  
20 Zoning Commission public hearing process are provided as background  
21 information in the Planning Department Staff Packet, included as Exhibit B.

22  
23 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE TO**  
24 **ADOPT THE R-3A ZONING DISTRICT.**

25  
26  
27 Prepared by: Jon Cecil, Senior Planner/Thede Tobish, Senior Planner  
28 Long-Range Planning Division

29 Approved by: Hal H. Hart, Director, Planning Department

30 Concur: Christopher M. Schutte, Executive Director  
31 Office of Economic and Community Development

32 Concur: Lance Wilber, Director  
33 Office of Management & Budget

34 Concur: Robert E. Harris, CFO

35 Concur: Rebecca A. Windt Pearson, Municipal Attorney

36 Concur: William D. Falsey, Municipal Manager

37 Respectfully submitted: Ethan A. Berkowitz, Mayor  
38  
39

40 Attachments: Exhibit A—Planning and Zoning Commission Resolution 2017-031  
41 Exhibit B—Planning Department Staff Packet  
42  
43

44 (Planning and Zoning Commission Case No. 2017-0110)

## **MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-031**

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF AN R-3A RESIDENTIAL MIXED-USE ZONING DISTRICT.

(Case No. 2017-0110)

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WHEREAS, the current Title 21 of the Anchorage Municipal Code lacks a medium-density residential mixed-use zoning district; and

WHEREAS, *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)* (adopted 2001) Policy #11 encourages residential mixed-use development as a permitted use in certain zoning districts, provided that the development maintains or improves the functional and aesthetic characteristics of the surrounding area and maintains or improves adjacent transportation access and traffic flow; and

WHEREAS, the *2040 Anchorage Bowl Land Use Plan Map* (adopted 2017) identified various locations in the Anchorage Bowl that a medium-density residential mixed-use development is appropriate and where it can facilitate revitalization in or near City Centers, University or Medical Centers, Town Centers, and Main Street Corridors served by transit and trails; and

WHEREAS, the *2040 Land Use Plan* envisions a new R-3A residential mixed-use zoning district that would allow commercial/retail uses in an integrated neighborhood setting located outside of the downtown and midtown areas and is compatible with the surrounding neighborhood; and

WHEREAS, residential mixed-use development areas are called for in several neighborhood or district plans, including the Downtown, Fairview, Mountain View, and East Anchorage plans; and

WHEREAS, the Planning Department developed a draft R-3A Residential Mixed-Use Ordinance as an outgrowth of private-sector development interest and consultation with building industry groups, members of the development community, the Live.Work.Play Housing Area of Focus Committee of the Anchorage Economic Development Corporation (AEDC), members of the professional architect community, community councils, and the general public; and

WHEREAS, the proposed R-3A Residential Mixed-Use Ordinance provides a new zoning tool to encourage infill and redevelopment, new housing, economic and job growth, neighborhood improvements, and conveniently located neighborhood-serving businesses; and

WHEREAS, the Planning and Zoning Commission opened the public hearing on the draft R-3A Residential Mixed-Use Zoning District Ordinance on October 9, 2017, and continued the public hearing until November 6, 2017; and

WHEREAS, one work session with staff was held on the draft R-3A Residential Mixed-Use Ordinance on October 9, 2017, during which the Commission reviewed the draft Ordinance, the comments submitted by citizens, agencies, organizations, and staff, which generated twelve amendments; and

WHEREAS, the Commission concluded its deliberations on the R-3A Residential Mixed-Use Ordinance on November 6, 2017, and finalized its recommendation to the Anchorage Assembly for approval.

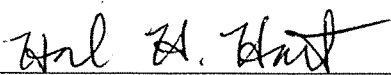



NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The draft R-3A Residential Mixed-Use Ordinance responds to issues regarding location requirements, street frontage requirements, building height, impacts of shadowing on R-1 and R-2 properties, minimum area for the R-3A district and building setbacks, and allowance of single-family and two-family dwellings in this District.
  2. The draft R-3A Residential Mixed-Use Ordinance (as amended) effectively addressed the Commission's comments, questions, and concerns.
  3. The draft R-3A Residential Mixed-Use Ordinance addressed a community need for residential mixed-use development in a logical and cautious manner, but it is somewhat limited in its applicability. The Commission encourages future efforts of the Planning Department to expand the applicability of the R-3A into other areas of the city. That may not be appropriate for the proposed six-story height limit, but may be appropriate for a four-story height limit.
  4. The draft R-3A Residential Mixed-Use Ordinance map successfully resolved community concerns about potential development locations impacts. The Commission encouraged staff to continue to consult with members of the local development community to ensure that mixed-use projects in Anchorage are feasible.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the R-3A Residential Mixed-Use Zoning District Ordinance based on three amendment items in the October 9, 2017 PZC staff packet, and nine amendment items in the November 6, 2017 PZC staff packet, which are itemized in the *Summary of Issue Items and Recommended Changes*, included as Attachment A. An updated R-3A Residential Mixed-Use Ordinance, included as Attachment B, incorporates the recommendations from the Planning and Zoning Commission.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 6th day of November, 2017.

ADOPTED by the Anchorage Planning and Zoning Commission this 4th day of December, 2017.

  
\_\_\_\_\_  
Hal H. Hart, AICP  
Secretary

  
\_\_\_\_\_  
Tyler R. Robinson  
Chair

Attachments: A. Summary Table of Issue Items and Recommended Changes  
B. PZC-recommended R-3A Residential Mixed-Use Ordinance

(Case No. 2017-0110)



# Appendix F Anchorage 2040 Land Use Plan

A Supplement to Anchorage 2020 - Anchorage Bowl Comprehensive Plan



## Appendix F: Comment / Issue - Response Summary

For Planning and Zoning Commission  
Recommended Draft 2040 LUP, dated June 5, 2017



Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>character. The 2040 LUP does not rezone the parcels. The property owner would be expected to propose a rezoning separately at a future time.</p> <p>Although the cul-du-sac site includes single family homes, a rezoning to R-2D or R-2M might allow for an additional dwelling unit. The existing R-1 zoning allows for ADUs already. supports the location near the Town Center.</p> <p>Map Reference: Issue-Response Map 13-j, k, and l.</p> <p><b>Recommendations:</b> No changes.</p>	
13-L	<p><b>NE Corner of Dimond / Arlene.</b> This is to bring to the attention of the Commission that the draft 2040 LUP recommends a change from existing conditions of three lots on the north side of Dimond Blvd immediately west of the Campbell Ck greenbelt and just east of the Arlene-Dimond Intersection. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> This site was originally found to be problematic during the West Anchorage District Plan (WADP) planning process, due to its topography, soils, and access constraints for future development. Its location relative to controlled access on Dimond and Arlene and issues with secondary access points make higher residential densities and/or commercial uses difficult to pencil. The WADP called for medium intensity residential. The Draft 2040 LUP deviate adds the "Residential Mixed-use Development" stipple overlay to the medium density residential designation, in order to allow for some commercial/mixed use features.</p> <p>The Compact Mixed Residential – Medium land use designation with the stipple pattern would be implemented by a new medium density residential zoning district. This district is a near term Action in the 2040 LUP (Action 2-6). A tentative acronym for the district is R-3A.</p> <p>The subject parcel appears to be well-suited for the new R-3A district. The district as envisioned would be likely to provide for increased height above three stories in the new development. The increased dwelling unit counts along with the potential for commercial uses would presumably offset the known development constraints and costs associated with the site.</p> <p>Map Reference: Issue-Response Map 13-j, k, and l.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(4-10-17)</b></p>



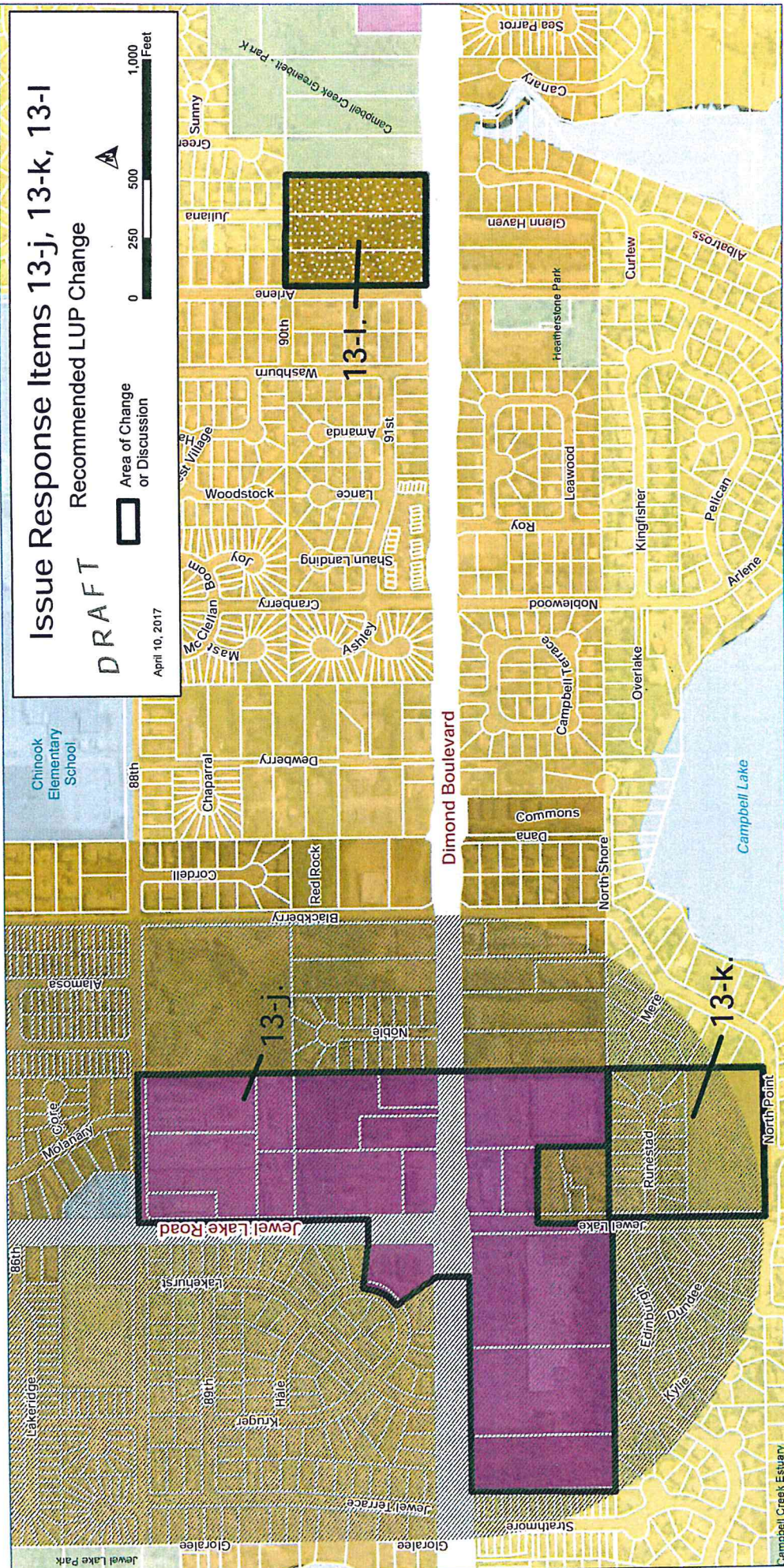
# Issue Response Items 13-j, 13-k, 13-l Recommended LUP Change

**DRAFT**



Area of Change  
or Discussion

April 10, 2017



## Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

## Centers

- Neighborhood Center
- Town Center
- Commercial Corridor

## Corridors

## Open Spaces

- Park or Natural Area
- Other Open Space

## Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- University or Medical Center

## Growth Supporting Features

- Transit Supportive Development Corridor
- Residential Mixed-use Development (White dots over base land use color)
- Traditional Neighborhood Design



# MUNICIPALITY OF ANCHORAGE

Traffic Department  
4700 Elmore Road, Anchorage, AK 99507



Ph: 907.343.8406  
Fax: 907.343.8488

**Mayor Ethan Berkowitz**

October 18, 2016

Mr. Randy Kinney, PE, PTOE  
Kinney Engineering, LLC  
3909 Arctic Boulevard, Suite 400  
Anchorage, AK 99503

Subject: Emerald Hills TIA - Acceptance

Dear, Mr. Kinney.

The Municipality of Anchorage (MOA) Traffic Department has reviewed your response to comments and Final Traffic Impact Analysis Report (dated September 2016) for the proposed Emerald Hills project located on the northeast corner of Dimond Boulevard and Arlene Street in Anchorage, AK. This final report includes revisions based upon comments provided on the draft report submitted in March 2016. We accept the final TIA as submitted.

We have two follow-up comments that do not need to be incorporated into the TIA:

- 1) At this time, we understand that the applicant does not have information regarding the specific retail uses that might become a part of this development, but it is an area of concern for my Department. The uses may create issues with on-site parking, trip generation, and trip internalization. The Traffic Department may have additional comments once the specific tenants are known.
- 2) Although it is not specifically stated in the report, any traffic calming that is included in this project to reduce the project's impacts to Juliana Street cannot be on Juliana itself without following the formal process for traffic calming on public rights-of-way.

Please let me know if you have any questions.

Respectfully,

Stephanie Mormilo, P.E.  
Municipal Traffic Engineer

cc: John Crapps, PE, Kristen Langley, Randy Ribble, PE (MOA Traffic)  
Jim Amundsen, PE, Scott Thomas, PE, James Starzec (DOT&PF)

# Emerald Hills TIA

## Traffic Impact Analysis Report

September 2016

Prepared For:  
Marathon Construction  
And  
Campbell Creek Partners LLC  
Prepared By:  
Kinney Engineering, LLC



9/9/16

Randy Kinney, PE, PTOE  
Kinney Engineering, LLC  
3909 Arctic Boulevard, Suite 400  
Anchorage, Alaska 99503  
(907) 344-7575



## Executive Summary of Recommendations

Campbell Creek Partners LLC plans to build a 260-unit condominium complex that also contains 20,000 square feet of retail and office space. The project is located on the northeast corner of the intersection of Dimond Boulevard and Arlene Street in South Anchorage. The project is expected to be built in 2017. The design year for the Traffic Analysis Impact (TIA) is 2027. The purpose of this TIA is to estimate the impact of additional traffic generated by this development on the surrounding street network using accepted standards of practice. In addition, the TIA recommends ways to mitigate the impacts.

The study area includes the intersections and roadway segments of:

- Dimond Boulevard and Arlene Street
- Arlene Street and West 88<sup>th</sup> Avenue
- West 88<sup>th</sup> Avenue and Blackberry Street
- Blackberry Street and Dimond Boulevard
- West 88<sup>th</sup> Avenue and Juliana Street
- Juliana Street between West 88<sup>th</sup> Avenue to the proposed site
- Northwood Drive and Strawberry Road

Traffic data was collected for streets and intersections. The forecasts were derived by applying an annual growth rate of 1% per year to base year volumes. The following table, Summary Exhibit 1, summarizes site traffic:

**Summary Exhibit 1- Emerald Hills Trip Generation**

Land Use and Inputs			Trip Generation by Period						
No.	Description	Units	Daily Trips	AM Peak Trips	AM In	AM Out	PM Peak Trips	PM In	PM Out
232	High-Rise Residential Condominium / Townhouse	260 units	1,513	117	23	93	140	99	41
814	Specialty Retail Center	20,000 sf	703	108	66	42	80	34	46
Total			2,216	225	89	135	220	133	87

The proposed development is consistent, compatible, and complementary to the plans that apply to the area of the community.

Three locations within the study area were found to have impacts requiring mitigation:

- Juliana Street south of West 88<sup>th</sup> Avenue. With the site traffic, this local roadway will more than triple in volume from approximately 200 vehicles per day to 600 to 700 vehicles per day. To carry this additional traffic, Juliana Street will need to be improved to local street standards. While this connection is needed to provide emergency vehicle and pedestrian access and to mitigate traffic impacts, the site plan should discourage cut through traffic and use traffic calming to encourage the use of the driveways onto Arlene Street (a collector roadway).
- Dimond Boulevard at Arlene Street. This signalized intersections will experience increased delay due to drivers that desire to head eastbound who exit the site at the Dimond Boulevard driveway and cross the westbound lanes to U-turn at the signal. This can be mitigated by providing internal site circulation that allows drivers to exit southbound onto Arlene Street and make a southbound left turn at the signal. This will reduce the number of U-turn vehicles, especially during heavy traffic periods when it will be difficult to cross the westbound traffic lanes.
- Dimond Boulevard at Blackberry Street. This is an unsignalized intersection with stop control on the minor street. During peak traffic periods, left turns from the minor street experience significant delay. This delay will increase over time as volumes on Dimond Boulevard increase. If volumes on Blackberry Street remain stable, this delay is expected to increase by more than 10% due to the addition of 20 to 30 vehicles traveling on Dimond Boulevard as a result of the proposed development. However, Blackberry Street is well-connected to signals at Arlene Street and on Jewel Lake Road. Calculations show that the delay to travel to these signalized intersections will be significantly less than the delay to exit from Blackberry Street. As traffic diverts to signalized intersections, the additional delay due to site traffic is reduced to less than 10%.

Based on the requirements of Title 21 (21.07.060) and the analysis of the study area intersections, the following recommendations are made:

- Provide vehicular and pedestrian access to Dimond Boulevard, Arlene Street, and Juliana Street. Providing multiple access points will improve emergency response times and mitigate the traffic impacts of the development.
- Connect all of the driveways to each other using internal site circulation. This will allow drivers to choose which driveway to use based on the surrounding traffic levels, reducing the impact of the development on the surrounding network.
- Allow only right-in-right-out movements from the driveway connecting to Dimond Boulevard. This driveway will be within the functional area of the signalized intersection of Dimond Boulevard and Arlene Street.
- Allow only right-in-right-out movements from any driveway on Arlene Street within 325 feet of the intersection of Dimond Boulevard and Arlene Street, as it would fall



- within the functional area of the intersection. Extend the median on Arlene Street the full length of the southbound left turn lane at Dimond Boulevard.
- Provide a driveway onto Arlene Street with full access (left-in-left-out-right-in-right-out) more than 325 feet away from the signalized intersection of Dimond Boulevard and Arlene Street.
  - Use traffic calming to discourage cut-through traffic and to discourage use of Juliana Street. While Dimond Boulevard and Arlene Street are part of the network designed to carry long distance traffic, the site's internal circulation and Juliana Street are local streets with the main function of providing access to the land uses.
  - Improve Juliana Street to local road standards.
  - Encourage active modes of transportation by providing internal pedestrian and bicycle path connections to the existing pedestrian, bicycle, and transit infrastructure. Well-lit, well-connected walkways that provide access to existing sidewalks and bicycle trails, bicycle racks, and incorporation of the existing bus stops into walkway connections will promote active transportation modes towards reducing automobile trips. A pathway connection to the parkland directly east of the project site would also help reduce site generated trips by encouraging bicycle trips along the Campbell Creek Trail.

Under these recommendations, four of the study area intersections are expected to operate at LOS C or better at all times of the day through the design year of 2027:

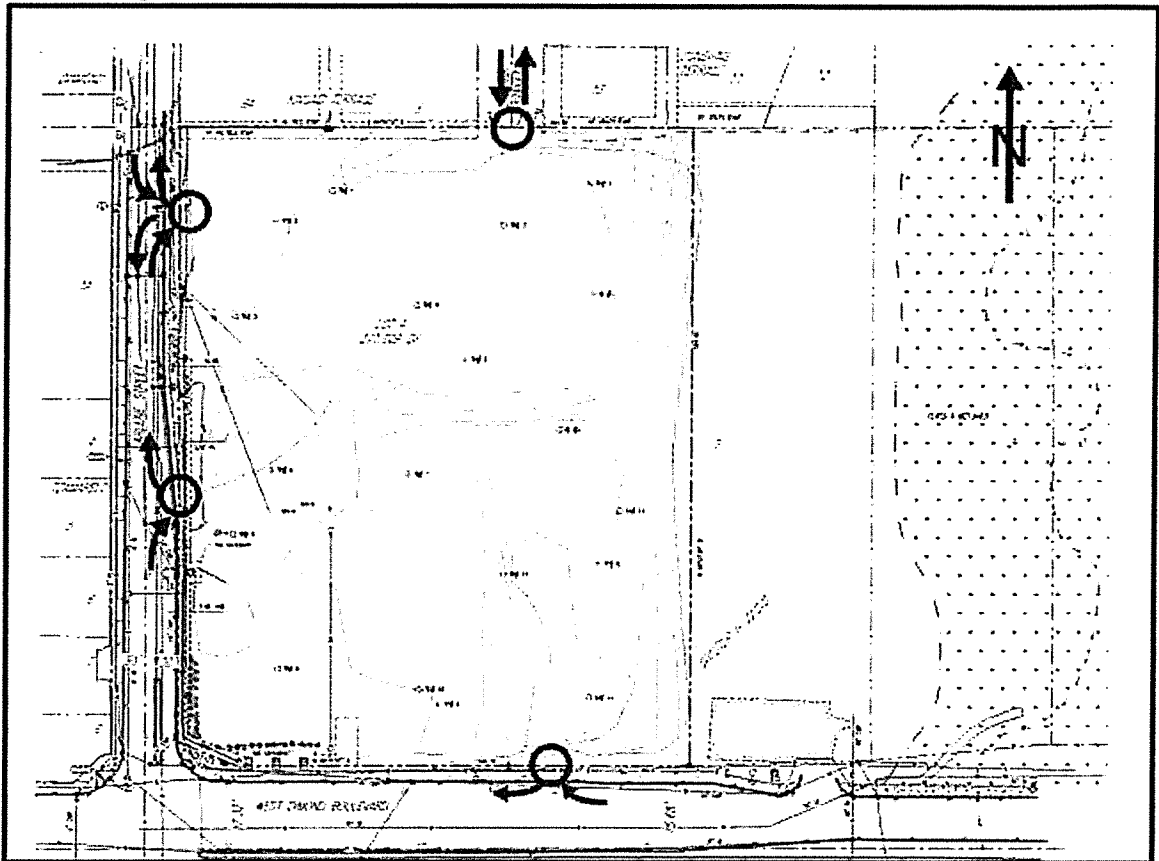
1. Northwood Street at Strawberry Road
2. Dimond Boulevard at Arlene Street (depends upon site traffic being able to use Arlene Street to access eastbound Dimond Boulevard)
3. Blackberry Street at 88<sup>th</sup> Avenue
4. Juliana Street at 88<sup>th</sup> Avenue

Two area intersections are expected to have periods of poor performance (LOS E or F) by 2027. The added site traffic is expected to add less than 10% additional delay:

1. Arlene Street at 88<sup>th</sup> Avenue
2. Dimond Boulevard at Blackberry Street (assumes drivers experiencing excessive delay will use signal at Arlene Street or at Jewel Lake Road)

Summary Exhibit 2 on page xii presents the approximate access points recommended for the site.

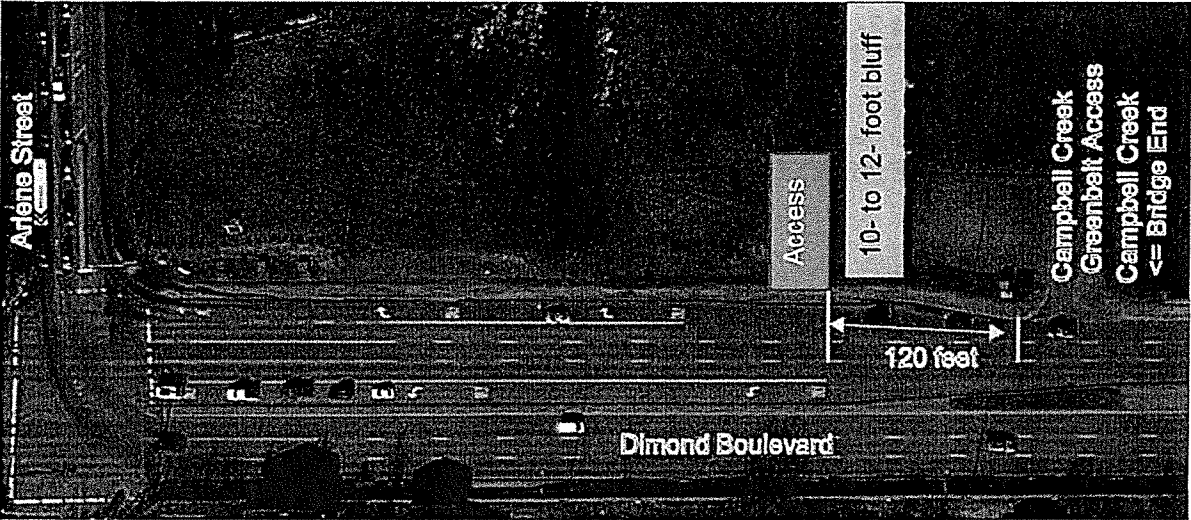
### Summary Exhibit 2- Site Access Locations



Arlene Street accesses should be designed to comply with the MOA driveway standards for separation, clearances, widths and sight distances for a moderate generator (100 to 250 trips per hour), a 35 mph collector, and with accesses that will have more than 10 vph. In addition, the existing median for the southbound approach should be extended 140 feet, providing a median barrier for the entire SBLT length, and restricting movements from the southern-most Arlene approach to right-in, right-out only.

The Dimond approach should comply with DOT&PF requirements for a 45 mph collector, moderate generator, and with driveway volumes that are greater than 10 vph. In addition, the driveway should be located at about 120 feet from the beginning of the westbound auxiliary lane bay taper for the Dimond Boulevard intersection with Arlene Street, as shown in Summary Exhibit 3.

**Summary Exhibit 3- Dimond Boulevard Access**



# Application

# Application for Zoning Map Amendment

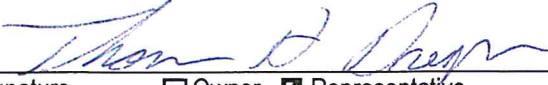
Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Nord De La Chelsea, LLC (Wilcox, Walter)		Name (last name first): S4 Group, LLC (Dreyer, Tom)	
Mailing Address: PO Box 90834		Mailing Address: 124 E 7th Avenue	
Anchorage, AK 99509		Anchorage, AK 99501	
Contact Phone – Day: 907-561-5262	Evening:	Contact Phone – Day: 907-306-8104	Evening:
Fax:		Fax:	
E-mail: wjwilcoxii@gmail.com		E-mail: tom@s4ak.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): 012-351-88-000		
Site Street Address: W Dimond Blvd & Arlene St., Anchorage, AK		
Current legal description: (use additional sheet if necessary) Tract 1, Emerald Subdivision (Plat 2017-84)		
Existing Zoning: R2-M	Acreage: 6.207	Grid #: SW2327
Proposed Zoning: R-3A		
Existing use: Vacant	Proposed use (if any):	

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 Date: 04/04/2018  
(Representatives must provide written proof of authorization)

Thomas H. Dreyer

Print Name

Accepted by: DRW	Poster & Affidavit: 4+1	Fee: 10,802.30	Case Number: 2018-066	Requested Meeting Date: 07/09/18
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**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: West Anchorage Planning 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 \_\_\_\_\_ 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 or 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): S-12316  
☐ 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**

- 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.

**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
Nord de la Chelsea, LLC		PO Box 90834, Anchorage, AK 99509
Fish Creek, LLC		PO Box 90834, Anchorage, AK 99509
Walter Wilcox II	Member	PO Box 90834, Anchorage, AK 99509
Yelizaveta Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Sophia Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Janna Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Darla Wilcox	Member	PO Box 90834, Anchorage, AK 99509

**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
Nord de la Chelsea, LLC		PO Box 90834, Anchorage, AK 99509
Fish Creek, LLC		PO Box 90834, Anchorage, AK 99509
Walter Wilcox II	Member	PO Box 90834, Anchorage, AK 99509
Yelizaveta Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Sophia Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Janna Wilcox	Member	PO Box 90834, Anchorage, AK 99509
Darla Wilcox	Member	PO Box 90834, Anchorage, AK 99509

**Attach this sheet to your application form**

Accepted by:	Date	Application for	Case Number
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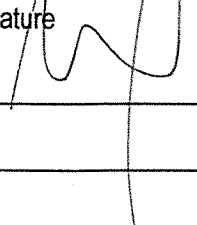


## Supplemental Form: *ADDITIONAL PETITIONERS*

### 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: Re-zone to R-3A

Signature	Name (printed or typed)	Legal description of property owned within petition area
1. 	Nord de la Chelsea, LLC	Tract 1 Emerald Subdivision
2.	Walter Wilcox II	Tract 1 Emerald Subdivision
3.		
4.		
5.		
6.		
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10.		
11.		
12.		
13.		
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16.		
17.		
18.		
19.		
20.		

**Attach this sheet to your application form**

Accepted by:	Date	Application for	Case Number
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S4

PLI

TRACT A-1  
CHUCK BRIDG-MANS SCHOOL

R-2M

**PROPOSED  
REZONE**

**S4**  
Group

Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying  
Thomas H Dreyer, P.L.S.  
124 E 7th Avenue  
Anchorage, Alaska 99501  
(907) 306-8104  
mail@S4AK.com

## Rezone from R-2M to R-3A Tract 1 Emerald Subdivision

Checked by: THD

Drawn by: cb

Scale 1" = 500'

Grid

SW8327

Job 2016-68

Field Book:

Plat 2017-84

Date: 1/10/2018

69



Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying

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

April 4, 2018

### **Letter of Authorization**

#### **Tract 1, Emerald Subdivision**

On behalf of Nord de la Chelsea, LLC, owners of the property, by signing below we are authorizing the S4 Group, LLC to represent us before the Municipality of Anchorage in our request for a rezoning of the property listed below. The property is approximately 6.2 acres in size and is located in the northeast corner of Dimond Blvd. & Arlene Street.

The current legal description of the property is as follows:

Tract 1, Emerald Subdivision, as per plat 2017-084, Anchorage Recording District, Alaska.

  
\_\_\_\_\_  
Signature: Walter J. Wilcox, authorized signer for Nord de la Chelsea, LLC

date: 4/13/18



Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying

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

May 1, 2018

## Re-zoning Application Narrative for:

### Tract 1, Emerald Subdivision

#### **Proposal**

This rezoning application is for a 6.2 acre parcel of land at the northeast corner of Dimond Boulevard and Arlene Street. The legal description is Tract 1, Emerald Subdivision. For convenience sake, this rezoning effort will be known as simply, Emerald. The site is bordered by Dimond Boulevard to the south, Arlene Street to the west, Emerald Hills Park to the east, and a multi-family residential neighborhood to the north. This area is currently zoned R-2M, and our proposal is to rezone this parcel to R-3A. Our proposed R-3A zoning would allow a mixed-use development of residential units and retail/office space. The office/retail space is limited to certain local neighborhood related categories as outlined in Title 21. An example of allowed uses in the R-3A district are; mixed-use dwellings, child care, health services, police sub-station, fitness centers, offices for professionals or business, convenience store, retail, coffee shops, yoga/fitness gym, etc.

Standards in the R-3A district include enhanced sidewalk options, building placement and orientation standards. View-planes from surrounding neighborhoods are protected by Title 21's section on "Height Transitions for Neighborhood Compatibility". Emerald is within the West Anchorage District Plan.

#### *Need and justification for the rezoning:*

The need for housing in Anchorage in all areas is outline in many MOA studies and documents and are further articulated in the following responses.

#### *The proposed land use and development:*

The proposed rezoning will allow the development of apartments and condominiums, in a mixed-use configuration with office/retail.

#### *The probable timeframe for development:*

The timeframe for development of this parcel is from one to five years, depending on economic conditions.

#### **Rezoning Map Amendment Standards**

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

This rezoning will benefit the best interest of Anchorage citizens who are looking to downsize from larger single family homes, and for those homebuyers just looking for a more modern, efficient and smaller footprint for their living space. The public health, safety and general welfare is promoted by the proposed development complying with all of the stringent current codes enforced, such as the new Title 21 and the Design Criteria Manual.

*2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan maps(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)*

Emerald conforms with the Comprehensive Plans of Anchorage.

### **Anchorage 2040 Land Use Plan**

Emerald conforms to the Anchorage 2040 Land Use Plan (2040 LUP) that was recently approved and adopted on September 26<sup>th</sup>, 2017 by Assembly Ordinance 2017-116. The introduction of this plan on the inside cover states:

*“The Anchorage Bowl has urbanized and evolved since we adopted Anchorage 2020—Anchorage Bowl Comprehensive Plan in 2001. New challenges demand that Anchorage become more resilient and better prepared for mid-21<sup>st</sup> century realities, including lower oil production revenues and state spending, as well as fostering new opportunities for economic development and resilience.*

*The 2040 LUP recognizes these community changes and sets the stage for future growth, development, and sustainability. Additionally, many Anchorage neighborhoods have adopted plans or are working on plans. These include East and West Anchorage, Downtown, Government Hill, Fairview, Hillside, the UMED District, Mountain View, South Addition, and Spenard.*

*The 2040 LUP incorporates analysis of Anchorage demographics and projected growth, current and future economic changes, current land uses, and future land capacity. These required elements of our Comprehensive Plan inform the policies and strategies contained within the plan.*

*To ensure efficient and equitable growth within our limited geographic area, Anchorage must maximize land use efficiencies while protecting and enhancing valued neighborhood characteristics and natural resources.”*

The R-3A zoning for this parcel fulfills the goals of the 2040 LUP by utilizing efficiencies for the land use and creating a land use that will be of benefit to the local community while providing much needed housing units for Anchorage's growing population while also protecting the natural resources according to the latest MOA standards and regulations that define the R-3A zoning district.

To continue, on page 10 of the 2040 LUP there is a discussion on housing space needs:

### **"Housing Space Needs**

*As Figure 1-7 illustrates, the Anchorage Bowl has an identified need for 21,000 new residential units to meet the base case forecast population growth through 2040. For a comparison, this is roughly the amount of housing existing today in all of Northeast Anchorage including Russian Jack Park, Northeast, and Scenic Foothills Community Councils. The 21,000 new households translate into a need for an average net gain of 840 housing units per year in the Anchorage Bowl, nearly triple the net gain of recent years.*

*The Bowl no longer has a vacant land tract the size of Northeast available for new housing. Its existing residential zoned vacant buildable land capacity is estimated to be 9,700 more housing units, assuming historically attained housing construction densities were to continue.*

*Commercially zoned lands provide some additional housing capacity but do not close the deficit. Based on historical yields per acre, Anchorage's non-residential vacant lands would provide capacity for an additional 700 housing units, bringing the total vacant land capacity estimate to 10,400 additional units. The expected average housing yield is so low because under current conditions most commercial properties do not develop with housing.*

*Redevelopment of existing residential lots will also play a role. Recent historical redevelopment rates and the characteristics of lots which redeveloped from 2000 to 2015 indicate a redevelopment capacity of 2,500 additional dwellings, based on current zoning and development trends. Figure 1-7 illustrates that, including re-developable lands and buildable vacant lands, the Anchorage Bowl as currently zoned has a total capacity shortfall (deficit) of 7,900 housing units by 2040 under the moderate, baseline growth forecast."*

The rezoning of emerald will help, albeit in a small manner, this very important goal of the 2040 LUP. The LUP map on page 31 of the plan designates this area as residential mixed use development.



## The 2020 Anchorage Bowl Comprehensive Plan

The first paragraph of the 2020 Plan states, under the heading: Role & Purpose of the Comprehensive Plan: ***"ANCHORAGE 2020 is a blueprint to guide development in the Anchorage Bowl over the next 20 years. It includes land use policies and specific action strategies. The Plan is general in nature. It will be further refined by ordinances, by revised land use and zoning maps, by area-specific plans, and by other policy tools."***

The Emerald Park rezone to R-3A is supported by the following policies:

**Policy #3. The Municipality shall employ development strategies for the Anchorage Bowl in order to accommodate approximately 31,600 additional dwelling units by the year 2020 with the allocation of the dwelling units by planning sector as follows: Southwest: 4,000 – 6,000.** This rezoning will help the MOA attain this goal of providing housing for our future home buyers. The existing zoning of R-2M would only allow up to about 80 dwelling units, the proposed rezoning to R-3A would allow up to about 260 dwelling units and 20,000 sf of retail/office space. As of 2012, in the western Anchorage area, at current zoning allowable densities, there are only 1,200 or so possible buildable housing units.

**Policy #11. Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.** Through the proper development of Emerald, and in conjunction with the recommendations of the Traffic Impact Analysis prepared by Mr. Randy Kinney PE. PTOE with Kinney Engineering, LLC, the adjacent access, traffic flows, and fire safety issues will be improved upon.

**Policy # 12. New higher density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following: a) Building and site design standards; b) Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and, c) Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments.** Emerald will comply and support these listed priorities. Emerald will be developed with strict building and site design standards as enforced by Title 21. There will be sidewalk connections to the park to the east, to the bike path along Dimond Boulevard to the south, to the sidewalk along Arlene Street, and a connection to the north at Juliana Street.

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

this rezone will increase the number of residential units allowed, and in addition, will allow up to approximately 20,000 square feet of office/retail use.

**Policy # 16. Adopt standards to ensure that new residential development provides for a variety of lot sizes and housing types for a range of households and age groups.** The approval of this rezone will allow for a housing type that appeals to a wide range of age groups. Grandparents and others looking to downsize but still desire new construction, and younger couples with school age children will be able to live close to schools, with amenities provided by the on-site office/retail opportunities.

**Policy # 17. Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing.** Rezoning to R-3A will allow the construction of a condominium project that, intrinsically by its size, and by allowing some office/retail opportunities, will allow amenities not normally seen in smaller developments.

### **The West Anchorage District Plan**

Emerald conforms with the intents of the West Anchorage District Plan. The WADP states on page 11; *“For the West Anchorage District planning area, accommodating population growth would require strategically located areas of increased residential densities and full build-out to maximum densities on remaining vacant lands. These were to be located within certain of the Anchorage 2020 land use policy areas, including along transit corridors, around neighborhood commercial centers, and the two designated town centers. Growth allocations in these specific sections of West Anchorage, along with redevelopment potential sites with increased densities were to have made up any shortfalls in providing for population increases.”* It is very clear that the comp plans support the need to create as many housing opportunities as possible with the few remaining undeveloped parcels of land, such as Emerald would provide.

The land use classification for Emerald is as shown on the WADP Map 4-1b, page 75, ‘Medium Intensity’. Medium intensity is defined as greater than 15- 35, or up to 40 dwelling units per acre. This rezone to R-3A fits within the range. On page 70 of the WADP, residential density ranges are explained; *“The Land Use Plan Map residential density ranges are generalized descriptions of the density of development considered appropriate for a broadly defined area. The measure of housing units per gross acre is based on area wide densities rather than specific densities for individual parcels. This allows the Land Use Plan Map to indicate the intended overall distribution of population and housing units for entire contiguous geographic areas of West Anchorage. The measure of housing units per gross acre includes streets, open spaces, leftover or unusable lands and small non-residential uses within a residentially designated area*



on the Land Use Plan Map. It is not intended to be applied directly as the measure of how many housing units may be allowed on each lot or development site. Individual lots might have a somewhat higher net density because they do not include the land area occupied by streets." Emerald Tract 1 has an inclusive size of 6.23 acres, and the size of the gross acreage as defined above, is 7.5 acres. By including the adjoining street ROW's the allowable number of dwelling units would be 7.5 acres X 40 du/a = 300.

The further definition of 'residential medium intensity' is on page 78 of the WADP;

*"Intent: The medium-intensity residential designation provides for a compatible mix of multi-family and attached housing choices in an attractive, living environment with a range of amenities for residents, including **easy access to parks and open space, retail services, employment centers, and public transportation.** Description: Multi-family complexes and townhouses characterized by low-rise, multi-story buildings, with design amenities such as private open space and recreation areas. Greater than 15 and up to 40 housing units per gross acre. The WADP encourages higher densities of up to 40 housing units per acre in residential medium-intensity districts that are near a designated neighborhood center or town center or where an existing development project already reflects these densities. Designation is applied to areas with an established multi-family housing development pattern. It is also applied to areas once designated for lower density residential and non-residential use that are either underutilized or are adjacent to commercial areas or major streets where transition to more intensive residential use is appropriate."* Emerald fits quite nicely within these parameters with a park fronting the entire eastern boundary. Emerald will have bicycle and pedestrian access trails that will connect to the park and then onto the Campbell Creek multi-use trail. Emerald will have appropriate retail and office services for the residents of Emerald and the surrounding neighborhood. Expected services will include the likes of a coffee shop, a small café, a small neighborhood grocery store ala City Market, (but smaller), a bakery such as Fire Island, and other small office services and also home/office opportunities for residents who are looking to cut down on their commute time to other areas of Anchorage. Emerald is surrounded by multi-family to the south and to the north and northwest, parkland to the east, and a mix of commercial and residential to the west.

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

As stated above, the proposed R-3A zoning will conform to and is consistent with the comp plan.

*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.*

This rezoning will protect the surrounding developed area by complying with all aspects of Title 21. Title 21 is very strict in protecting the surrounding and adjacent areas with regulations relating to setbacks, view-plane protections, buffer zones, landscaping, adequate parking, residential inter-connectivity, regulated building heights, and other restrictions on development. This rezoning will allow a building height increase that allows a higher percentage of the land to be within landscaped zones and other park-like features that are common to well-designed modern housing developments. For any development of at least 140 dwelling units the decision making body is the Planning & Zoning Commission through the major site plan review process.

*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 complete by the time development is complete, while maintaining adequate levels of service to existing development.*

All facilities and services are available to this parcel, and are capable of supporting the uses allowed by this rezoning action, while maintaining more than adequate services for the existing surrounding developments.

*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 approval of this rezone will help reduce environmental impacts by complying with all of the current regulations in place. Any future construction plans for Emerald must contain a full storm drainage analysis that protects any negative effects from occurring on the surrounding property. Noise to the north from the traffic on Dimond Boulevard will be substantially diminished by the buildings on Emerald. Air rights are maintained by Title 21's strict requirements on view-planes from neighboring parcels.

*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 approval of this rezone will allow responsible development of this parcel of land while mitigating the effect on surrounding parcels of land through the means as required by Title 21. For instance, Fire safety will be improved by allowing connections for fire trucks to access an alternative route if for some reason Arlene Street is impassable, Traffic improvements will comply with any recommendations of the required Traffic Impact Analysis. Residents that move into Emerald will be able to walk to school instead of having to bus from further away. All utilities such as public sewer and water will be sized properly as per AWWU specifications, and view planes and light will be protected by Title 21's section that specifies very distinctly what can and cannot be built within those parameters.

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

Emerald will enhance this area and will be a benefit for the local community. Below is a project statement from the project architect, Mr. Chris Cole of 61 North Architects:

**Project Overview:**

This is a proposed project on the site of the Northeast corner of Arlene and Dimond Blvd. The site is 271,809 SF (6.24 AC.). The site is bordered by Emerald Hills Park/Campbell Creek on the east side, a residential neighborhood of houses and multi-family on the north side, Arlene Street/multi-family/commercial on the West and Dimond Blvd./multi-family to the South.

The site is currently zoned R2M, which is defined in MOA Title 21 Zoning code as:

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

Because of the characteristics of Dimond Blvd.; heavier traffic, but still frequently used by pedestrians, Dimond Blvd. is a different type of street which requires a different zoning to address the challenges it provides. We believe a low-density development, which covers the entire lot with streets, buildings and cedar-fenced yards throughout, like much of the adjacent developments along Dimond Blvd., is not the most appropriate, best-use style of development for this site. This type of development would block pedestrian access through to the park and trails, and make the streets non-pedestrian friendly much like the rest of Dimond Blvd. It would also entail cutting all trees on the site and building from setback to setback.

We believe we can do a better development with many more amenities for the neighborhood, while increasing the density to make the project an economic success for the developers.

**Goals of the project and benefits for the neighborhood:**

- Pedestrian Access and open space throughout the site and into the park, further connecting the trails and adjacent commercial developments like the Fred Meyer and Carrs. We see Emerald as a big amenity for the neighborhood as well as the development. So, our goal is to make the access into the park and through the development extremely convenient from many directions—looking at current paths

through the site as indicators of the access through the site. This pedestrian accessibility and open space can be achieved with:

- *Higher density*; the use of slender towers with condensed floor plates. This allows more open space below, thus increasing the pedestrian access throughout the site.
  - *Large amounts of below grade parking*, such that the additional density does not impact the pedestrian amenities and accessibility above grade. This is a benefit that higher densities give to a project.
- Retain as much of the natural vegetation as possible and replant the remaining open space with new vegetation.
  - Create a transition buffer between the heavy traffic Dimond Blvd. and the neighborhood. This would *not* be achieved with cedar fenced yards and boundaries. The development as a whole would become a transition and a buffer, by inviting pedestrian traffic along Dimond into the development, as well as pedestrian traffic in and around the site.
  - Provide some neighborhood style retail/restaurant commercial uses that would benefit the neighborhood. Adding these uses on the edge of the neighborhood would be a benefit for pedestrian and bicycle traffic.
  - Address all traffic issues/concerns with the site and the proposed development. Connectivity to all adjacent streets and through the site are the main requirements of the DOT and MUNI traffic departments. So, the new proposals will show;
    - a connection to Juliana Street, which will require the developers to upgrade Juliana Street to MUNI standards,
    - connections to Arlene Street,
    - a right in, right out connection to Dimond Blvd.,
    - and connectivity through the site.

To achieve these goals, we believe the most appropriate zoning district to rezone this property into is the R-3A zoning. The R-3A zoning is defined in MOA Title 21 Zoning code as:

*The R-3A district is a primarily residential district intended for high-density multifamily dwellings, with gross densities intended to be greater than 35 dwelling units per acre. Commercial retail, services, and office uses are also allowed in combination with housing to create a truly mixed-use neighborhood environment, although a majority of the gross floor area of the development shall be a residential use. This district is to be applied in areas near downtown and midtown, in order to provide housing densities which, support these city centers, efficient use of residential land, and residential living opportunities near employment and services. By providing the flexibility for integrated mixed-use site development, the R-3A district facilitates reinvestment and revitalization within areas in transition. New mixed-use development should facilitate strong pedestrian and bicycle connections with nearby neighborhoods and city centers.*

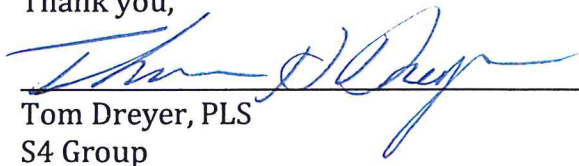
9. *The rezoning does not result in a split-zoned lot.*

This rezoning does not result in a split-zoned lot.

Another aspect of the Anchorage Comprehensive Plan paradigm is the 2040 Anchorage Land Use Plan. This plan has now gone through multiple community reviews, and was reviewed by the Planning & Zoning Commission at their public hearing on October 16<sup>th</sup>, 2016. The Anchorage Assembly has approved this plan in 2017. Action plan #2-6, on page 61 of the public hearing draft dated September 2016, states the following: *"Adopt a medium-density residential district that allows mixed-use commercial in an integrated neighborhood setting. Require projects to meet or exceed an established minimum housing density. Promote mixed-use compatible with the surrounding neighborhood."* Emerald fits quite well with this description. It is reminiscent of the Fire Island Bakery complex in the South Addition of Downtown Anchorage. Along with the bakery are other retail and office buildings that have a collection of small business's such as a physical therapist, a real estate office, a CPA's office, and a few other retail businesses. The office/retail building size is approx. 11,000 sf. The Emerald site is 6.2 acres, the Fire Island and adjoining commercial building site is about a quarter of an acre. Of course, there are many differences between these two sites, but the point is that by having this small amount of office/retail in a residential zone is extremely desirable to people looking to buy a home. One of the biggest features in listings for a home sale in south addition is being close to Fire Island and City Market. It enhances the quality of life and makes for less driving across town just to get a half-gallon of milk or you much need latte in the morning. By approving this rezone, a similar environ can be created that benefits not only the residents of Emerald, but the entire surrounding community. No more driving down Dimond Boulevard or across town just to get a cookie, a cup of coffee, or to go to the gym.

If you have any questions or need further clarifications, please contact me at [tom@s4ak.com](mailto:tom@s4ak.com).

Thank you,



Tom Dreyer, PLS  
S4 Group





Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying

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

February 12, 2018

Mr. Francis McLaughlin  
MOA Planning Division Director  
4700 Elmore Road  
Anchorage, Ak 99507

Re: Summary of Community Meeting

Project: Emerald Hills re-zone to R-3A

Dear Mr. Francis,

This Letter serves as the 'Summary of Community Meeting' as per Title 21.03.020.C.6. The property's legal description is:

Tract 1, Emerald Subdivision, plat number 2017-84, containing approx. 6.207 acres.

The project includes the following task:

1. Re-zone from R-2M to R-3A.

On January 16<sup>th</sup>, 2018, we held a pre-application conference with the planning department as per Title 21.03.020.B.2.a. Representatives from the MOA included Long-range Planning, Traffic Engineering, Platting, Current Planning the owners and the owner's representatives.

We consulted with the Sand Lake Community Council. The mailing list for the surrounding area was created by the MOA Planning Department and we mailed by first class mail over 500 Notices of Community Meeting by January 13<sup>th</sup>, 2018, which is 21 days before the meeting. We scheduled the Community meeting to coincide with the regular date and location for the Sand Lake Community Councils November meeting. It should be noted that the petitioners had previously presented this project to the Sand Lake Community Council about five times before, and at their meeting on July 11<sup>th</sup>, 2016, and on November 7<sup>th</sup>, 2016, with full support given by the council.

On February 5<sup>th</sup>, 2018 we had the CM (Community Meeting) at 7:00 in the library of Sand Lake Elementary School. There was approximately 50 people from the area that attended, along with the Assemblyman for the area, Mr. Eric Croft, the owners, and the petitioner's representative.

## Questions & Responses

Question: Will you have access off of Dimond Blvd?

Response: Yes, one right-turn in, right turn out, as per the Traffic Impact Analysis.

Question: Will you be accessing Juliana Street?

Response: Yes, the DOT is requiring us to connect into Julianna Street.

Question: Will these be condo's or apartments?

Response: They will be a mix of both condo's & apartments.

Question: Will this project have an effect on utilities?

Response: All utilities will be sized according to current MOA specifications for a development such as this.

Question: Does the fire department approve of this design?

Response: Yes, All fire department regulations will be abided by, with fire lanes and fire hydrants positioned appropriately.

Question: Did the occupants of Julianna Street receive the mailers?

Response: Yes, all of the owners and residents received mailers.

Question: Will there be turn-lanes on Arlene street?

Response: A medium is expected to be built on Arlene Street for traffic channelization purposes.

Question: Will traffic, after a right-turn out of the project onto Dimond Blvd, need to cross three lanes of traffic to turn left at the intersection of Dimond & Arlene Street?

Response: Yes, this is as per the approved Traffic Impact Analysis.

Question: Have we done a demographics study on who will be buying in this project?

Response: Not an official study, but it is expected that both families with children, grandparents, and others will be attracted to being a resident in this development.

Question: Will the developer be building in the parkland to the east and destroying the sledding hill?

Response: No, the developer will only be building on the lot they own, not on the park land.

Question: How high will the building be?

Response: R-3A zoning allows buildings up to 70 feet tall that comply with a list of amenities that is outlined in the zoning regulation.

The Community Council took a vote of denial, but asked us to attend another Community Council meeting to present to them additional information such as the Traffic Impact Analysis that has been approved by the city and the state, and more detailed information as to the size of the units and what kind and size of commercial uses are allowed by the code.

If members of the Community Council or the MOA Planning staff need any further information or clarification, please email me at: [tom@s4ak.com](mailto:tom@s4ak.com).

Thank you,

A handwritten signature in black ink, appearing to read "Tom Dreyer", is written over a horizontal line.

Tom Dreyer, PLS

S4 Group

Petitioner's representative

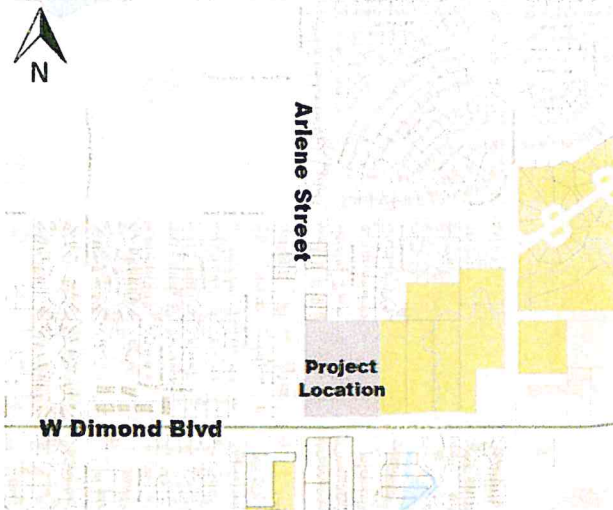


# COMMUNITY MEETING

## Community Meeting Agenda Notification Sand Lake Community Council Emerald Subdivision Tract 1 Rezone

Nord De La Chelsea LLC, represented by S4 Group LLC, will be at the regularly scheduled Sand Lake Community Council meeting on February 5, 2018 to present a proposed rezone case. The project site is at the N.E. corner of W. Dimond Blvd. and Arlene St.; legal description Emerald Subdivision Tract 1.

The zoning map amendment is requesting to rezone the 6.2 acre parcel from R2M to R-3A. Representatives will provide an overview of the rezone, project schedule and will be available to answer questions.



Land Surveying  
Land Development Consultants  
Subdivision Specialists  
Construction Surveying

124 E 7th Ave Anchorage, AK 99501 [www.slak.com](http://www.slak.com)

**MONDAY, FEBRUARY 5TH**

Sand Lake Community Council  
Sand Lake Elementary School-Library  
7500 Jewel Lake Road  
Anchorage, AK 99502  
6:30 PM

We welcome your feedback! Interested parties may appear at the meeting and speak on the matter. You can also submit your comments or request additional information by contacting:

Tom Dreyer, PLS

S4 Group, LLC

[Tom@s4ak.com](mailto:Tom@s4ak.com)