

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-018

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 6.207 ACRES FROM R-2M (MIXED-RESIDENTIAL) DISTRICT TO R-3A (RESIDENTIAL MIXED-USE) DISTRICT FOR EMERALD SUBDIVISION, TRACT 1, PER PLAT 2017-84; GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST DIMOND BOULEVARD AND ARLENE STREET, IN ANCHORAGE.

(Case 2018-0066)

WHEREAS, a request has been received from Nord De La Chelsea, LLC to rezone approximately 6.207 acres from R-2M (mixed residential) district to R-3A (residential mixed-use) district for Emerald Subdivision, Tract 1, per Plat 2017-84; generally located at the northeast corner of West Dimond Boulevard and Arlene Street, in Anchorage; and

WHEREAS, notices were published, posted, and mailed, and a public hearing was held on July 9, 2018.

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

A. The Commission makes the following findings of fact:

1. This rezone complies with the approval criteria for rezonings, AMC 21.03.160E. The rezone is consistent with *Anchorage 2020*, the *Anchorage 2040 Land Use Plan Map*, and the *West Anchorage District Plan*.
2. Public testimony expressed concern about a possible site plan, but the Commission reviewed the zoning change, and a site plan will come later. The Commission supports the rezoning which has community-wide and neighborhood benefits that come with a mixed-use development. The site plan can mitigate the concerns of the neighbors.
3. The Commission considered adding a special limitation, but decided against it. The R-3A district has specific requirements that limit the type of development that would be incompatible with neighboring residential zoning districts.
4. This is a good site for the R-3A district. This site was identified in the *Anchorage 2040 Land Use Plan Map* for this zoning change. The R-3A district was created to encourage the development of housing and to give surety of the rules that the developer must comply with. The amount of commercial uses is restricted based on a proportion of the amount of

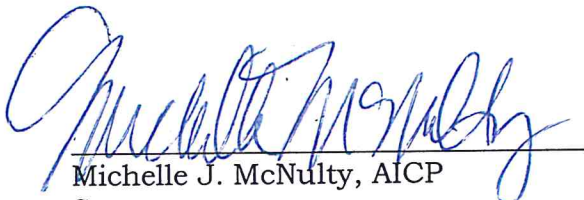
housing provided. The developer cannot lower the number of residential units and increase the amount of commercial.

5. The neighbors' concern about traffic generation will be addressed by the Traffic Engineer with an updated traffic impact analysis. The Commission reviews the available roads with applications to upzone properties. The site borders West Dimond Boulevard which is an "Arterial" and Arlene Street which is a "Collector" in the *Official Streets and Highways Plan*. Julianna Street is a "Local" road that dead-ends into this property. Julianna Street has always been intended to provide access to this site and road improvements will be required of the developer of this property.


B. The Commission recommends approval of the rezone to R-3A.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 9th day of July, 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 13th day of August, 2018.



Michelle J. McNulty, AICP
Secretary



Tyler P. Robinson
Chair

(Case 2018-0066)

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