Submitted by: Chair of the Assembly at the Request of the Acting Mayor
Prepared by: Planning Department
For Reading: February 23, 2021

ANCHORAGE, ALASKA

AO No. 2021-24

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 22.55 ACRES FROM R-6 (LOW-DENSITY RESIDENTIAL 1 ACRE) DISTRICT TO R-7 (SINGLE-FAMILY RESIDENTIAL 20,000 SQUARE FOOT) DISTRICT FOR BLM LOTS 15, 18, 19, AND 20 SEC 21 T12N R3W AND PEARCE SUBDIVISION, LOTS 17A AND 17B, PER PLAT 97-132; GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, WEST OF HANE STREET, NORTH OF EAST 112TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Huffman/O'Malley Community Council) (Planning and Zoning Commission Case 2021-0007)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating BLM Lots 15, 18, 19, and 20 Sec 21 T12N R3W and Pearce Subdivision, Lots 17A and 17B, per Plat 97-132, as R-7, single-family residential 20,000 square foot, district.

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

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2021.

_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 101-2021

Meeting Date: February 23, 2021

FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 22.55 ACRES FROM R-6 (LOW-DENSITY RESIDENTIAL 1 ACRE) DISTRICT TO R-7 (SINGLE-FAMILY RESIDENTIAL 20,000 SQUARE FOOT) DISTRICT FOR BLM LOTS 15, 18, 19, AND 20 SEC 21 T12N R3W AND PEARCE SUBDIVISION, LOTS 17A AND 17B, PER PLAT 97-132; GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, WEST OF HANE STREET, NORTH OF EAST 112TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

On February 1, 2021, the Planning and Zoning Commission adopted a resolution unanimously recommending approval to rezone approximately 22.55 acres of land from R-6 (low density residential 1 acre) district to R-7 (single-family residential 20,000 square foot) district.

A companion case is being processed to revise the Hillside District Plan Land Use Plan Map to identify this site as "Low Intensity Detached>1-3 DUA." The purpose of the rezone, and the accompanying comprehensive plan update, is to allow single-family residential development.

The R-7 district is compatible with surrounding development and zoning. There are single-family homes, a church, an electric utility substation, and a commercial roofing business adjacent to this site. The minimum lot size allowed in the R-7 district is 20,000 square feet. The minimum lot sizes allowed on adjacent lots are 6,000, 8,400, 2,000, and 43,560 square feet.

The R-7 district is intended, "primarily for single- and two-family large-lot residential areas, with gross densities between one and two dwelling units per acre. The district may also be applied to areas between larger lot districts and higher density districts."

The application complies with the approval criteria for rezoning in AMC 21.03.160E., *Approval Criteria*. This rezone implements the *Anchorage 2040 Land Use Plan* and the *Hillside District Plan,* with the comprehensive plan amendment that is being processed concurrent with this rezone in a separate case (PZC Case 2021-0008).

This ordinance has no private-sector economic effects, and local government effects are less than $30,000. Pursuant to AMC 2.30.053B.1., a summary of

economic effects is not required.

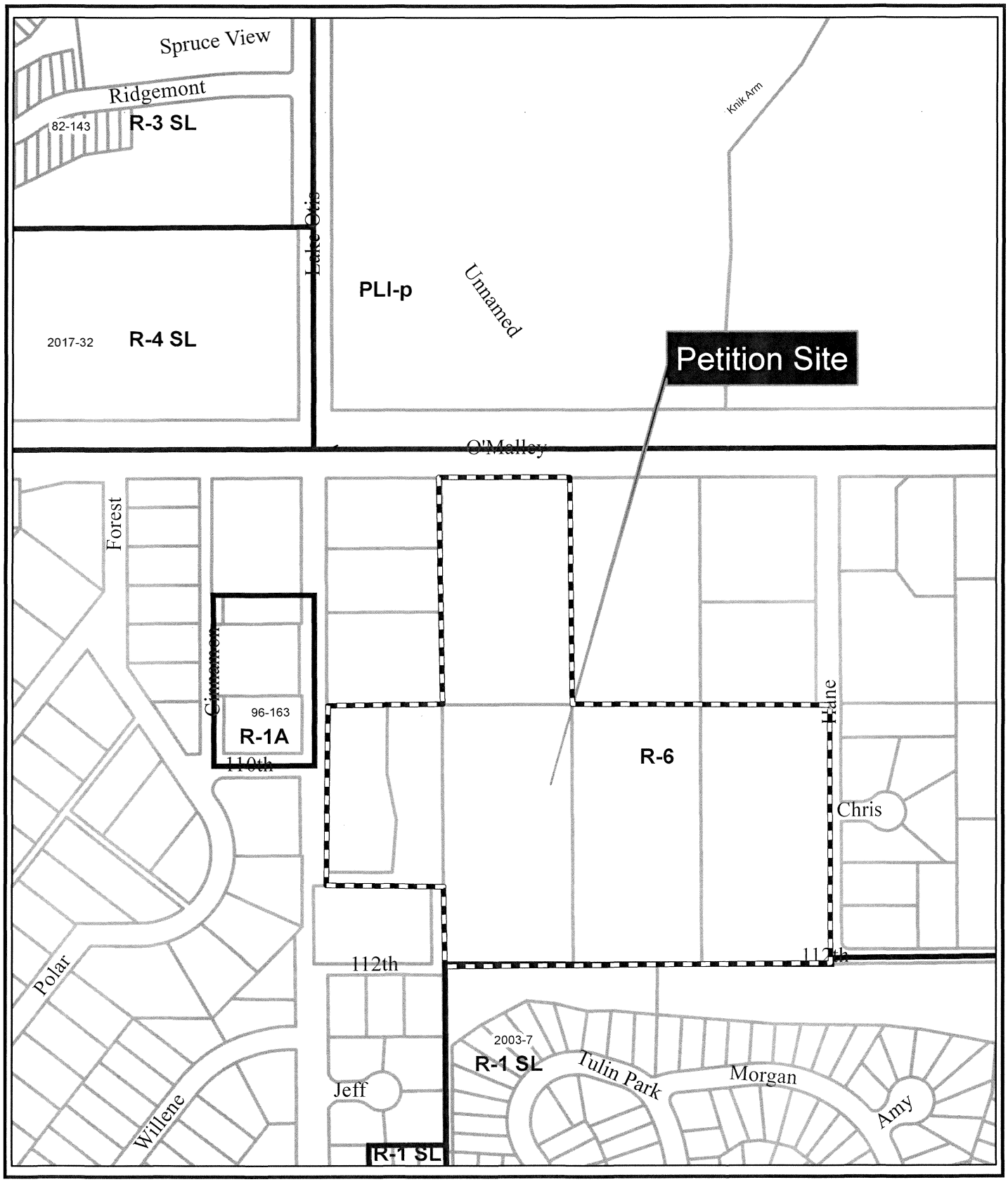
THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by:	Francis McLaughlin, Senior Planner
	Planning Department
Approved by:	Michelle J. McNulty, Planning Director
Concur:	Christopher M. Schutte, Director
	Office of Economic and Community Development
Concur:	Lance Wilber, Director
	Office of Management and Budget
Concur:	Kathryn R. Vogel, Municipal Attorney
Concur:	Anna C. Henderson, Municipal Manager
Respectfully submitted:	Austin Quinn-Davidson, Acting Mayor

Attachment: Exhibit A, Petition Map
Planning Department Analysis Packet

(Planning and Zoning Commission Case No. 2021-0007)

2021-0007 Exhibit A



Municipality of Anchorage
Planning Department

Date: November 18, 2020

N

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2021-004

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONING OF APPROXIMATELY 22.55 ACRES FROM R-6 (LOW-DENSITY RESIDENTIAL 1 ACRE) DISTRICT TO R-7 (SINGLE-FAMILY RESIDENTIAL 20,000 SQUARE FEET) DISTRICT FOR BLM LOTS 15, 18, 19, AND 20 SEC 21 T12N R3W AND PEARCE SUBDIVISION, LOTS 17A AND 17B, PER PLAT 97-132; GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, WEST OF HANE STREET, NORTH OF EAST 112TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Case: 2021-0007; Tax ID Nos. 015-271-04, -05, -09, -13, -75, and -76)

WHEREAS, a petition has been received from the Hultquist Homes, Inc. to rezone approximately 22.55 acres from R-6 (low-density residential 1 acre) district to R-7 (single-family residential 20,000 square feet) for BLM Lots 15, 18, 19, and 20 Sec 21 T12N R3W and Pearce Subdivision, Lots 17A and 17B, per Plat 97-132; generally located south of O'Malley Road, west of Hane Street, north of East 112th Avenue, and east of Lake Otis Parkway, in Anchorage; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 4, 2021; and

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

A. The Commission makes the following findings of fact:

1. The application meets the approval criteria of rezonings, AMC 21.03.160E., and is consistent with *Anchorage 2020*, the *Anchorage 2040 Land Use Plan Map*, and the *Hillside District Plan,* especially in terms of residential density.

2. The rezone is consistent with the character of the area and the transition zone between the Lower and Upper Hillside areas. The design process that the developer will have to follow can mitigate much of the concerns raised during public testimony.

3. The extension of public sewer will help with water quality issues.

4. *Hillside District Plan,* Policy 1-A, reads, "Encourage a greater proportion of future Hillside growth to occur in the lower Hillside, in areas located closer to existing services and infrastructure; to a limited degree reduce the amount of future development in the southeast Hillside."

5. The site is within walking distance of a baseball field, a golf course, and two schools, and it is also within a mile to the Seward Highway.

6. R-7 zoning is compatible with the surrounding zoning and lot sizes. There are 15,000 square foot lots to the west, 20,000 square foot lots to the east, and 6,000 square-foot lots to the south.

B. The Commission recommends approval of the rezone from R-6 district to R-7 district.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 4th day of January 2021.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 1st day of February, 2021.

Michelle J. McNulty, AICP
Secretary

Danielle Bailey
Chair

(Case 2021-0007; Tax ID Nos. 015-271-04, -05, -09, -13, -75, and -76)

fm

PLANNING DEPARTMENT
STAFF ANALYSIS
REZONING

DATE: January 4, 2021

CASE NO.: 2021-0007

APPLICANT: Hulquist Homes, Inc.

REPRESENTITIVE: S4 Group, LLC

REQUEST: A request to rezone six lots from R-6 district to R-7 district

LOCATION: BLM Lots 15, 18, 19, and 20 Sec 21 T12N R3W and Pearce Subdivision, Lots 17A and 17B, per Plat 98-178

COMMUNITY COUNCIL: Huffman/O'Malley

ATTACHMENTS:
1. Application
2. Departmental and Public Comments
3. Affidavit of Posting

RECOMMENDATION SUMMARY: Approval

SITE

Acres:	±22.55 acres
Vegetation:	Birch, spruce, and undergrowth
Current Zoning:	R-6, low-density residential 1 acre, district
Topography:	Varied topography

COMPREHENSIVE PLAN
Classification:
- "Limited Intensity 0 – 1 dua" in the *Hillside District Plan*
- "Large-lot Residential" in *Anchorage 2040*

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-4; PLI-p; R-6	R-6	R-1; R-6	R-1A, R-6
Land Use:	Commercial, Church, Parkland; Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential

REQUEST
Hulquist Homes, Inc. is requesting to rezone six parcels of land totaling 22.55 acres from R-6, low-density residential 1 acre, district to R-7, single-family residential 20,000 square foot, district.

A separate case (PZC Case 2021-0008) is being processed concurrently to amend the *Hillside District Plan* land use classification from "Limited Intensity 0 – 1 dua" to "Low Intensity Detached >1 – 3 dua" and to expand the Maximum Perimeter of Public Sewerage to include two lots. The amendments must be approved before the rezone can be adopted (AMC 21.03.070C.3., *Concurrent Zoning Changes Allowed*).

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

COMMUNITY COMMENTS
Two-hundred and forty-six public hearing notices were mailed on December 7, 2020. As of this writing, no individual public comments were received. The petition site is located within the Huffman/O'Malley Community Council which did not object to the rezone. The Rabbit Creek Community Council opposes the rezone and recommends several requirements be placed on the property if the rezone is approved. Their comments are attached.

FINDINGS

21.03.160 Rezonings (Zoning Map Amendments)
Pre-Application Conference
A pre-application conference was held on October 15, 2020, in accordance with 21.03.020B.

Community Meeting
A community meeting was held with the Huffman/O'Malley Community Council on Thursday, October 15, 2020, 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.

   The R-7 district promotes the general welfare and benefits the community as a whole by providing low density housing with site plan flexibility. The R-7 has residential densities of one to two dwelling units per acre, as compared to the R-6 district, which is less than one dwelling unit per acre. The R-7 district allows subdivision and road planning to adjust to the natural topography and

drainage patterns without the loss of residential lots that would occur under the existing R-6 district.

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

The standard may be met.

Anchorage 2040 identifies the petition site as "Large-lot Residential". The implementing zoning districts are R-6, R-8, R-9, R-10, and R-7 in areas designated in the *Hillside District Plan* as "Low Intensity Detached >1 – 3 dua". Currently, the *Hillside District Plan* shows the petition site as "Limited Intensity 0 – 1 dua". In a separate case (PZC Case 2021-0008), the petitioner is requesting amendments to the *Hillside District Plan* to reclassify the petition site as "Low Intensity Detached >1 – 3 dua" and expand the Maximum Perimeter of Public Sewerage. If that case is approved, then the propose rezone to R-7 will comply with both *Anchorage 2040* and the *Hillside District Plan*.

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 R-7 district is compatible with the adjoining lots and zoning on all sides. The minimum lot size allowed in the R-7 district is 20,000 square feet. The minimum lot sizes allowed on adjacent lots with R-1, R-1A, R-4, and R-6 zoning are 6,000, 8,400, 2,000, and 43,560 square feet, respectively.

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

  The R-7 district is compatible with adjoining zoning districts and uses. The zoning surrounding the petition site is both urban and suburban. The neighboring subdivisions are developed with single-family detached homes. There is also parkland, a church, a utility substation, and a commercial roofing business surrounding the petition site.

The following is a list of applicable policies in the *Hillside District Plan*:

- *Hillside as a Whole Policy 1-A: Encourage a greater proportion of future Hillside growth to occur in the lower Hillside, in areas located closer to existing services and infrastructure; to a limited degree reduce the amount of future development in the southeast Hillside.*

  This policy encourages a greater proportion of residential growth on the Lower Hillside. The R-7 district is a suburban zoning district that allow limited residential density. This rezone reduces pressure to build on other parts of the Hillside, which often have more topographic and drainage challenges and less public infrastructure. The R-7 district allows residential densities of one to two dwelling units per acre, which is more than the R-6

district, but less than the R-1, R-1A, and R-4 districts that surround this site. The R-7 district allows twice the residential density of the R-6 district, but it will not change the character of this area, nor the Lower Hillside. For example, the residential subdivision bordering the south side of the petition site contains 248 lots on 75 acres. The lot sizes range from 6,468 square feet to 14,378 square feet, which is significantly smaller than the R-7 district minimum lot size of 20,000 square feet.

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-7, single-family residential 20,000 square foot, district. The R-7 district is intended, "primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts."

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-7 district is compatible with surrounding zoning and development intensities. The permitted uses in the R-6 and R-7 districts are the same. The petition site is surrounded by R-1, R-1A, and R-6 districts, which are urban and suburban single-family and two-family zoning districts. The smallest lot size allowed in the R-7 district is 0.46 acres. The smallest lot sizes allowed in the R-1, R-1A, R-4, and R-6 districts are 0.14, 0.19, 22, and one acre, respectively.

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

The standard is met.

The Traffic Engineering Department and the Private Development Division support this rezoning. The site is bounded by Lake Otis Parkway, O'Malley Road, Hane Street, and 112th Avenue. The *Official Streets and Highways Plan* shows Lake Otis Parkway and O'Malley Road as "Class II Minor Arterials". Hane Street and 112th Avenue are "Local Roads". Public road improvements will be required with the future subdivision and prior to development of the property.

Natural gas and electricity are available to this property. Four of the six lots that make up the petition site are within the Maximum Perimeter of Public Sewerage. The petitioner is seeking to extend the Maximum Perimeter of Public Sewerage to the other two lots with a separate case (PZC Case 2021-0008).

The site is located within the Building Safety, Police, and Parks and Recreation Service Areas. The property is within the Fire and EMS Service Areas. The site is also served by the Anchorage Roads and Drainage Service Area (ARDSA).

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-7 district will not result in adverse impacts on the natural environment. The R-7 is a Class B district, which requires rural road improvements.

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 R-3A R-4 R-4A R-5	R-6 R-7 R-8 R-9 R-10
Commercial	B-1A B-1B B-3 RO MC	
Downtown (DT)	B-2A B-2B B-2C	
Industrial	I-1 I-2 MI	
Other Districts	A	TA WS

The district is intended for suburban and rural areas. Any future subdivision of the property will require approval from the Platting Board and meet the design standards in AMC 21.08, *Subdivision*.

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 R-7 district will not result in adverse impacts on neighboring properties. Development of the petition site will require approval of a subdivision by the Platting Board and building permit approval for each lot by the Building Safety Division.

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

The standard is met.

The R-7 district has gross densities of one to two dwelling units per acre, which is consistent with the land use pattern in the *Hillside District Plan*, if the land use designation is amended to "Low Intensity Detached >1 – 3 dua". The plan amendment is being processed with a separate case (PZC Case 2021-0008).

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-6 district to R-7 district. Attached is a draft Assembly Ordinance.

Reviewed by:

Michelle J. McNulty, AICP
Director

Prepared by:

Francis McLaughlin
Senior Planner

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

ANCHORAGE, ALASKA

AO No. 2021-___

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 22.55 ACRES FROM R-6 (LOW-DENSITY RESIDENTIAL 1 ACRE) DISTRICT TO R-7 (SINGLE-FAMILY RESIDENTIAL 20,000 SQUARE FOOT) DISTRICT FOR BLM LOTS 15, 18, 19, AND 20 SEC 21 T12N R3W AND PEARCE SUBDIVISION, LOTS 17A AND 17B, PER PLAT 97-132; GENERALLY LOCATED SOUTH OF O'MALLEY ROAD, WEST OF HANE STREET, NORTH OF EAST 112TH AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

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

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2021.

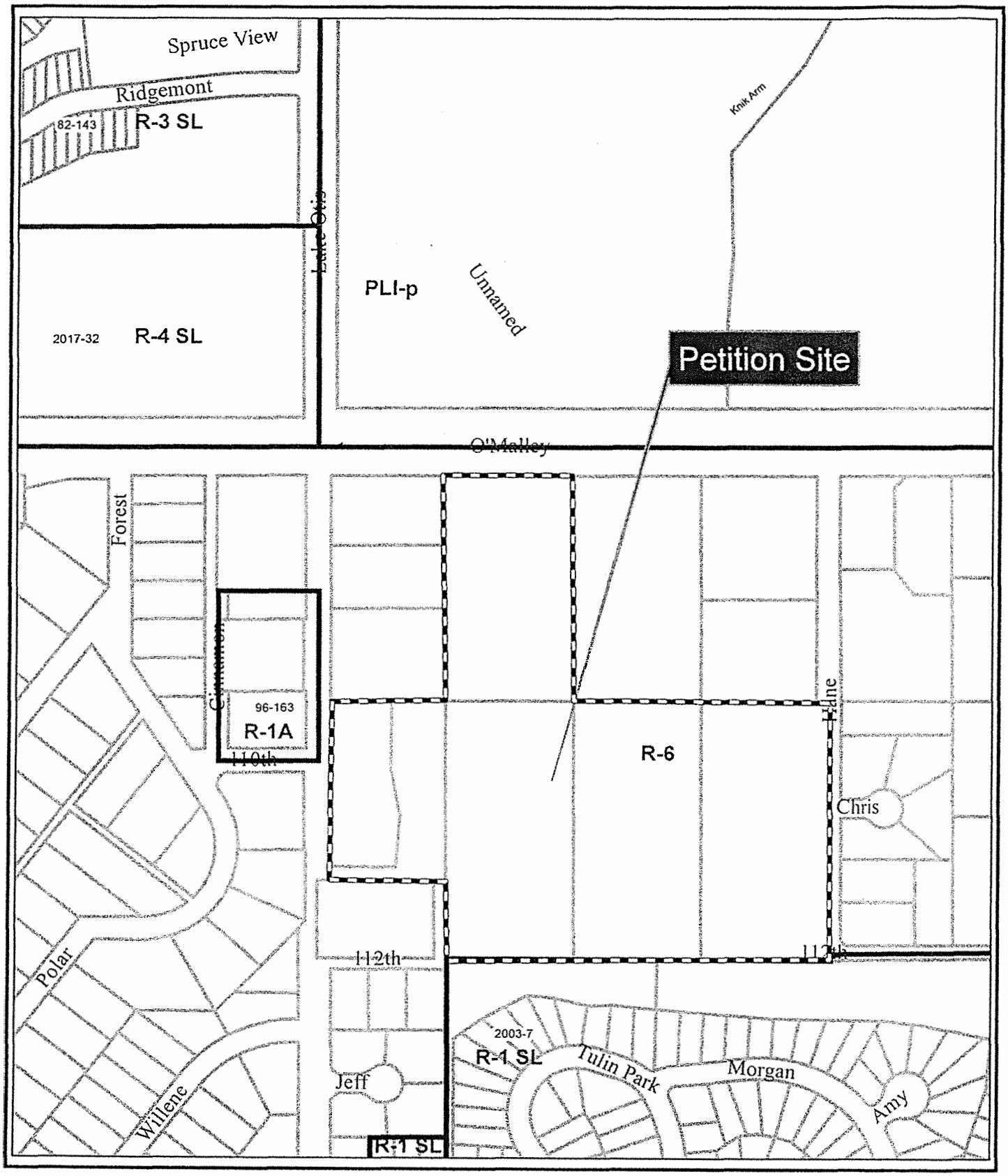
_____
Chair of the Assembly

ATTEST:

_____
Municipal Clerk

(Case 2021-0007)

2021-0007 EXHIBIT A



Municipality of Anchorage
Planning Department

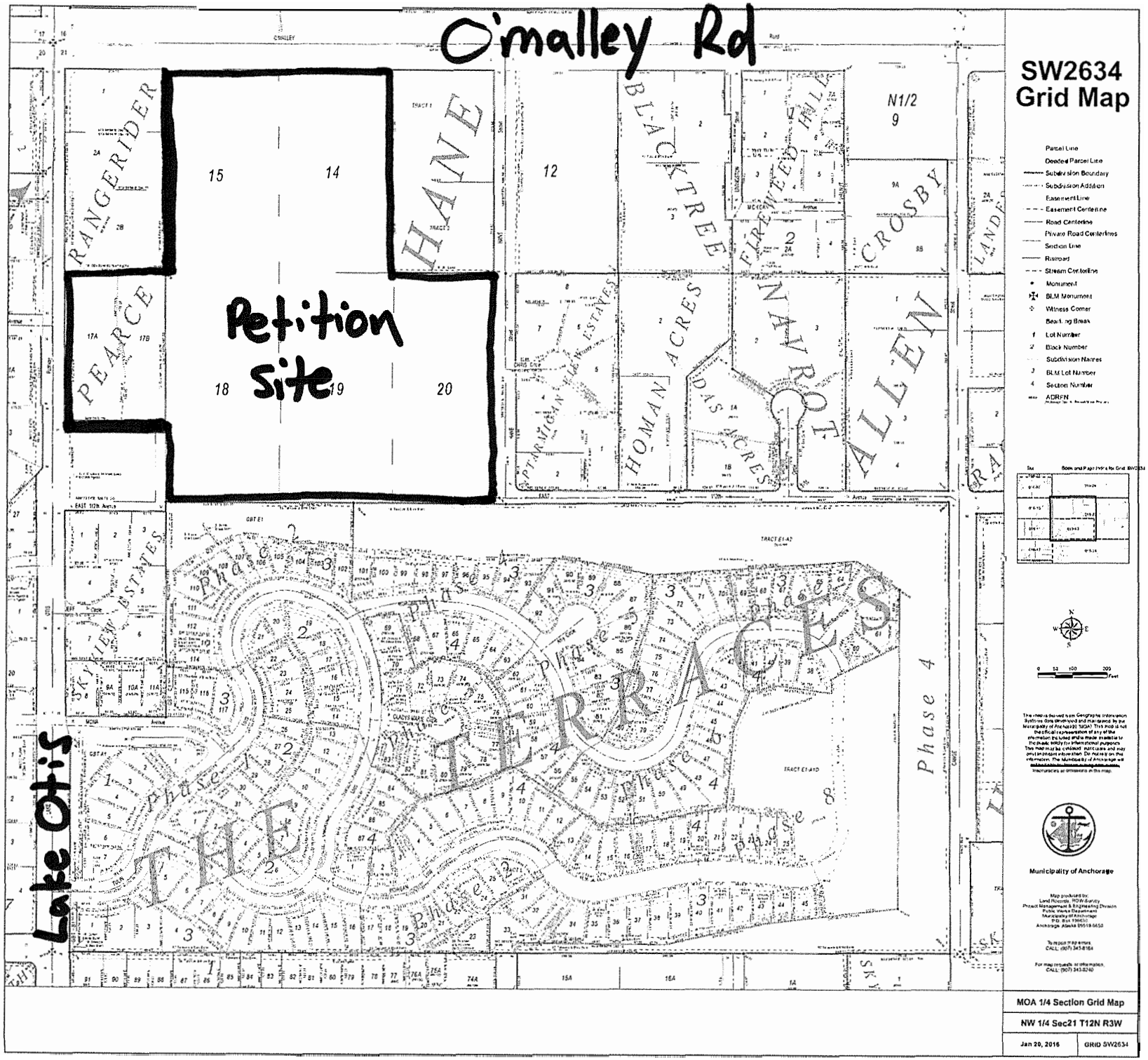
Date: November 18, 2020

N

2021-0007

Municipality of Anchorage
Planning Department
Date: November 18, 2020

N

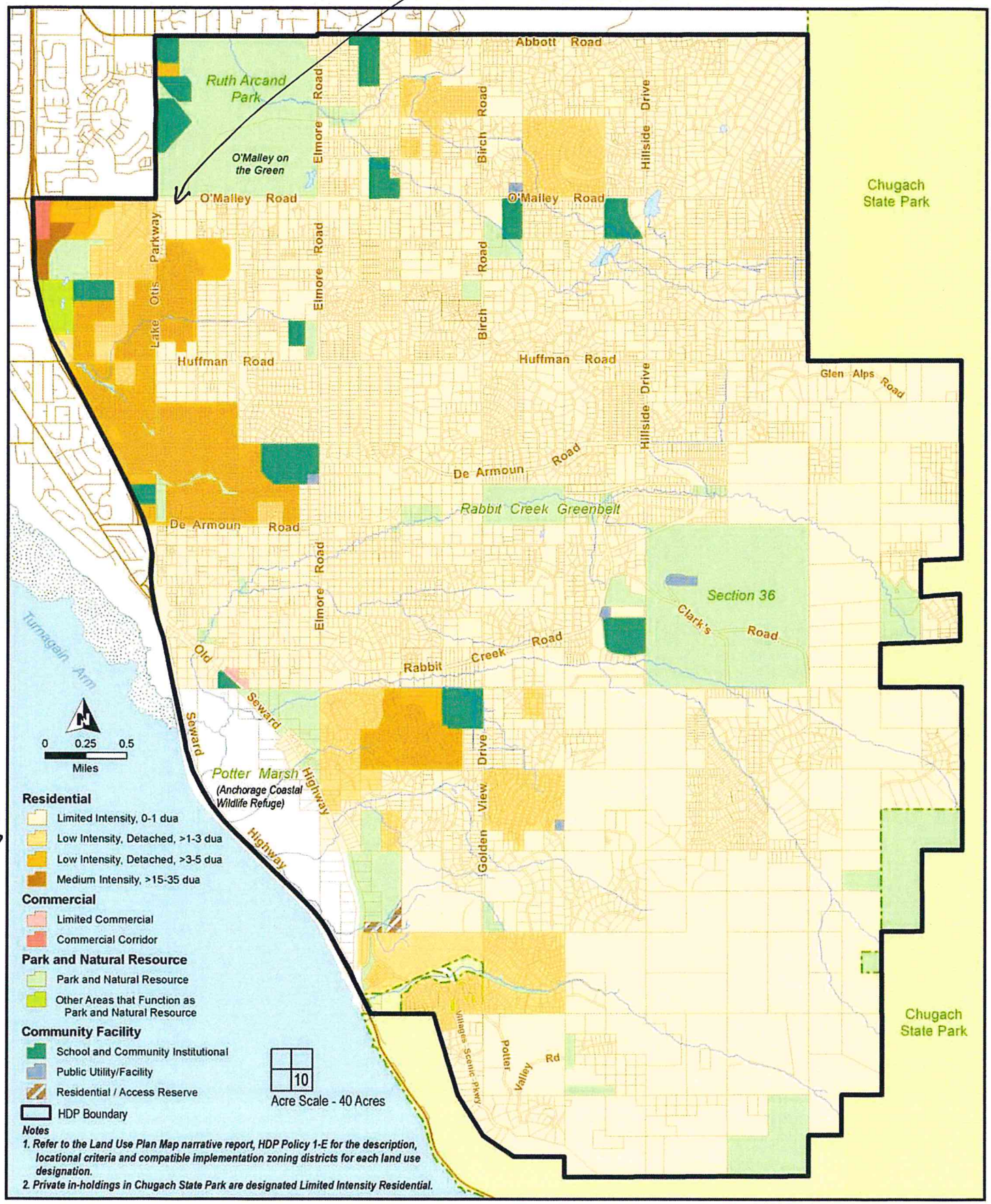

O'malley Rd
Lake Otis
Petition Site
RANGERIDER
PEARCE
HANE
BLACKTREE
FIREWEED HILL
CROSBY
NAVROT
ALLEN
HOMAN ACRES
DAS ACRES
PTARMIGAN GLEN ESTATES
SKYVIEW ESTATES
N1/2
9
15
14
12
18
19
20
Phase 1
Phase 2
Phase 3
Phase 4
Phase 5
Phase 6
Phase 8
TERRACES
SW2634
Grid Map
Parcel Line
Deeded Parcel Line
Subdivision Boundary
Subdivision Addition
Easement Line
Easement Centerline
Road Centerline
Private Road Centerlines
Section Line
Railroad
Stream Centerline
Monument
BLM Monument
Witness Corner
Bearing Break
Lot Number
Block Number
Subdivision Names
BLM Lot Number
Section Number
ADRFN
Municipality of Anchorage
MOA 1/4 Section Grid Map
NW 1/4 Sec21 T12N R3W
Jan 20, 2016
GRID SW2634

Map 2.1

Hillside Land Use Plan

Petition Site

Hillside District Plan



Notes

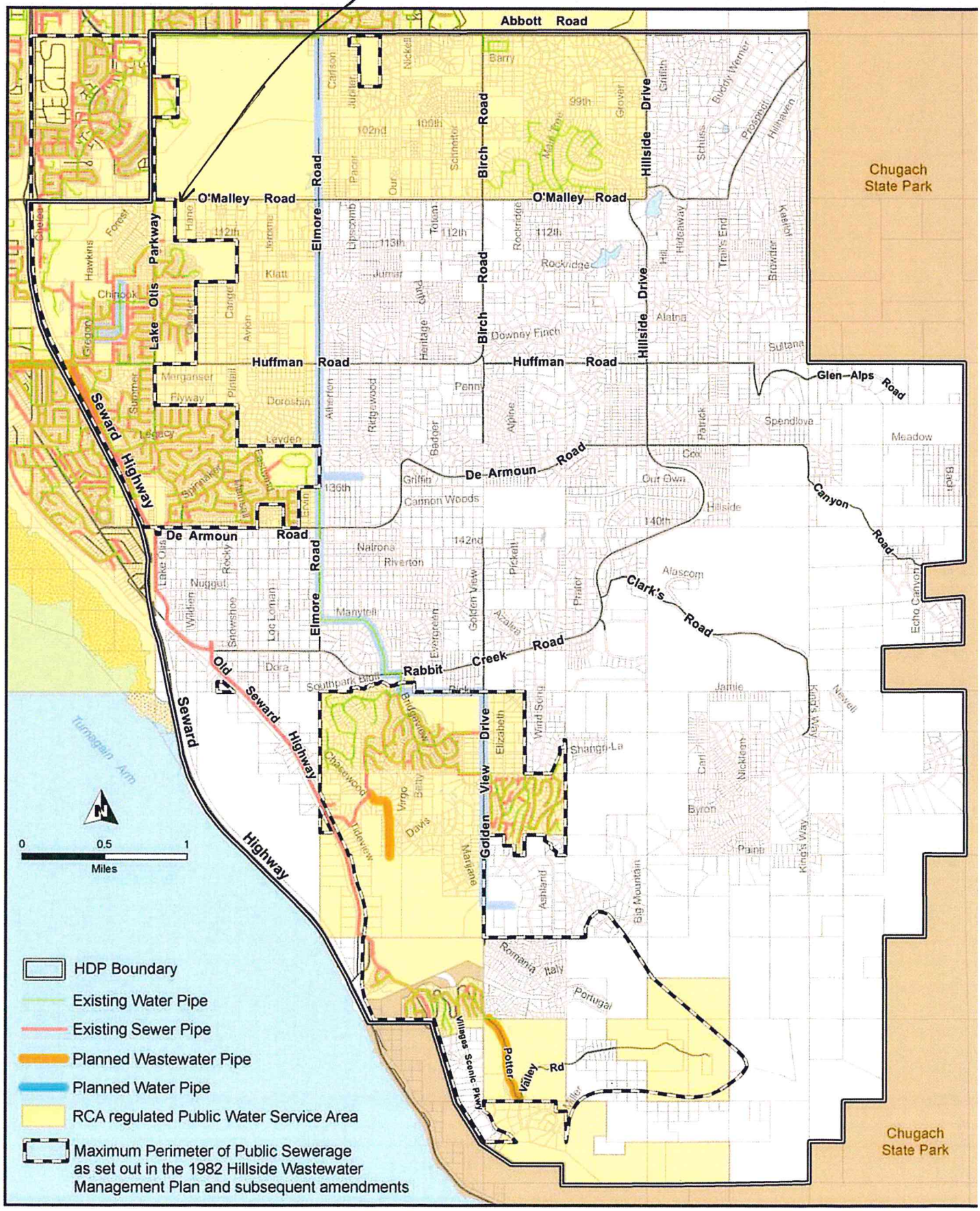
1. *Refer to the Land Use Plan Map narrative report, HDP Policy 1-E for the description, locational criteria and compatible implementation zoning districts for each land use designation.*
2. *Private in-holdings in Chugach State Park are designated Limited Intensity Residential.*

Map 5.3

AWWU Water and Wastewater Plan

Petition Site

Hillside District Plan



1

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): Hultquist Homes, Inc.	Name (last name first): S4 Group, LLC
Mailing Address: 12580 Old Seward Hey	Mailing Address: 124 E 7th Avenue
Anchorage, AK 99515	Anchorage, AK 99501
Contact Phone – Day: 907-854-8971 Evening:	Contact Phone – Day: 907-350-2602 Evening:
Fax:	Fax:
E-mail: cody@hultquisthomes.com	E-mail: craigb@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): 015-27-113, 015-27-104, 015-27-105, 015-27-109, 015-27-175, 015-27-176

Site Street Address: 2740 O'Malley Rd, Anchorage, AK

Current legal description: (use additional sheet if necessary)

BLM LOTS 15,18,19, 20 SEC 21 T12N R3W
PEARCE SUBDIVISION LOTS 17A,17B, plat 97-132

Existing Zoning: R-6	Acreage: 22.55	Grid #: SW2634
Proposed Zoning: R-7: Single-Family Residential (20K) District		
Existing use: Residential Household Use	Proposed use (if any): Residential Household Use	

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.

Craig Bennett — 11/09/2020

Signature ☐ Owner ☑ Representative (Representatives must provide written proof of authorization) — Date

Craig Bennett

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
FM	3 + affidavit	$2,343.63	2021-0007	

ZMA (Rev. 11/13) Front – "NEW" CODE

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: Hillside District Plan

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):
☐ 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.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required 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.

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

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

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.

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.

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.

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.

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

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

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-308-8104

Sept. 2020

Letter of Authorization

I, James D Leonard, the owner of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in the request for a rezone and subdivision of the property listed below.

The current legal description of the property is:
BLM Lot 19, Sec 21, T12N, ~~R2W~~ R3W, S.M. Alaska

Signature

9-25-2020
Date

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Sept. 2020

Letter of Authorization

I, Huttquist Homes Inc., the owner of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in the request for a rezone and subdivision of the property listed below.

The current legal description of the property is:
BLM Lot 15, Sec 21, T12N, ~~R2W~~ R3W, S.M. Alaska

Signature

9/25/20
Date

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Sept. 2020

Letter of Authorization

I, Hultquist Homes Inc., the owner of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in the request for a rezone and subdivision of the property listed below.

The current legal description of the property is:
BLM Lot 18, Sec 21, T12N, ~~R2W~~ R3W, S.M. Alaska

Signature

10/1/2020
Date

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Sept. 2020

Letter of Authorization

I, Hultquist Homes Inc., the owner of the property, by signing below are authorizing the S4 Group, LLC to represent them before the Municipality of Anchorage in the request for a rezone and subdivision of the property listed below.

The current legal description of the property is:
BLM Lot 20, Sec 21, T12N, ~~R2W~~ R3W, S.M. Alaska

Dan Hultquist Pres.
Signature

9/25/20
Date

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying
124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

Sept. 2020

Letter of Authorization

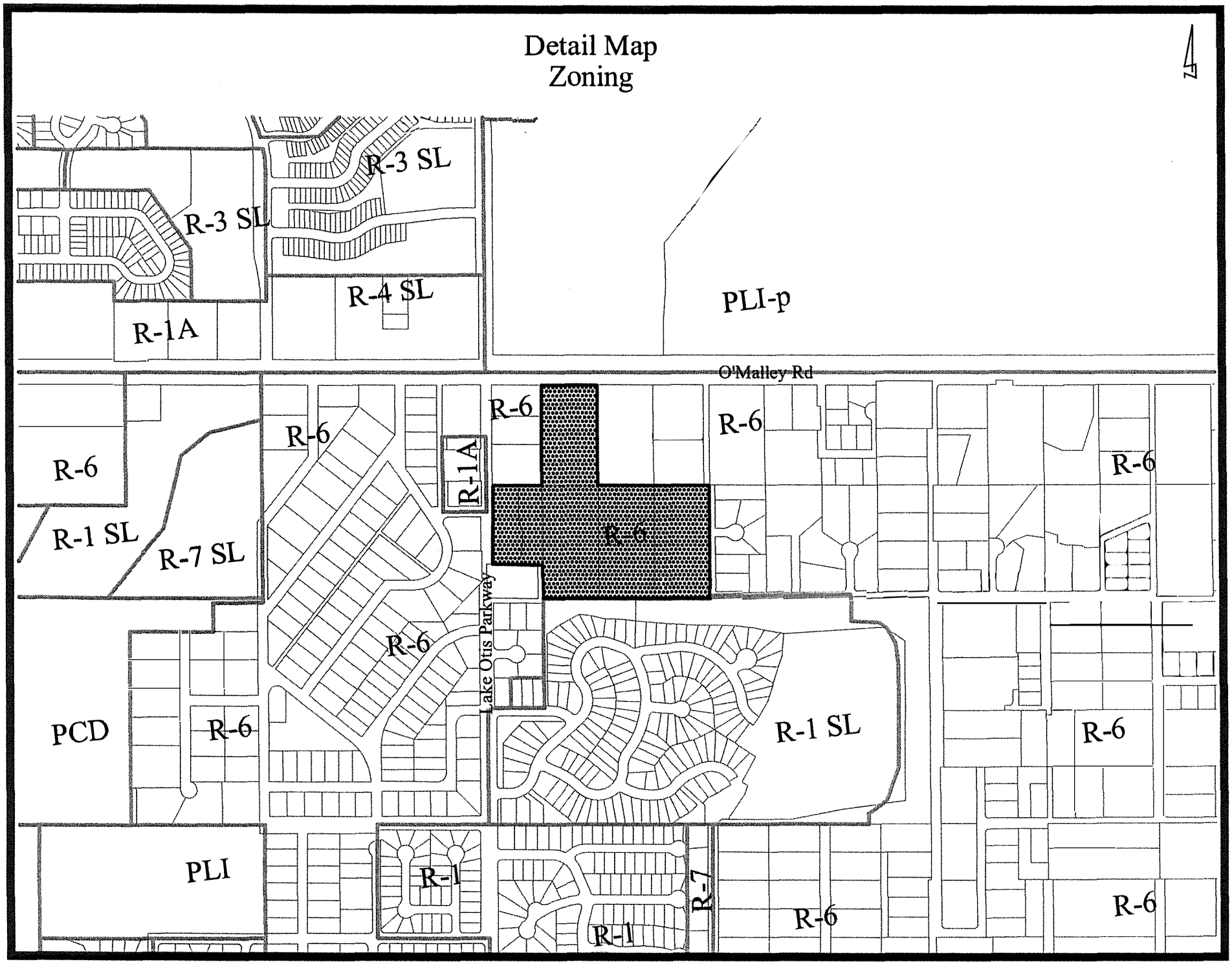
I, GEORGE PEARCE, ~~the~~ owner of the property, by signing below are authorizing the S4 Group, LLC and Hultquist Homes Inc. to represent them before the Municipality of Anchorage in the request for a rezone of the property listed below.

The current legal description of the property is:
Lots 17A and 17B, Pearce Subdivision, plat 97-132

George Pearce
Signature

9/29/20
Date

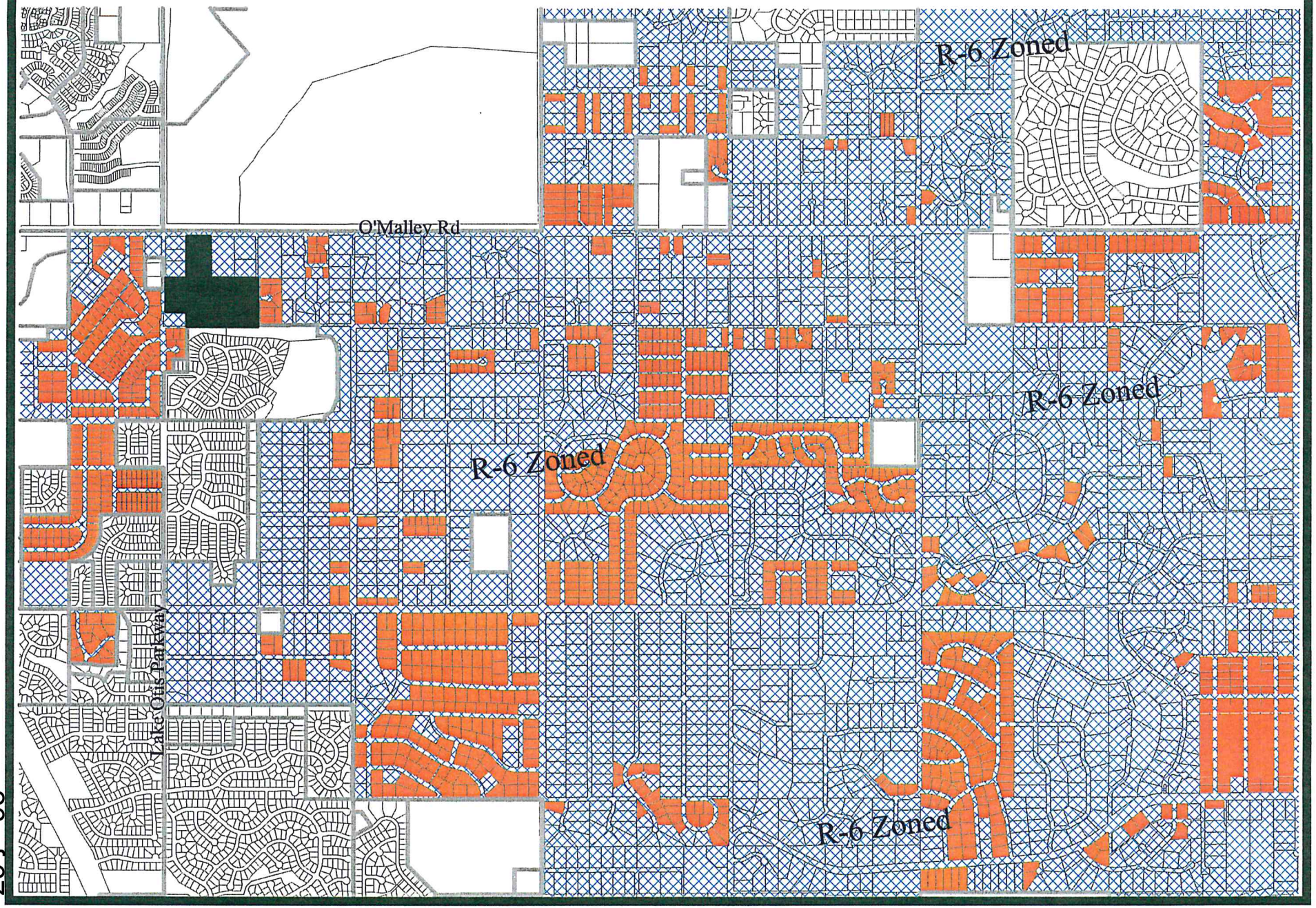
Detail Map
Zoning



Detail Map
R-6 Area with Less Than Acre Lot Size

R-6 Area
Less than Acre

Used MOA CAD line-work to determine lot sizes



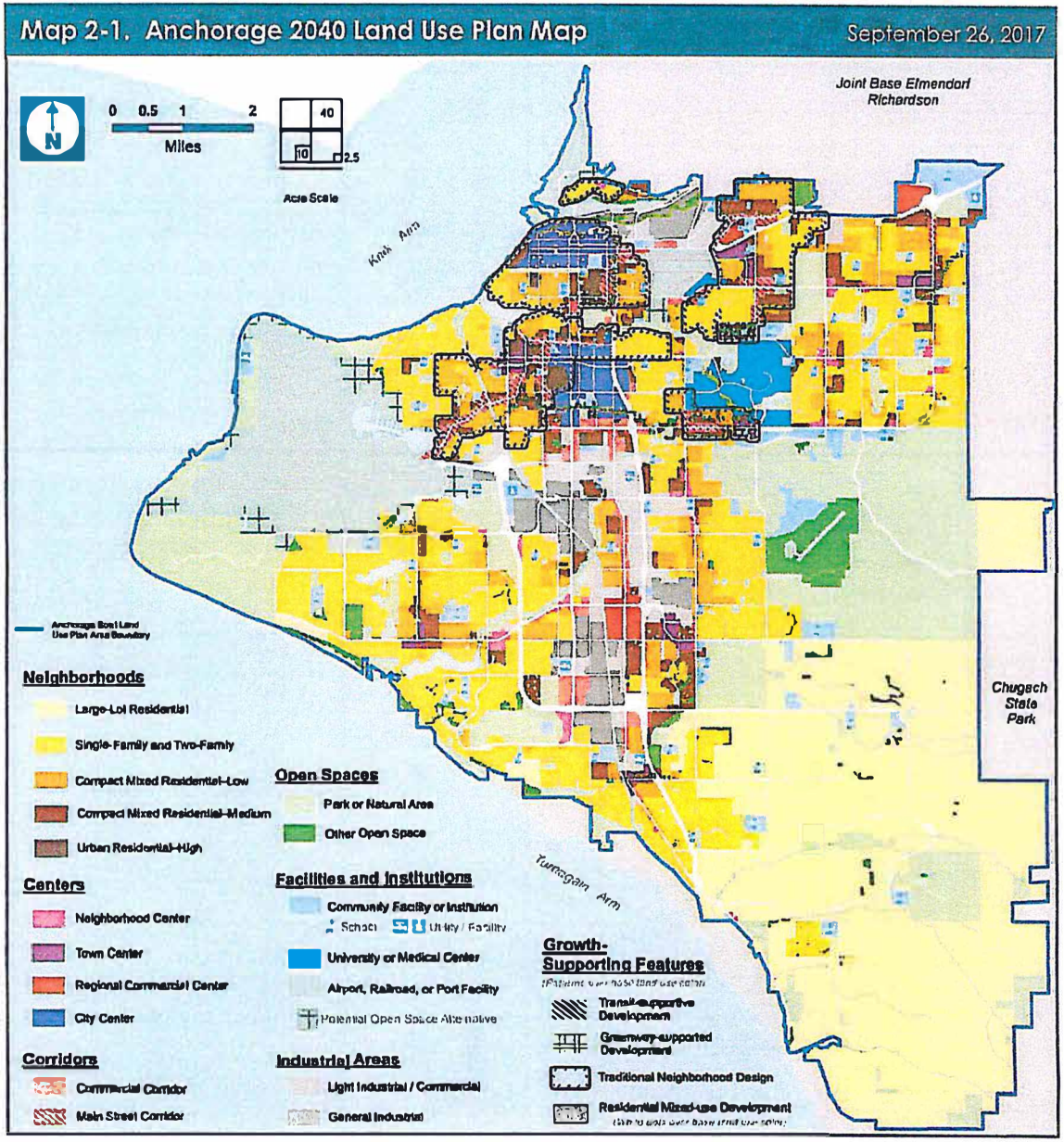
Relationship to Land Use Designations in Area-specific Plans

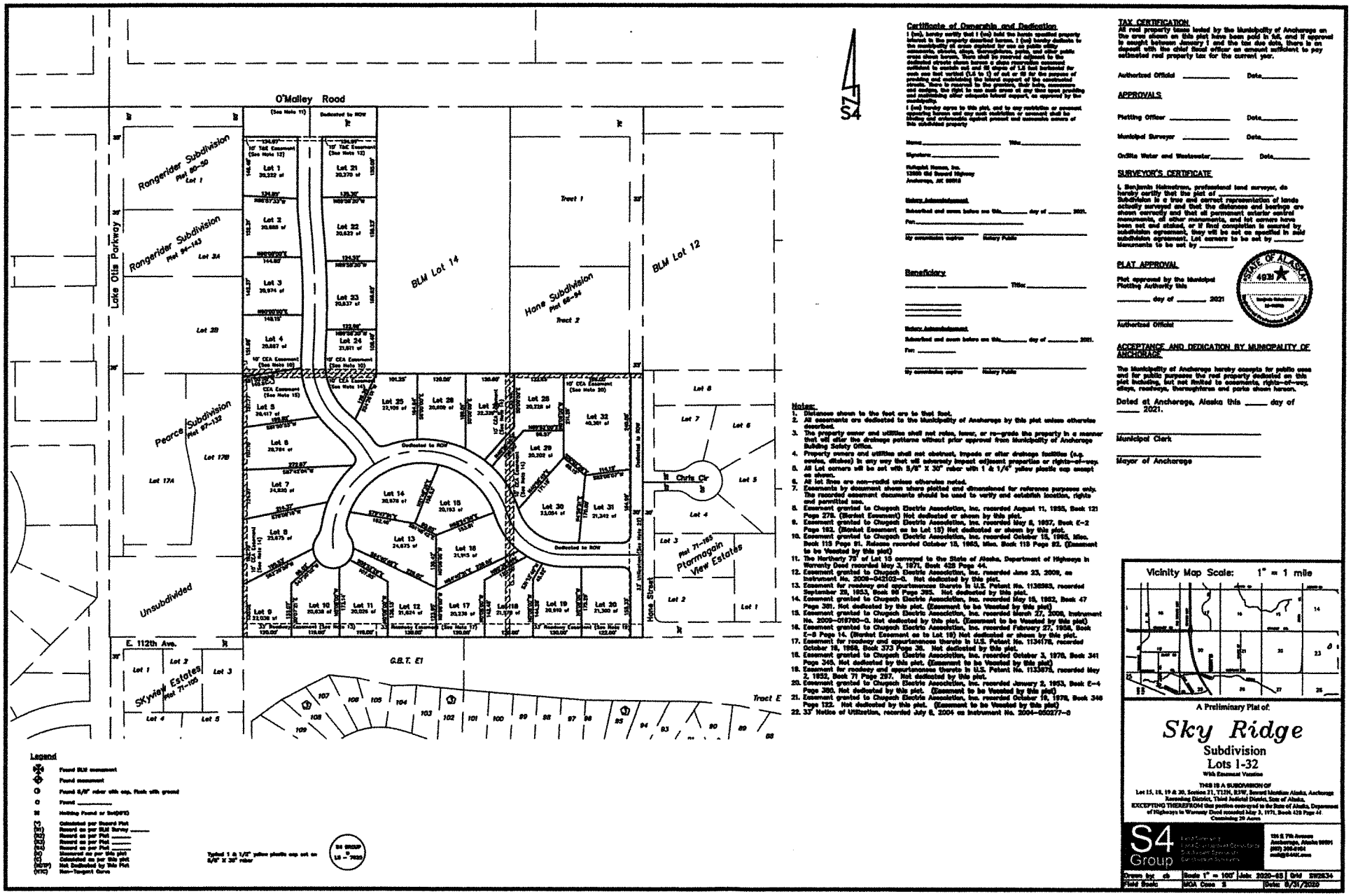
As of 2017, the 14 neighborhood, district, and other area-specific plans adopted for the Bowl collectively used 70 different land use designations to represent future intensity and distribution of land uses. Many of these designations share similar names and definitions. **Map 2-1, Anchorage 2040 Land Use Plan Map**, retains each plan's land uses.

The *2040 Land Use Plan Map* illustrates a more general picture of future land use for the Bowl by distilling all 70 land use designations into 18. This provides a citywide land use policy structure which supports and coordinates the various plans with a common terminology.

Figure 2-4 on the following pages cross-references the *2040 Land Use Plan Map* designations with the corresponding designations applied in the area-specific plans. This system retains the land use designation categories in the neighborhood and district plans, which refine the citywide land use categories in order to address area-specific needs.

Search online with "Anchorage 2040 Land Use Plan" to go to the zoom-in interactive version of this map.





S4

Certificate of Ownership and Dedication

I (we), hereby certify that I (we) hold the record qualified property interest in the property described hereon, I (we) hereby dedicate to the municipality of Anchorage for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope construction easement sufficient to construct cut and fill slopes of 1:1 (cut extended for each one foot vertical (1:1 is 1) of cut or fill for the purpose of providing and retaining the lateral support of the constructed streets. There is granted to the grantee, their heirs, successors and assigns, the right to rem ove, trees, brush, fences, buildings and structures that obstruct lateral support, as approved by the municipality.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property

Name _____ Title _____

Signature _____

Holdgahl Homes, Inc.
13500 Old Seward Highway
Anchorage, AK 99515

Notary Acknowledgement

Subscribed and sworn before me this _____ day of _____ 2020.

For: _____

_____ _____
My commission expires Notary Public

Beneficiary

_____ _____ Title: _____

Notary Acknowledgement

Subscribed and sworn before me this _____ day of _____ 2021.

For: _____

_____ _____
My commission expires Notary Public

Notes:

1. Distances shown to the feet are to that foot.
2. All easements are dedicated to the Municipality of Anchorage by this plat unless otherwise described.
3. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
4. Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
5. All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" yellow plastic cap except as shown.
6. All lot lines are non-radial unless otherwise noted.
7. Easements by document shown where plotted and dimensioned for reference purposes only. The recorded easement documents should be used to verify and establish location, rights and permitted use.
8. Easement granted to Chugach Electric Association, Inc. recorded August 11, 1955, Book 121 Page 278. (Blanket Easement) Not dedicated or shown by this plat.
9. Easement granted to Chugach Electric Association, Inc. recorded May 6, 1957, Book E-2 Page 182. (Blanket Easement as to Lot 15) Not dedicated or shown by this plat.
10. Easement granted to Chugach Electric Association, Inc. recorded October 15, 1965, Misc. Book 119 Page 81. Release recorded October 15, 1965, Misc. Book 119 Page 82. (Easement to be Vacated by this plat)
11. The Northerly 75' of Lot 15 conveyed to the State of Alaska, Department of Highways in Warranty Deed recorded May 3, 1971, Book 428 Page 44.
12. Easement granted to Chugach Electric Association, Inc. recorded June 23, 2008, as Instrument No. 2008-042103-0. Not dedicated by this plat.
13. Easement for roadway and appurtenances thereto in U.S. Patent No. 1136983, recorded September 25, 1953, Book 69 Page 288. Not dedicated by this plat.
14. Easement granted to Chugach Electric Association, Inc. recorded May 15, 1962, Book 47 Page 301. Not dedicated by this plat. (Easement to be Vacated by this plat)
15. Easement granted to Chugach Electric Association, Inc. recorded March 27, 2008, Instrument No. 2008-019760-0. Not dedicated by this plat. (Easement to be Vacated by this plat)
16. Easement granted to Chugach Electric Association, Inc. recorded February 27, 1958, Book E-5 Page 14. (Blanket Easement as to Lot 18) Not dedicated or shown by this plat.
17. Easement for roadway and appurtenances thereto in U.S. Patent No. 1134178, recorded October 16, 1953, Book 373 Page 38. Not dedicated by this plat.
18. Easement granted to Chugach Electric Association, Inc. recorded October 3, 1978, Book 341 Page 345. Not dedicated by this plat. (Easement to be Vacated by this plat)
19. Easement for roadway and appurtenances thereto in U.S. Patent No. 1133878, recorded May 2, 1952, Book 71 Page 297. Not dedicated by this plat.
20. Easement granted to Chugach Electric Association, Inc. recorded January 2, 1953, Book E-4 Page 280. Not dedicated by this plat. (Easement to be Vacated by this plat)
21. Easement granted to Chugach Electric Association, Inc. recorded October 16, 1978, Book 348 Page 122. Not dedicated by this plat. (Easement to be Vacated by this plat)
22. 33' Notice of Utilization, recorded July 6, 2004 as Instrument No. 2004-050277-0

TAX CERTIFICATION

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Authorized Official _____ Date_____

APPROVALS

Platting Officer _____ Date_____

Municipal Surveyor _____ Date_____

On-Site Water and Wastewater_____ Date_____

SURVEYOR'S CERTIFICATE

I, Benjamin Holmstrom, professional land surveyor, do hereby certify that the plat of _____ Subdivision is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and stated, or if final completion is secured by, subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by _____ Monuments to be set by _____

PLAT APPROVAL

Plat approved by the Municipal Platting Authority this

_____ day of _____ 2021

_____
Authorized Official

STATE OF ALASKA 4930 BENJAMIN HOLMSTROM

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE

The Municipality of Anchorage hereby accepts for public use and for public purposes the real property dedicated on this plat including, but not limited to easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this ____ day of ____ 2021.

_____
Municipal Clerk

_____
Mayor of Anchorage

Vicinity Map Scale: 1" = 1 mile

A Preliminary Plat of

Sky Ridge

Subdivision

Lots 1-32

With Easement Vacation

THIS IS A SUBDIVISION OF
Lot 15, 16, 19 & 20, Section 21, T12N, R3W, Seward Meridian Alaska, Anchorage Recording District, Third Judicial District, State of Alaska.
EXCEPTING THEREFROM that portion conveyed to the State of Alaska, Department of Highways in Warranty Deed recorded May 3, 1971, Book 428 Page 44
Containing 29 Acres

S4 Group
Land Development Consultants
Subdivision Specialists
Surveying Solutions
126 E 7th Avenue
Anchorage, Alaska 99501
(907) 222-2101
mail@s4AK.com

Drawn by: cb	Scale: 1" = 100'	Job#: 2020-65	Grid: SW2634		
Field Book:	MOA Case #:	Date: 8/31/2020			

Sky Ridge Subdivision
Zoning Map Amendment Application Narrative
November 6, 2020

Need and Justification for the Rezoning
It is proposed that Sky Ridge Subdivision (the preliminary plat is currently going through the approval process) be rezoned from R-6 to R-7. This would allow for the future development of the property through the platting process into individual lots for R-7 style residential construction. The proposed rezone requires no changes to the *Anchorage Bowl Comprehensive Plan* or the *Anchorage 2040 Land Use Plan*, only a *Hillside District Plan* map update is needed. A Hillside District Plan amendment to Maps 2.1 and 5.8 is being reviewed concurrently with this application.

Proposed Land Use and Development
The proposed land use is for a development of R-7 style residential construction on the proposed Sky Ridge Subdivision Plat, in accordance with Title 21. Which states the purpose of R-7: Single-family residential (20k) districts as: *"The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between large lot districts and higher density districts."*

Probable Timeframe for Development
The probable timeframe for development of the subdivision is from 2021 to 2031.

Rezone Request Conformance with the Approval Criteria for Zoning Map Amendment Standards (AMC 21.03.160)

The property meets the intent of the following conditional use criteria, in the event that the amendments to the Hillside District Plan Map 2.1 and 5.8 are approved concurrently with this rezoning application.

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 proposed zoning will promote the public health, safety, and general welfare of the citizens of Anchorage by providing a well designed development that adheres to all current code restrictions and safety requirements. Including, but not limited to; paved access roads, adequate turn-around for fire trucks, a safe road grade in the interior streets, modern drainage systems and sewer systems.

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

Conformance with Land Use Designation:
The proposed rezone from R-6 to R-7 conforms to the *Anchorage Bowl Comprehensive Development Plan* (Comprehensive Plan), the *Anchorage 2020 Anchorage Bowl Comprehensive Plan* (2020 Plan), and the *Anchorage 2040 Land Use Plan* (2040 LUP). A *Hillside District Plan* amendment to Maps 2.1 and 5.8 is being reviewed concurrently with this application. The following assumes the approval of said amendment.

The Comprehensive Plan classifies the petition site as *"3-6 Dwelling Units per Acre, wherein densities to 10 DU/AC may be allowed under controlled development requiring clustering of structures, internal circulation, water and sewerage availability, transition and buffering design, and site plan review."* The proposed R-7 zoning will allow about 2 dwelling units per acre, which is well under what the Comprehensive Plan allows.

The 2040 LUP classifies the petition site as *"Large-Lot Residential"* and states that the intended zoning districts for this Neighborhood Land Use Designation include R-6, R-8, R-9, R-10, and " *R-7 in areas designated in the Hillside District Plan, Map 2.1 Land Use Plan, for Low-Intensity Residential, 1-3 dwelling units per acre."* The amended HDP Map 2.1 classifies the petition site as "*Low-Intensity Residential, 1-3 dua"*, thus R-7 zoning is an allowed zoning district for the petition site.

Conformance with plan intent:
Title 21 states that, *"The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts."*

The 2040 LUP Policy 7.1 states that it wishes to, "*Ease the transitions between more intensive uses and adjacent lower-density neighborhoods - in terms of the built scale, height, level of activity, and character."*

If you reference *Detail Map: Zoning*; north, west and south of the petition site lies a mixture of higher density zonings, including R-1 SL, R-4 SL, R-1A, and R-3 SL. To the east lies mainly lower-density zoning of R-6. This petition site seems to be a prime example of a transitional area between higher-density and lower-density districts.

Conformance with an existing pattern of development:
If you reference *Detail Map: R-6 with Less Than Acre Lot Size* you will see all of the surrounding R-6 zoned districts where-in there is more than 1 dwelling per acre. This map update would be in line with an existing pattern of dwelling units per acre in the surrounding area.

Conformance with plan growth goals and policy:
The Anchorage 2040 Land Use Plan states on page 10:
"*Housing Space Needs:*

As Figure 1-7 illustrates, the Anchorage Bowl has an identified need for 21,000 new 7 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 the petition site will help Anchorage move towards this very important goal of the 2040 LUP.

On page 44, the 2020 Plan states that "*The most important land use planning issue for the Anchorage Bowl is room to grow--not only for homes, but for business industry, and public uses. While the basic land use patterns in the Anchorage Bowl have been established, efficient use of the remaining vacant and underdeveloped lands is critical for Anchorage to remain the Southcentral Region's workplace, and economic and cultural center."* On page 46 it continues,

"The Hillside contains almost two-thirds of the Anchorage Bowl's vacant residential land. It has the most vacant land suitable for single-family homes and is the target of intensifying development pressure." The petition site is a mix of vacant and underdeveloped land, which the 2020 Plan states needs to be utilized efficiently. It also defines the petition site as an area most suitable for the development of single-family homes.

The Hillside District Plan, in regards to Hillside as a whole, states Policy 1-A: *"Encourage a greater proportion of future growth to occur in the lower Hillside, in areas located closer to existing services and infrastructure; to a limited degree reduce the amount of future development in the southeast Hillside."* The rezoning of the petition site to R-7would further this policy by encouraging more growth in the lower Hillside area vs the southeast Hillside area.

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

The 2040 LUP classifies the petition site as *"Large-Lot Residential"* and states that the intended zoning districts for this Neighborhood Land Use Designation include R-6, R-8, R-9, R-10, and *" R-7 in areas designated in the Hillside District Plan, Map 2.1 Land Use Plan, for Low-Intensity Residential, 1-3 dwelling units per acre."* The amended HDP Map 2.1 classifies the petition site as *"Low-Intensity Residential, 1-3 dua"*, thus R-7 zoning is consistent with the zoning district purpose.

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 surrounding zoning and development have been updated from rural residential to various higher density residential uses over the years to meet rising demand for housing as Anchorage expands. Title 21 states that, *"The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts."* This petition site seems to be a prime example of a transitional area between higher-density and lower-density districts.

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.**

All facilities, utilities, and services 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.

6. **The rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

The proposed zoning is consistent with the land use patterns surrounding it and is not likely to result in significant adverse impacts upon adjacent land uses, as the development will comply with all Municipality of Anchorage guidelines and specifications.

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

The 2040 LUP classifies the petition site as *"Large-Lot Residential"* and states that the intended zoning districts for this Neighborhood Land Use Designation include R-6, R-8, R-9, R-10, and *" R-7 in areas designated in the Hillside District Plan, Map 2.1 Land Use Plan, for Low-Intensity Residential, 1-3 dwelling units per acre."* The amended HDP Map 2.1 classifies the petition site as "*Low-Intensity Residential, 1-3 dua"*, thus R-7 zoning is consistent with the zoning district purpose.

Title 21 states that, *"The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts."* This petition site seems to be a prime example of a transitional area between higher-density and lower-density districts.

The Hillside District Plan, in regards to Hillside as a whole, states Policy 1-A: *"Encourage a greater proportion of future growth to occur in the lower Hillside, in areas located closer to existing services and infrastructure; to a limited degree reduce the amount of future development in the southeast Hillside."* The rezoning of the petition site to R-7would further this policy by encouraging more growth in the lower Hillside area vs the southeast Hillside area.

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

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

S4 Group
Land Surveying
Land Development Consultants
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124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

10/16/2020

Proposed Sky Ridge Subdivision
Lots 1-32, Easement Vacations, HDP Map Change & Zoning Action
Summary of Community meeting

Ms. Michelle McNulty, MOA Planning Division Director
4700 Elmore Road
Anchorage, Ak 99507
&
Matt Burkholder, President
Huffman-O'Malley Community Council
hoccpresident@gmail.com

SUMMARY OF HUFFMAN - O'MALLEY COMMUNITY COUNCIL PRESENTATION:

Date: 10/15/2020
Location: Zoom Meeting, See Attached
Subject: Proposed Sky Ridge Subdivision plat, Vacation of Easements, HDP map changes, & Rezone from R-6 to R-7

199 mailings mailed on 9/22/2020, 0 returned
Content of mailings: See Attached
Number of people that participated in the meeting: 39 community members, including guests.

Presentation provided by S4 Group, LLC to provide information and take questions and comments from meeting attendees. Meeting started at 7:00 and the presentation began at approximately 7:19 PM and questioning was completed at approximately 7:55 PM. An invitation was extended for any additional questions to be sent to the S4 Group, LLC. The following is a brief summary of the questioning and discussion:

Summary of Questions and Answers:

Q: Is R-7 zoning needed in this area?
A: R-7 zoning may be applied to areas between larger lot districts and higher density districts. This is a perfect place for it.

Q: Is this subdivision next to Lake Otis?
A: This is one row of lots away from Lake Otis Parkway and just below O'Malley Road.

Q: Can a lot next to Lake Otis be purchased and a road built there?
A: Its possible.

Q: How many proposed lots will there be?
A: 32 lots are proposed at this time.

Q: Can the connection to Hane Street be moved?
A: The intersection has to be 150' away from Chris Cir intersection because of code. As long as the intersection is 150' apart it can be adjusted.

Q: Can the schools handle new lots?
A: This should not be a problem for the schools, but we can ask Planning staff.

Q: What is the next step in the process?
A: Submit the rezone application and HDP map change to Planning.

Q: Will Hane Street be improved?
A: That is a decision that the MOA will make on what improvements are needed.

Q: What does Hillside District Plan map change include?
A: There are two HDP maps that will need to be amended, Map 2.1 and 5.3. The Hillside Land Use Plan will change this area to say Low Intensity and the AWWU Water and Wastewater Plan will change the boundary line.

Q: How long will this take?
A: Most likely the approval process will be around 9 months if everything goes smooth.

Q: Can the road just go to O'Malley and not to Hane Street?
A: MOA Fire, Traffic and Planning would have to approve that.

Q: Can 112th be used instead of Hane Street?
A: Because of the topo, 112th is a much more difficult access, and 112th is only half dedicated. Hane provides a safe access for traffic and Fire.

Q: Has a traffic study been done?
A: Traffic studies usually are required when there are over 100 trips per peak hour. This will be much lower than that. MOA Traffic can always ask for a TIA.

Q: Will cars be able to turn left on O'Malley?
A: Yes

Q: Are there any studies that forecast the current to future municipal tax income for the additional properties?
A: No

Summary of Community Comments

1. Hane Street is dangerous in the winter.
2. During high traffic times cars will not use the O'Malley access.
3. 112th Ave and Hane Street is a sharp/blind corner.
4. The new upgrade to Hane Street and O'Malley is steep and icy in the winter.
5. Buy a lot next to Lake Otis Parkway or use 112th Ave. for subdivision access.
6. It is dangerous to make a left turn onto Lake Otis off of 112th Ave.
7. There is no public transportation near the project area.

General Meeting AGENDA
Huffman-O'Malley Community Council
Thursday, October 15, 2020 @ 7:00 PM
Via Zoom Video Meeting
Invite link on website and announcement

1. Call to order
2. Pledge of Allegiance
3. Welcome and Introductions

Executive Board: Matt Burkholder-President, David Hemstreet-Vice President, Diane Shellenbaum - Secretary, Susan Richards-Treasurer, Members- Brad Coy, John Kaufman, Katie Nolan, Gretchen Stoddard

3 vacant positions – members are eligible to serve upon attending second meeting in previous 12 months.

4. Agenda
    - Call for additions and approval of agenda
    - Minutes
        - Approval of September 17, 2020 Minutes
5. Presentations
    1. APD Community Policing Representatives
    2. S4 Group – Development on SE Corner, O'Malley and Lake Otis
6. Political Representatives' Reports
    1. Legislators
        - Senator Cathy Giessel – Emmie Jackson
        - Senator Josh Revak – Sheila Cernich
        - Representative Jennifer Johnston
        - Representative Laddie Shaw
    2. Mayor's staff
    3. District 6 Assembly Updates
        - Assembly Member Suzanne LaFrance
        - Assembly Member John Weddleton
    4. School Board Representative
        - Elisa Vakilis

General Meeting AGENDA
Huffman-O'Malley Community Council
Thursday, October 15, 2020 @ 7:00 PM
Via Zoom Video Meeting
Invite link on website and announcement

7. Reports
    - Treasurer's Report – Richards
    - Traffic Calming Report – Coy
    - Crime Report - Kaufman
    - Outreach– Stoddard
    - FCC – Burkholder
    - HALO – Nolan

8. Continuing Business

9. President's Report

    - Incoming Correspondence –
        - Response from Muni regarding letter of concern AO 2020-85, updated building codes (HOCC website, under resolutions)

    - Outgoing Correspondence–
        - Letter to Muni, cc RCCC, supporting letter of concern re AO 2020-85 (HOCC website, under resolutions)

10. New Business

11. Open Forum

12. Adjournment

Email the HOCC Chair: HOCCPresident@gmail.com

Visit our website: http://communitycouncils.org go to Huffman O'Malley Community Council

Visit our Facebook page: Huffman/O'Malley Community Council

Next Meeting Thursday, November 19, 2020 7:00 PM, Online Zoom

Community Meeting Notification: O'Malley 20 Acres Platting Action

Huffman/O'Malley Community Meeting
Date & Location:

OCTOBER 15 @ 7 PM

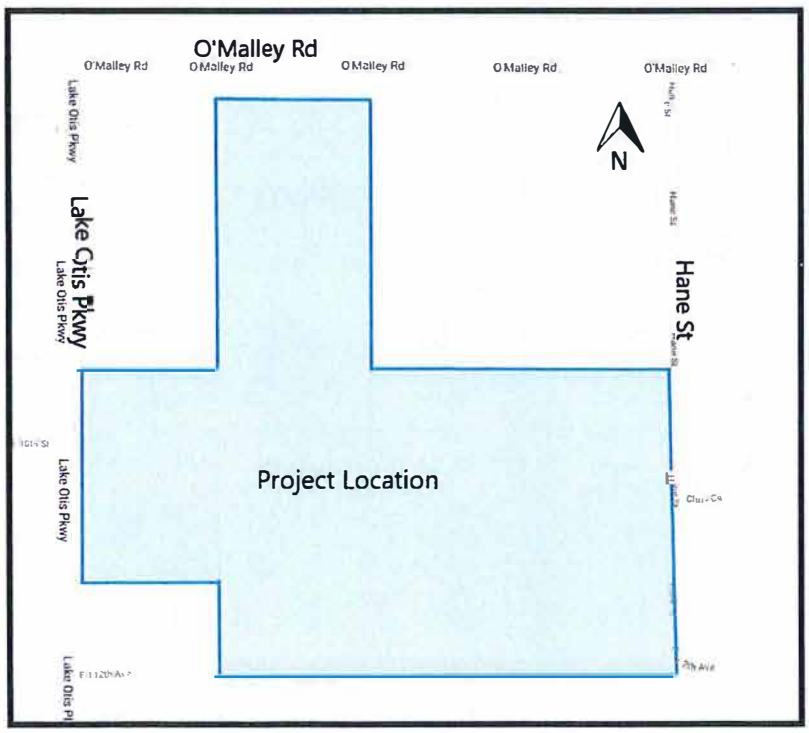
Via Zoom
Please check communitycouncils.org

Please check the MOA community council website for possible meeting changes.

S4 Group, LLC will be presenting a platting action and a rezone action to the Huffman/O'Malley community council at their regularly scheduled October meeting. The project proposes to rezone the project location from R6 to R7, single family residential.

Representatives of the proposed project will provide an overview of the platting action, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craigb@s4ak.com or (907) 306-8104.

Th project site is located south of O'Malley Rd and east of Lake Otis Pkwy; described as BLM lots 15, 18, 19, 20 SEC 21 T12N R3W, Pearce lot 17A, Pearce Lot 17B.



«Name»
«Street»
«City», «State» «Zip»

Sent by: S4 Group, LLC, E 7th Ave, Anchorage, AK 99501

2

Departmental and Public Comments

Municipality of Anchorage
Project Management and Engineering
MEMORANDUM

DATE: December 7, 2020

RECEIVED
DEC 09 2020
PLANNING DEPARTMENT

To: Dave Whitfield

FROM: Kyle Cunningham

SUBJECT: Cases 2021-0007 & 2021-0008: Comments from Watershed Management Services.

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

- 2021-0007 – Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20, Pearce Subdivision, Lots 17A & 17B (Plat 97-132);
  - WMS has no comments on or objections to this request.
- 2021-0008 – Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20, Pearce Subdivision, Lots 17A & 17B (Plat 97-132);
  - WMS has no comments on or objections to this request.

MUNICIPALITY OF ANCHORAGE

Development Services Department

Private Development Section

RECEIVED

DEC 09 2020

PLANNING DEPARTMENT

Acting Mayor Austin Quinn-Davidson

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: November 24, 2020

TO: Francis McLaughlin, Senior Planner

FROM: Judy Anunciacion, Private Development Engineer

SUBJECT: PZC Case 2021-0007

Case 2021-0007 – Request for Rezone from R-6 Low-Density Residential (1 acre) District to R-7 Single-Family Residential (20K) District.

Department Recommendations: The Private Development Section has no objection to the requested rezone.

However, the petitioner is alerted to the pending requirement to provide a full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans.

THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

DIVISION of PROGRAM DEVELOPMENT and STATEWIDE PLANNING
Anchorage Field Office

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

December 7, 2020

RECEIVED
DEC 07 2020
PLANNING DEPARTMENT

David Whitfield, Current Planning Manager
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 Planning Field Office has no comments on the following zoning cases:

- **2021-003: Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite**
- **2021-004: Lot 2 Block 36 and Block 35, East Addition Anchorage Townsite**
- **2021-007: BLM LOTS 15, 18, 19, 20, SEC 21 T12N R3W; Pearce Subdivision Lots 17A, 17B, plat 97-132**
- **2021-008: Vacant Land and 2701 & 2801 East 112th Avenue; 11041 & 11051 Lake Otis Parkway, Anchorage, Alaska 99516**

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

- **2021-005: Establishment of a Local Landmark Register**
  - No objections to the establishment of a Local Landmark Register
  - It should be noted that some travel routes within Alaska have specific State or Federal designations (such as the National Highway System or the Alaska Highway System) that require them to adhere to higher-order State or Federal guidelines. Any additional designation added onto such routes must also adhere to – and not interfere with -- the legislation already relevant to such routes.

Comments that apply to all applications accessing DOT facilities:
*These comments may or may not be specifically listed in a comment for an application, but each still apply.

MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department

TRAFFIC ENGINEERING

MEMORANDUM

RECEIVED
DEC 04 2020
PLANNING DEPARTMENT

DATE: December 3, 2020

TO: Current Planning Division Supervisor.
Planning Department

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

FROM: Randy Ribble, Assistant Traffic Engineer

SUBJECT: **2021-0007 Request to Rezone from R-6 Low Density Residential to R-7 Single Family Residential (20K) District.**

Vacant Land and 2701 & 2801 East 112th Ave and 11041 and 11051 Lake Otis Parkway

Traffic Engineering has no objections to rezoning the proposed parcels from R-6 to R-7 Single Family Residential lots. Application indicates that parcel may be subdivided into 32 lots as indicated on the preliminary plat provided in application. This preliminary plat shows secondary access to the site. Based on the number of proposed lots, future redevelopment will require secondary access points within subdivision and development of roads to Class B Improvement standards.

MEMORANDUM

RECEIVED
NOV 30 2020

DATE: **November 25, 2020**

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

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

RE: **Zoning Case Comments**
Hearing date: January 4, 2021
Agency Comments due: December 7, 2020

AWWU has reviewed the materials and has the following comments.

2021-0003 **EAST ADDITION BLK 35 HOSPITAL & EAST ADDITION BLK 36 LT 2, Request to Rezone two (2) parcels of land from PLI (Public Lands and Institutions) District to B-2C (Central Business District, Periphery), Grid SW1231**

1. AWWU water is available to these parcels, sanitary sewer is not available to these parcels.
2. AWWU has no objection to the rezone request.

2021-0004 **EAST ADDITION BLK 35 HOSPITAL & EAST ADDITION BLK 36 LT 2, Amendment to an element of the Comprehensive Plan for Anchorage 2040 Land Use Plan to rezone two (2) parcels of land from PLI Public Lands and Institutions District to B-2C Central Business District, Periphery, Grid SW1231**

1. AWWU water is available to these parcels, sanitary sewer is not available to these parcels.
2. AWWU has no objection to the amendment.

2021-0005 **MUNICIPALITY OF ANCHORAGE, Review and Recommendation by the Planning and Zoning Commission to the Assembly of an Ordinance establishing the Municipality of Anchorage Local Landmark Register, Grid N/A**

1. AWWU has no objection to this recommendation.

2021-0007 **T12N R3W SEC 21 LT 15, 18, 19, & 20, Request for Rezone from R-6 Low Density Residential (1 acre) District to R-7 Single-Family Residential (20K) District, Grid SW2634**

1. AWWU water and sanitary sewer are not available to these parcels.
2. AWWU has no objection to the rezone request.

2021-0008 **T12N R3W SEC 21 LT 15, 18, 19, & 20, Request for Amendments to the Hillside District Plan to change the land use plan map classification of six lots from "Limited Intensity Residential 0-1 dwelling unit/acre" to "Low-Intensity Residential 1-3 dwelling units/acre" and to expand the maximum perimeter of public sewerage to included two of the lots, Grid SW2634**

1. AWWU water and sanitary sewer are not available to these parcels.
2. AWWU has no objection to the amendment to the Hillside District Plan.

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

McLaughlin, Francis D.

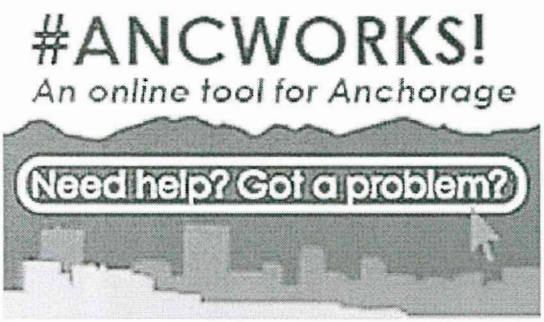
From: McGee, Lynn M.
Sent: Monday, November 23, 2020 2:17 PM
To: Stewart, Gloria I.
Cc: McLaughlin, Francis D.; Blake, Lori A.; Kimmel, Corliss A.
Subject: RE: 2021-0007 Request for Reviewing Agency Comments

All:

ROW has no comments on the proposed action.

Regards,

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



From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, November 20, 2020 3:17 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Subject: 2021-0007 Request for Reviewing Agency Comments

Greetings all. Attached please find our Routing Cover Sheet for the above referenced Rezone case (2021-0007 proposed Sky Ridge Estates Subdivision) scheduled to be heard by the Planning & Zoning Commission on 01/04/21. You can view the routing material by clicking on the link below, scrolling to bottom of page and selecting 2021-0007 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

http://www.muni.org/CityViewPortal/Planning/Status?planningId=17265

Gloria Stewart
Sr. Planning Technician
Current Planning Section
Municipality of Anchorage
Phone: 343-7934 Fax: 343-7927
gloria.stewart@anchorageak.gov

Correspondence

RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations
1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Planning and Zoning Commission
Municipality of Anchorage
PO Box 196650
Anchorage, Ak 99519-6650

RECEIVED
DEC 17 2020
PLANNING DEPARTMENT

December 14, 2020

Dear Commissioners –

Please accept these comments from the Rabbit Creek Community Council (RCCC) on the Sky River Estates proposed Planning and Zoning Commission Case Numbers 2021-0007 and 2021-0008 to rezone two R-6 lots to R-7 and shift the Anchorage Water and Wastewater Utility boundary to match that rezone. At our December 10, 2020, publicly-noticed meeting, the RCCC voted to support these comments (16 in favor, 1 opposed and 6 abstained).

1. Our preference is to maintain current R-6 zoning.

   The Hillside District Plan's number one policy is: **Maintain the Hillside's existing Low-density, rural residential character.** (HDP Summary of Plan Policies, page 1-21)

   The intent of R-6 is to protect and enhance the physical and environmental features that enhance the desirability of large-lot living (Title 21.04.020.L.1.).

   These features of rural residential character are not spelled out in Title 21, but they are clearly spelled out in the Hillside District Plan: natural terrain, native vegetation, separation from neighbors, quiet, buffering from traffic, and dark night skies among them.

2. The proposed re-zoning does not meet two of the criteria for approving a Zoning Map Amendment under Title 21 as stated here:

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

   The purpose of R6 zoning is low-density. Doubling the density through a re-zone to R7 is not consistent with the purpose of the Hillside District Plan, to maintain the Hillside's existing low-density, rural, residential character.

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

This proposed rezone extends high-density into another corner of the Hillside District, creating a precedent counter to the number one policy of the Hillside District Plan. Our Council is concerned about cumulative encroachment through recurrent upzoning.

3. Cost to municipal taxpayers of urban/suburban development.
Large-lot rural residential units provide the highest property tax revenues. Smaller lots at urban and suburban densities may negatively impact the municipal budget. Tischler and Associates (2000) did a financial impact analysis of residential growth and Anchorage's property tax regime. The Tischler report showed that property taxes on urban and suburban residences do not pay for the per-household municipal costs in road, school, and other services for that new household (Tischler, Executive Summary, page 2). In this time of extreme municipal budget stress, the municipality should support Hillside large-lot rural residential housing, which generates the highest property taxes.

4. In terms of the need for additional housing units in the Anchorage Bowl, the Hillside has already been effectively "re-zoned" to allow a gradual increase of up to 100 % of the number of housing units, through liberalized Accessory Dwelling Unit allowance. Piecemeal rezoning of the Hillside is not needed for expansion of the housing supply.

5. Piecemeal rezoning of the Hillside contributes more vehicular use (longer mileage trips) than infill and redevelopment of central parts of the Anchorage Bowl. This runs counter to the Comp Plan Policies for reducing dependency on vehicular travel and for LUPM 2040 policies of infill and compact development.

6. If the Planning and Zoning Commission votes to approve this re-zone, we request the following conditions of approval in order to mitigate the impacts to nearby large-lot residential neighbors and to the general character intended by the Hillside District Plan:

A. **Require larger lots along the eastern boundary of the subdivision**. There is currently one, acre-sized lot: all lots on the eastern boundary should be one acre, to maintain the large-lot values of existing R-6 homesites to the east. Where acre-sized lots are required, onsite water and sewer are allowed, and the AWWU service area boundary will not need to encompass those lots.
B. **Ensure a forested buffer along the eastern and northern boundaries of the subdivision.** This can be achieved by a common private open space, or by building setbacks and vegetated screening easements on individual lots. This protects the characteristics of privacy and natural setting intended in the Hillside District and implements 2020 Comprehensive Plan policy 50: *Healthy mature trees and forested areas shall be retained as much as possible.*

C. **If the re-zone is approved, it should be with the caveat that the increased density allowed for this particular site is due to the close proximity of major roads and consumer services.**

Our Council seeks to support those projects that are compatible with the Hillside District Plan and Anchorage Comprehensive Plan and we have discussed here how the current proposal does not meet these plans. If you have any questions about these comments, please do not hesitate to contact us.

Sincerely,

Ann Rappoport, Co-chair
Rabbit Creek Community Council

Ky Holland, Co-chair
Rabbit Creek Community Council

3

Affidavit of Posting and Historical Information

AFFIDAVIT OF POSTING

CASE NUMBER: 2021-0007

I, Alex Reeves hereby certify that I have posted a **Notice** as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for Rezone. The notice was posted on _____ which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 23 day of November, 20 20.

Signature

LEGAL DESCRIPTION

Tract or Lot: _____

Block: _____

Subdivision: _____ Sky Ridge

Submitted by: Chairman of the Assembly at the Request of the Mayor
Prepared by: Planning Department
For reading: January 28, 2003

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 3-4-03
IMMEDIATE RECONSIDERATION FAILED 3-4-03

ANCHORAGE, ALASKA
AO 2003-7

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 75 ACRES FROM R-6 (SUBURBAN RESIDENTIAL – LARGE LOT) ZONING DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) WITH SPECIAL LIMITATIONS AND R-7 (INTERMEDIATE RURAL RESIDENTIAL) WITH SPECIAL LIMITATIONS ZONING DISTRICTS FOR THE E ½, NW ¼, SW ¼, NW ¼, THE NE ¼, SW ¼, NW ¼, THE S ½, SW ¼, NW ¼, AND THE SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK, GENERALLY LOCATED ON THE SOUTH EAST CORNER OF LAKE OTIS PARKWAY AND EAST 112TH AVENUE.

(Huffman/O'Malley Community Council) (Case 2002-176)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-1 (Single-Family Residential) with Special Limitations ~~and R-7 (Intermediate Rural Residential) with Special Limitations~~ zone:

The East half of the Northwest quarter of the Southwest quarter of the Northwest quarter (E ½, NW ¼, SW ¼, NW ¼), the Northeast quarter of the Southwest quarter of the Northwest quarter (NE ¼, SW ¼, NW ¼), the South half of the Southwest quarter of the Northwest quarter (S ½, SW ¼, NW ¼), and the Southeast quarter of the Northwest quarter (SE ¼, NW ¼), Section 21, T12N, R3W, S.M., AK; consisting of 75 acres as shown on Exhibit A.

Section 2. Special Limitations.

A. The zoning map amendment described in Section 1 above shall be subject to the following special limitations regarding the following design standards:

1. *Neighborhood parks.* The development shall feature one lot, of a minimum size of 10,000 square feet, to be used for a neighborhood park, to be located within the R-1 SL zoned area. This area will be under the control and management of the Homeowner's Association. The uses within the open space area will be a neighborhood park or other open space uses as determined by the Homeowner's Association that reflect parks or open space.

2. *Greenbelt areas.* Greenbelt areas provided at the periphery of the development shall meet or exceed the Transition and Buffering Standards for buffering adjacent to urban and rural residential lots in AMC 21.45.200. This area will be under the control and management of the Homeowner's Association. The uses within the open space area will be trails and amenities such as lighting, landscaping and other uses as determined by the Homeowner's Association that reflect open space.

3. *Private fences and walls bordering parks and open spaces.* Fences and walls in private yards that border on parks or greenbelts shall be open style fences (e.g. post and rail). Opaque fences and walls (e.g., privacy fences) shall not be erected in yards bordering parks and open spaces.

4. *Short blocks and grid of streets.* Street block lengths between road intersections shall be a maximum of 800 feet, where possible.

5. *Continuous network of pedestrian walks and paths.* A sidewalk or trail shall be provided along the side of any roadway where front entrances to residences front the street.

6. *Greenbelt trail connectivity.* Where possible, and at no more than a 700 foot distance, any pedestrian trails provided around the periphery of the petition site shall connect to neighboring streets and subdivisions.

7. *Street design.* In addition to a minimum of two 12-foot wide travel lanes and one 8-foot wide parking lane, all public rights-of-way shall have a minimum of the following: a 5-foot wide sidewalk with a 3-foot to 5-foot border area or grass strip provided between the street edge of the sidewalk and the roadway curb face. Street edges shall be protected by vertical curbs on the central boulevard. The preliminary plat may propose narrower streets with wider sidewalk setbacks and swales to provide Best Management Practices to address run-off. These standards shall not apply where a greenbelt borders the street. Traffic calming measures, as approved by the Traffic Department, shall be applied where determined appropriate by the Traffic Engineer and Planning Department.

8. *Mix of residential lot sizes in the R-1 SL district*: No more than 50% of the individual private lots may have a lot area of less than 7,000 square feet and lot width of less than 60 feet.

9. *Incentives for garage placement and design in the R-1 SL district.* Up to 75% of individual private lots may have a lot area of less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that allowed in Subsection 8 above) reduce the visual prominence of garage doors and paved parking through the following measures:

   a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling; and

   b. The garage door wall is no closer to the street than the dwelling unit's front door, or the front edge of a covered entry porch; and

   c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.

10. *Outdoor lighting.* The developer shall work with the Municipal Traffic Engineer to provide fixtures and lighting levels that will avoid trespass light, skyglow, or glare. Lighting fixtures shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.

11. *Slopes.* Working slopes within the pit at the exterior boundaries of excavation established in the final site plan shall be no steeper than 1½:1. Final restoration slopes within the pit shall be no steeper than 2:1.

12. *Pedestrian access.* A pedestrian access to Cange Road shall be provided.

13. SEE ATTACHMENT A AMENDMENTS

Section 3. Plat Notes.

A. SEE ATTACHMENT A AMENDMENTS

Any subsequent plats shall include language referencing the adjacent airport, to read: "The subject property is located adjacent to Sky Harbor Airport, and is subject to present and future airport noise which may be bothersome to users of the property. These noise impacts may change over time by virtue of: greater numbers of aircraft departures and arrivals; louder aircraft; seasonal and time-of-day operational variations; changes in airport; aircraft and air traffic control operating procedures; airport layout changes; and changes in the property owner's personal perceptions of the noise exposure and his/her sensitivity to aircraft noise."

B. SEE ATTACHMENT A AMENDMENTS

Section 4. Effective Clause.

A. This rezoning shall not become effective until:

1. A final traffic impact analysis has been reviewed and accepted by the Traffic Engineering Department. The proposed development shall adhere to the requirements of the final approved traffic impact analysis.

2. The need and means, if any, for protection of any Bank Swallows is resolved with the Planning Department and the appropriate State and Federal wildlife protection agencies.

3. A dust control plan has been reviewed and accepted by the Department of Health and Human Services. The site development and all related construction shall adhere to the requirements of this plan.

4. AND 5. SEE ATTACHMENT A AMENDMENTS

Section 5. Restoration Plans.

A. The plat to be submitted for development of the petition site, after it is finalized and filed, will serve as the site restoration and redevelopment plan for this natural resource extraction site, as required by AMC 21.55.090. All rights to conduct the natural resource extraction operations on the petition site are hereby extinguished. This restoration and redevelopment plan will apply to both of the following portions of the petition site: a 70-acre non-conforming natural resource extraction operation legally described as the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK, Section 21, T12N, R3W, S.M., AK, via Planning and Zoning Commission Resolution 30-78A, including a five acre tract not included in the above-noted resolution, but also used for natural resource extraction, legally described as the E ½, NW ¼, SW ¼, NW ¼, Section 21, T12N, R3W, S.M., AK. The Development Area plans, approved under AMC 21.40.250.D, shall substantially conform to the approved final Master Plan.

B. The petition site has been voluntarily brought forward to the Municipality for abandonment of the natural resource extraction/gravel pit operations and restoration of the site, in accordance with AMC 21.55.090. If the rezoning does not become effective, and no final plat approved and filed, the petition site must be restored through the existing restoration plan, as approved by the Planning and Zoning Commission by Resolution 30-78A.

Section 6. The Director of the Planning Department shall change the zoning map accordingly.

Section 7. This ordinance shall become effective within ten (10) days after the Planning Director has received the written consent of the owners of the property within the area

described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within one-hundred and twenty (120) days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Planning Director shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 4th day of March 2003.

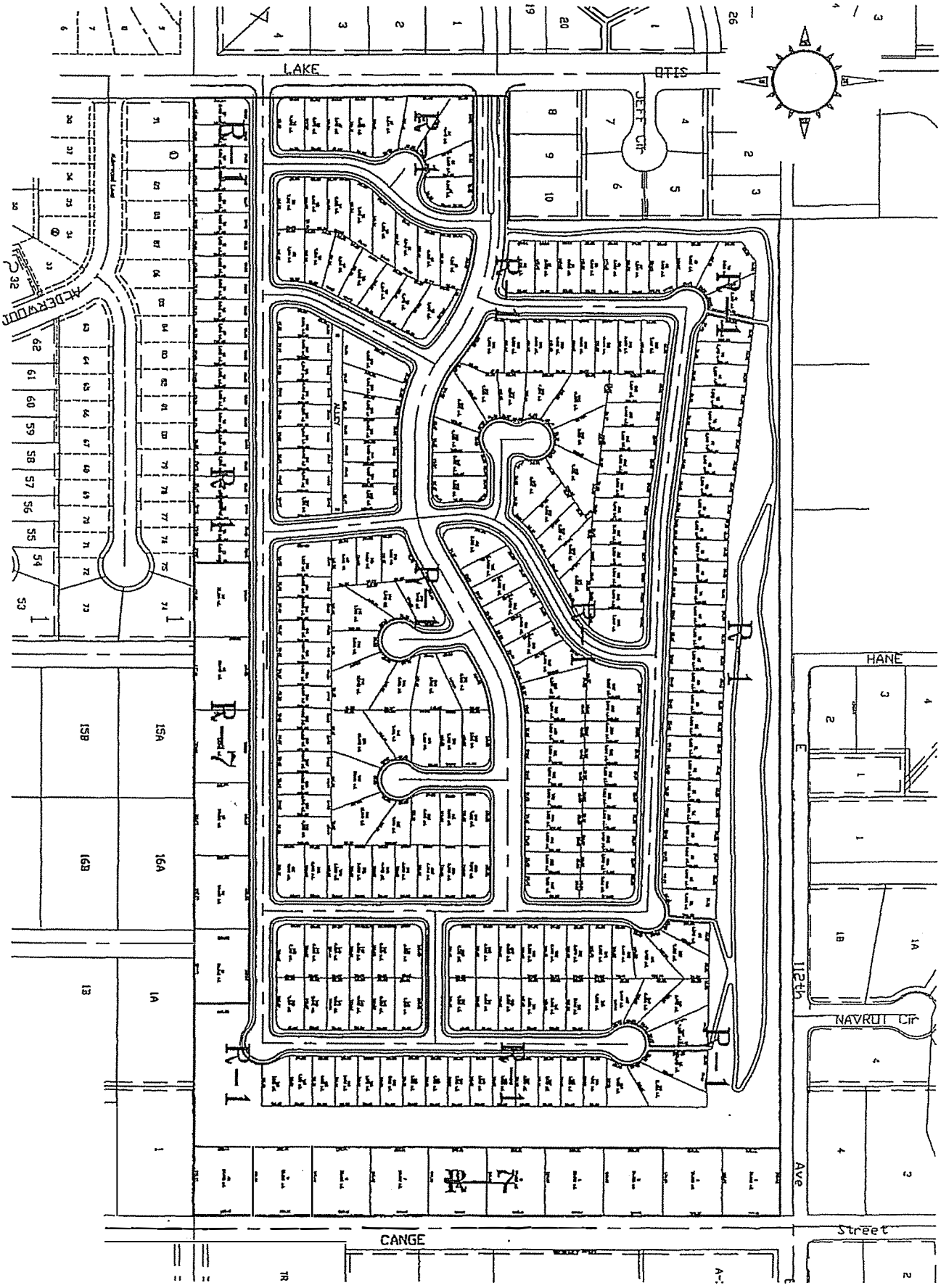
Chair

ATTEST:

Municipal Clerk

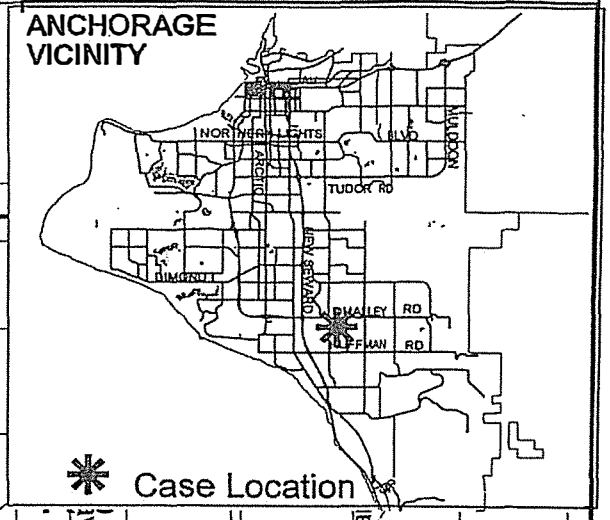
(2002-176) (Tax ID. No. 015-271-02 and -03)

EXHIBIT A



Clerk's Note: Per floor amendment, no change from existing R-6 zoning.

REZONING
2002-176



PETITION AREA

Municipality of Anchorage
Planning Department

Date: AUGUST 29, 2002

Flood Limits
100 Year Floodplain
500 Year Floodplain
Floodway

N

0 500 1000 Feet

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2003-7 Title: Rezoning of approximately 75 acres from R-6 to R-1 SL and R-7 SL for a portion of Section 21, T 12N, R 3W, S.M., AK.

Sponsor: Kaylen LaBaron
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	FY02	FY03	FY04	FY05	FY06
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	$ -	$ -	$ -	$ -	$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	$ -	$ -	$ -	$ -	$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning should have no significant economic impact on the public sector. This 75-acre portion of Section 21, T12N, R3W, S.M., AK was previously zoned R-6, and this rezoning will provide for the ability to increase the density on the parcel from approximately 60 dwelling units to approximately 323 dwelling units. The surrounding area is zoned residential. There are adequate public facilities and services in this area for this level of residential density. All necessary utilities are currently available peripheral to this site, and the approved Traffic Impact Analysis stated that the roads which will be directly impacted, Lake Otis Parkway and Cange Road, are constructed to the appropriate Municipal standards to handle the estimated level of traffic. The petitioner has removed the original connection to Cange Road, which will need final approval from the Traffic Department. Any necessary on-site improvements will be the responsibility of the developer.

Submitted by: Chair Gray-Jackson at the Request of the Mayor
Prepared by: Planning Department
For Reading: February 14, 2017

Municipal Clerk's Office
Approved
Date: 3/7/2017

ANCHORAGE, ALASKA
AO No. 2017-32

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF APPROXIMATELY 13.7 ACRES FROM R-4 SL (MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT) WITH SPECIAL LIMITATIONS PER AO 2009-39 TO R-4 SL WITH DIFFERENT SPECIAL LIMITATIONS FOR RICHPORT SUBDIVISION, TRACT 1; GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF O'MALLEY ROAD AND LAKE OTIS PARKWAY, IN ANCHORAGE.

(Abbott Loop Community Council) (Planning and Zoning Commission Case 2017-0003)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the Richport Subdivision, Tract 1, as R-4 SL, multifamily residential mixed-use district with special limitations.

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

Section 2. This zoning map amendment is subject to the following special limitations:

A) The maximum number of dwelling units per acre across the tract is 30.

B) Commercial uses and manufactured home communities are prohibited.

Section 3. This ordinance shall become effective 10 days after the Director of the Planning Department has received the written consent of at least 51 percent of the owners of the property within the area described in Section 1 above to any special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of March, 2017

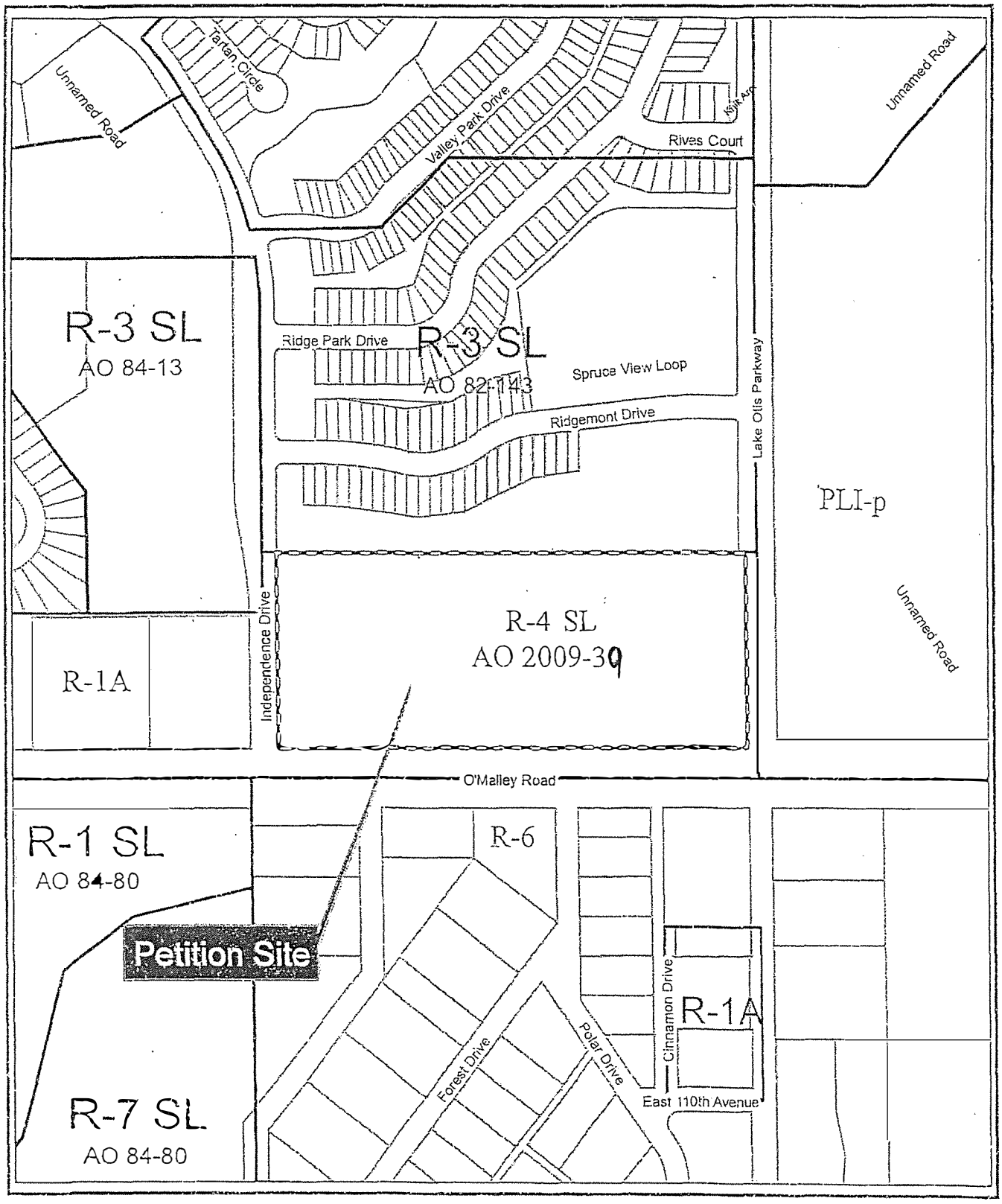
Chair

ATTEST:

Municipal Clerk

(Case 2017-0003)

2017-0003 Exhibit A



Municipality of Anchorage
Planning Department

Date: March 23, 2012

N

Planning and Zoning Commission

January 4, 2021

Case #: 2021-0007 & 2021-0008

Case Title: 2021-0007: Request for Rezone from R-6 Low-Density Residential (1 acre) District to R-7 Single-Family Residential (20K) District.

2021-0008: Request for Amendments to the Hillside District Plan to change the land use plan map classification of six lots from "Limited Intensity Residential 0-1 dwelling units/acre" to "Low-Intensity Residential 1-3 dwelling units/acre" and to expand the maximum perimeter of public sewerage to include two of the lots.

Agenda Items #: G3 & G4 Supplementary Packet #: 1

X Comments submitted after the packet was finalized

☐ Additional information

☐ Other:

Sent by email: X yes no

Huffman-O'Malley Community Council Minutes

Thursday, October 15, 2020

Via Zoom Video Meeting

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DEC 31 2020
PLANNING DEPARTMENT

1. Call to order 7:04 by President Matt Burkholder
2. Welcome and Introductions

Executive Board Present: Matt Burkholder-President, David Hemstreet-Vice President, Diane Shellenbaum -Secretary, Susan Richards-Treasurer, Members- Katie Nolan, Gretchen Stoddard

Excused: Brad Coy, John Kaufman

3 vacant positions – members are eligible to serve upon attending second meeting in previous 12 months.

3. Agenda-approved as amended
4. Minutes - **Approved September 17, 2020 Minutes with no changes**
5. Presentations
    1. APD Community Policing Officer Daniel Nelson reported details of calls for service between January and September. Any reports of crime call 911 or 311. Any specific questions for Officer Nelson of a non-emergency nature can go to Daniel.nelson@anchorageak.gov
    2. S4 Group – Craig Bennett reported on plans for development on SE Corner, O'Malley and Lake Otis. Current plans for 32 lots with entrances from O'Malley and from Hane Street. Neighbors expressed concerns about access, that Hane would need upgrades to handle additional traffic safely. Plans forward for S4 group are 1) Submit request to P&Z for rezone from R-6 to R-7 to allow smaller lots. If successful, 2) submit update to Hillside District Plan, and 3) Submit detailed plat for approval. Questions for S4 Craig Bennet send to Craigb@S4AK.com

Recommendation – Neighbors who wish to stay involved in process get together and identify one or two points of contact to coordinate with HOCC and S4.

6. Political Representatives' Reports
    1. Legislators
        - Senator Josh Revak reported on additional state unemployment going out soon, free Alaska legal services, and muni CARES grants.
    2. District 6 Assembly Updates
        - Assembly Member Suzanne LaFrance reported. Muni CARES funds now available to franchises. Emergency order authorization extended to Nov 30th. Working on alternative ways to deal with Pandemic issues, prefer not to have long term emergency orders. Sale of MLP on track, when complete the $230 Million added to the muni trust should generate $4 Million/year for city.
            - Dec 8th public hearing on adding $1.8 Million Bond for APD body cameras in April elections.

- Assembly Member John Weddleton. Encourages mask wearing to keep business's open. Working to transition from emergency orders while still allowing flexibility (ie eating outside, working from home, Sullivan Arena wrap around services model for homeless, avoiding AWWU water shutoffs...) Mayor's office staff still covering required functions until acting Mayor appointed. Continuing work with builders on new building code requirements, or in some cases recognition that existing requirements have not been enforced up till now. Next years proposed budget on muni.org – up ~1%, less than COL.

3. School Board Representative
   - Andy Holleman – PreK to 2nd grade and some special needs classes to start in school Nov 16th. Send any comments to Andy and/or entire school board.
     - Holleman_andy@asdk12.org
     - South HS to start 4 weekends of fundraising drive-in movies.

7. Reports
   - Treasurer's Report – Richards - $223.14 after some donations. Current authorized signers on account are Matt Burkholder, Susan Richards and a past president, Evan Budd.
     - **MOTION by Shellenbaum, Richards second - Remove Evan Budd as authorized signer. Passed with no objections**
   - Outreach– Stoddard-Advertised mtg on NextDoor and FB
   - FCC – Burkholder – Meeting is next week
   - HALO – Nolan – Held Candidates Forum. December 3rd meeting will be a Founders Day meeting, where early Hillside settlers are invited to share their history. Very successful last year.

8. President's Report
   - Incoming Correspondence –Response from Muni regarding letter of concern AO 2020-85, updated building codes (HOCC website, under resolutions)
   - Outgoing Correspondence– Letter to Muni, cc RCCC, supporting letter of concern re AO 2020-85 (HOCC website, under resolutions)

10. New Business

South Anchorage Movie Nights – next – Popupdriveinak.com $25/car, reservations only, 100 car limits, no food, porta potties, audio through FM radio. Two movies per night, 7 and 9, profits to support PTSO, Video production class at HS, and other charity.

MOTION – Katie Nolan, 2nd Richards –
In order to protect our large lot zoning within our council area, to protect the integrity of the Hillside District Plan, to uphold the standards of the Land Use Plan Map and to support the carefully considered Comprehensive Plan, HOCC will continue our historic opposition to any rezone under R-6 (large lot 1.25 acre) zoning and continue to encourage responsible development at R-6 zoning standards.
After discussion, Motion passes 8 yes, 1 no, 1 abstain

11. Open Forum

Rick Phillips spoke in support of Proposition 1. Gretchen Stoddard spoke in opposition.

Carl Johnson – Democratic candidate for Senate District N – shared goals and qualifications

Andy Holleman – Independent Candidate for Senate District M – shared goals and qualifications

12. Adjournment – 9:00

Next Meeting Thursday, November 19, 2020 7:00 PM, Online Zoom

HOCC Chair: HOCCPresident@gmail.com

website: http://communitycouncils.org go to Huffman O'Malley Community Council

Submitted by Diane Shellenbaum 10/20/20

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

FIRST CLASS MAIL
U.S. POSTAGE PITNEY BOW
ZIP 99501 $ 000.50
02 4W
0000368435 DEC. 07. 202

01553154000
LOPETRONE ROBERT J & KATHERINE D
2600 E 112TH AVENUE
ANCHORAGE, AK, 99516-1422

RECEIVED
JAN 04 2021
PLANNING DIVISION

NOTICE OF PUBLIC HEARING: Monday, January 4, 2021

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

CASE: 2021-0007 99516 01422 0026

PETITIONER:	Hultquist Homes, Inc.
REQUEST:	Request for Rezone from R-6 Low-Density Residential (1 acre) District to R-7 Single-Family Residential (20K) District.
TOTAL AREA:	22.55 acres
SITE ADDRESS:	11051 LAKE OTIS PKWY, ANCHORAGE, AK 99516
LOCATION:	Generally located south of O'Malley Road, west of Hane Street, north of East 112th Avenue and east of Lake Otis Parkway
CURRENT ZONE:	R-6 Low-Density Residential (1 acre) District
COM COUNCIL(S):	Huffman OMalley, Abbott Loop
LEGAL DESCR:	Township 12 North, Range 3 West, Section 21 Lots 15, 18, 19, & 20; Pearce Subdivision, Lots 17A & 17B (Plat 97-132)

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30PM, Monday, January 4, 2021 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. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

Name: Bob & Deann Lopetrone

Address: 2600 East 112th Ave Anch 99516

Comments: As long as East 112th Ave off Lk Otis isn't opened up to be a entry and exit to the new Neighborhood, we have no objections to Re-zoning

Bob Lopetrone

Public Comments: 2021-0007

Commenter	Email	Phone Number	Submitted
Weston Nash	westonnash@gmail.com		1/4/2021 11:49:53 AM
10901 Hane St Anchorage, AK 99516	The proposed rezoning and subsequent development plan proposed by Hultquist Homes negatively impacts current residents of Hane St. and 112th. By rezoning and connecting a new "transition neighborhood" to Hane St. you would be effecitvey turning the existing R-6 neighborhood into that same transition neighborhood.		

Public Comments: 2021-0008 ~~2021-0007~~

Commenter	Email	Phone Number	Submitted
Abbott Loop Community Council	vgerken@acsalaska.net	907-349-7205	2/1/2021 2:07:19 PM
Anchorage, AK 99507	The Abbott Loop Community Council supports the Huffman/O'Malley and Rabbit Creek Community Councils in their position to oppose the Rezone and amendment to the Hillside Plan.		

RECEIVED AFTER THE JANUARY 4, 2021 PZC MEETING