

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: 2-4-03 ANCHORAGE, ALASKA  
IMMEDIATE RECONSIDERATION AO 2003- 7  
FAILED 3-4-03

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

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

11 THE ANCHORAGE ASSEMBLY ORDAINS:

12  
13 **Section 1.** The zoning map shall be amended by designating the following described  
14 property as R-1 (Single-Family Residential) with Special Limitations and R-7  
15 (Intermediate Rural Residential) with Special Limitations zone:

16  
17 The East half of the Northwest quarter of the Southwest quarter of the Northwest  
18 quarter (E ½, NW ¼, SW ¼, NW ¼), the Northeast quarter of the Southwest quarter of  
19 the Northwest quarter (NE ¼, SW ¼, NW ¼), the South half of the Southwest quarter of  
20 the Northwest quarter (S ½, SW ¼, NW ¼), and the Southeast quarter of the Northwest  
21 quarter (SE ¼, NW ¼), Section 21, T12N, R3W, S.M., AK; consisting of 75 acres as  
22 shown on Exhibit A.

23 **Section 2.** Special Limitations.

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

- 26 1 *Neighborhood parks.* The development shall feature one lot, of a  
27 minimum size of 10,000 square feet, to be used for a neighborhood park,  
28 to be located within the R-1 SL zoned area. This area will be under the  
29 control and management of the Homeowner's Association. The uses  
30 within the open space area will be a neighborhood park or other open  
31 space uses as determined by the Homeowner's Association that reflect  
32 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           1       A final traffic impact analysis has been reviewed and accepted by the  
2                   Traffic Engineering Department. The proposed development shall  
3                   adhere to the requirements of the final approved traffic impact analysis.

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

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

**4. AND 5. SEE ATTACHMENT A AMENDMENTS**

**Section 5.** Restoration Plans.

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

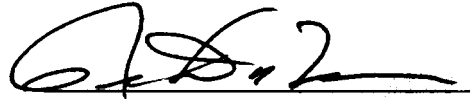
26    B.       The petition site has been voluntarily brought forward to the Municipality  
27                   for abandonment of the natural resource extraction/gravel pit operations and  
28                   restoration of the site, in accordance with AMC 21.55.090. If the rezoning  
29        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

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

34    **Section 7.** This ordinance shall become effective within ten (10) days after the Planning  
35                   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 4<sup>th</sup> day of March 2003.



Chair

ATTEST

  
Municipal Clerk

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

**ATTACHMENT A AMENDMENTS**  
**AMENDMENTS TO AO 2003-7 PIONEER GRAVEL PIT REZONE**

**Section 2. Special Limitations.**

**Add the following subsection:**

- 13** *Dwelling units.* There shall be no more than one dwelling unit per lot. This means that, in addition to other restrictions, there shall be no cluster detached housing and no site condos.

**Section 3. Plat Notes.**

**Renumber existing paragraph to A.**

**Add the following subsection:**

- B.** Any subsequent plats shall include language referencing air quality, to read:  
“The subject property is susceptible to present and future air quality degradation. This air quality degradation is caused by temperature inversions and/or still air conditions. These meteorological phenomena are known to trap emissions generated within and which flow into the subject property.”  
This plat note may be removed during final subdivision platting if recommended by the Department of Health and Human Services

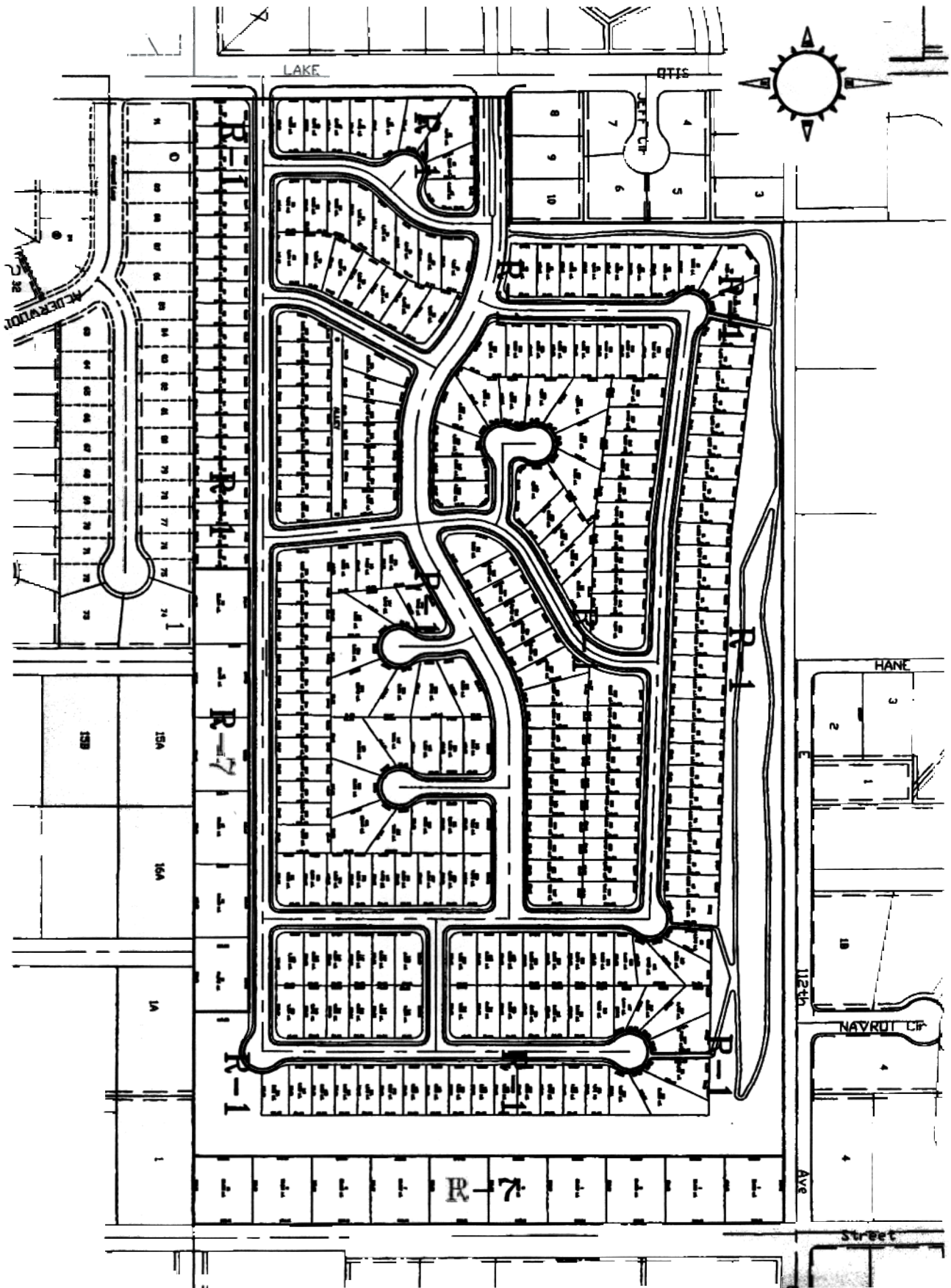
**Section 4. Effective Clause.**

**Add the following subsections:**

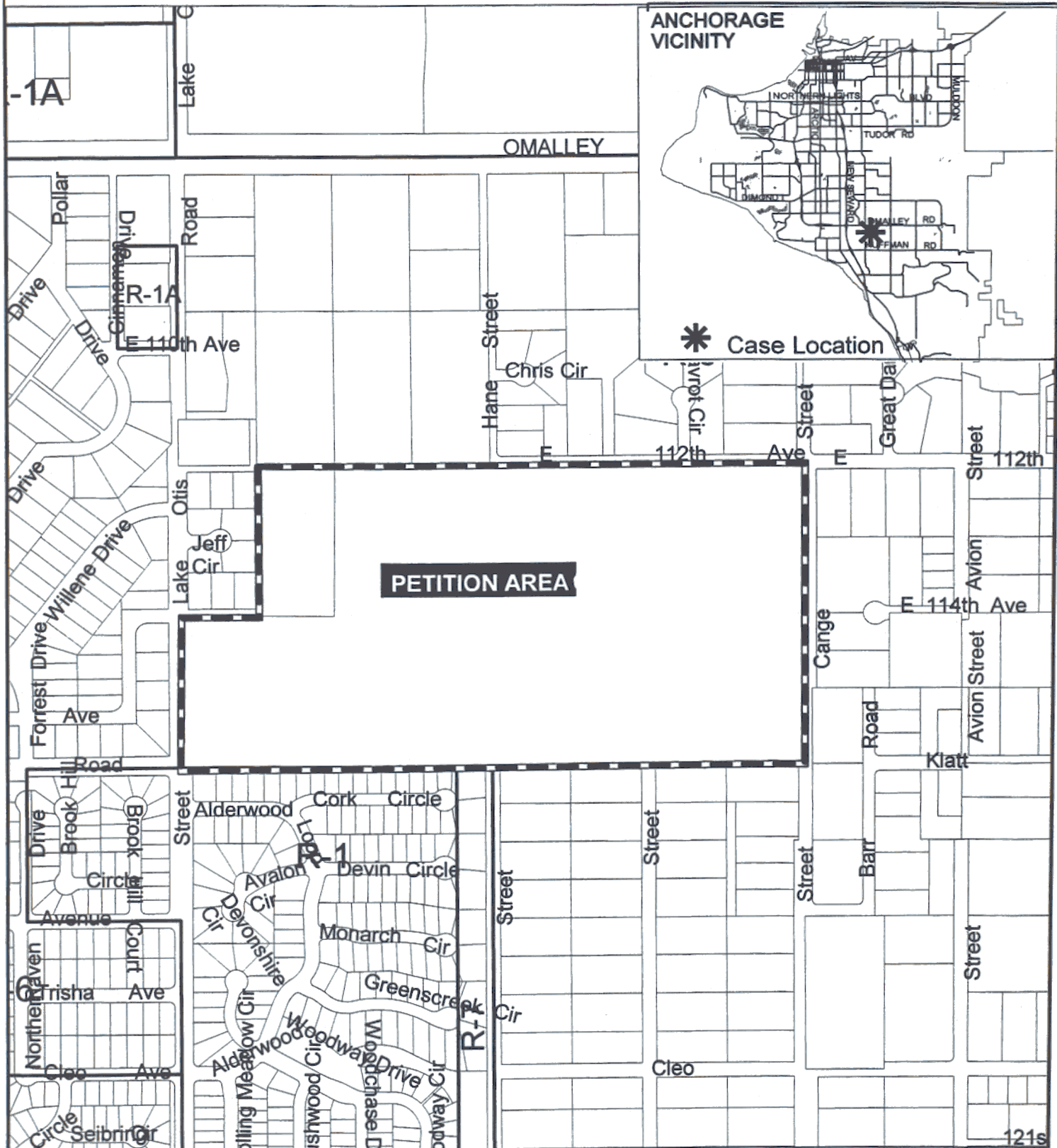
- 4.** A geotechnical plan has be reviewed and approved by the Geotechnical Advisory Commission. This plan shall include minimum and recommended slope requirements and allowable minimum distance between slopes and dwelling units.
- 5** An air quality study has been conducted at the developer’s expense and certified by the Department of Health and Human Services. The Department may recommendation recommend additional plat notes relating to air quality.



# EXHIBIT A



# REZONING 2002-176



Municipality of Anchorage  
Planning Department



Date: AUGUST 29, 2002

## Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway



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.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning will have an economic impact on the private sector. The new R-1 SL and R-7 SL zoned area will make this property more functional by allowing a higher density of residential development as recommended in the Anchorage 2020 Comprehensive Plan. The property will develop with associated design standards and a mix of lot sizes to ensure that the development style will mitigate the appearance and functionality with the surrounding residentially zoned areas. This rezoning will allow for private-sector development of approximately 323 dwelling units whereas only approximately 60 are allowed under the existing R-6 zoning. This development is proposed to be a mixture of large and smaller individually owned lots, which will add additional property to the tax rolls. Necessary utility infrastructure is already available peripherally to the site, but will require the developer to construct necessary improvements on-site.

Prepared by: Jerry T. Weaver Jr., Zoning AdministratorTelephone: 343-7939Validated by OMB: Date: 12-23-02Approved by:   
(Director, Preparing Agency)Date: 12-19-02Concurred by:   
(Director, Impacted Agency)Date: 12/23/02

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 47-2003

Meeting Date: January 28, 2003

From: Mayor

Subject: AO 2003- 7

Planning and Zoning Commission Recommendation on a Rezoning of Approximately 75 acres From R-6 to R-1 SL and R-7 SL 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.

On December 2, 2002, the Planning and Zoning Commission approved the rezoning of approximately 75 acres, located in for 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., from R-6 (Suburban Residential District – Large Lot) to R-1 SL (Single Family Residential District with Special Limitations) and R-7 SL (Intermediate Rural Residential District with Special Limitations).

The petition site is a former gravel pit, operating as a recognized non-conforming use. In 1977, the Municipality enacted AMC 21.55.090, which required the gravel pit owners to obtain approval of a site restoration and redevelopment plan in order to continue operations. It also required that operations be discontinued after the passage of a reasonable amortization period. The Planning and Zoning Commission approved an amortization period of 10 years, and approved site restoration plans to be enacted at the expiration of the amortization period. This was appealed to the Board of Adjustment, which upheld the Commission's decision. The operator at the time filed an appeal to the Superior Court. The Court's decision, through a stipulated agreement between attorneys, was that the pit shall close after the latter of the following occurs: either by December 31, 1988, or two years after several items occur, including the construction of Lake Otis between Huffman and O'Malley, construction of a lateral sewer to the property, and the filing of the last final plat necessary to subdivide the site into lots for residential development.

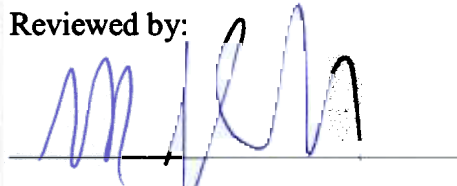
All of these outstanding items have occurred with the exception of subdividing one last parcel, Tract A-1A, Meadow Wood Subdivision. This Tract is to the south of the petition site and is now under ownership by St Elizabeth Ann Seton Catholic Church which has a church structure immediately contiguous to Tract A-1A, Meadow Wood Subdivision. The petitioner in this rezoning is voluntarily closing the pit through this rezoning process.

With approval of the rezoning to R-1 SL and R-7 SL, the petitioner will submit an application to plat the site which must mirror the requirements and design standards in the proposed

1 ordinance, and that the restoration plan shall be implemented in the platting process which  
2 will create the development.

3  
4 Approval of this ordinance is recommended.

5  
6 Reviewed by:

A blue ink signature of Harry J. Kieling, Jr. written over a horizontal line.

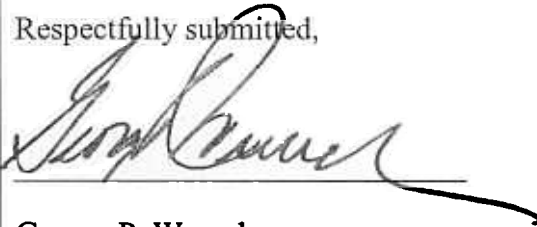
Harry J. Kieling, Jr.  
Municipal Manager

Reviewed by:

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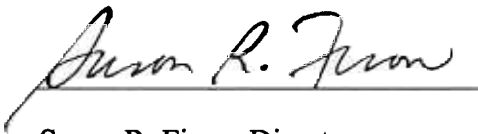
Craig E. Campbell, Executive Director  
Office of Planning, Development, and  
Public Works

Respectfully submitted,

A black ink signature of George P. Wuerch written over a horizontal line.

George P. Wuerch  
Mayor

Prepared by:

A black ink signature of Susan R. Fison written over a horizontal line.

Susan R. Fison, Director  
Planning Department

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2002-084**

A RESOLUTION APPROVING REZONING APPROXIMATELY 75 ACRES FROM R-6 (SUBURBAN RESIDENTIAL DISTRICT – LARGE LOT) TO R-1 SL (SINGLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) AND R-7 SL (INTERMEDIATE RURAL RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR A PORTION OF SECTION 21, T12N, R3W, S.M., AK; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF LAKE OTIS PARKWAY AND EAST 112<sup>TH</sup> AVENUE.

(Case 2002-011; Tax ID. # 015-271-02 and -03)

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WHEREAS, a petition has been received from Kaylen D. LeBaron, petitioner, and Robin Ward, representative, to rezone approximately 75 acres from R-6 (Suburban Residential District – Large Lot) to R-1 (Single Family Residential District) and R-7 (Intermediate Rural Residential District), for a portion of Section 21, T12N, R3W, S.M., AK; generally located on the southeast corner of Lake Otis Parkway and East 112<sup>th</sup> Avenue, and

WHEREAS, notices were published, posted and mailed and a public hearing was held and closed on October 7, 2002 and the case continued to December 2, 2002.

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

A. The Commission makes the following findings of fact:

- 1 This is a request to rezone a 75-acre parcel of land from R-6 to R-1 and R-7. The site is located on the southeast corner of Lake Otis Parkway and East 112<sup>th</sup> Avenue.
2. The petitioner seeks to rezone the petition site from R-6 (Suburban Residential – Large Lot District) to R-7 (Intermediate Rural Residential District) along the east and a portion of the south property lines, and R-1 (Single-Family Residential District) for the remainder of the petition site. This action will officially extinguish the operation of the gravel pit.
- 3 The petition site is located on the northeast corner of Lake Otis Boulevard and East Klatt Road, south of O'Malley Road. The site also abuts Cange Street to the east, which is strip paved, and 112<sup>th</sup> Avenue extended to the north. The site is a 75-acres, comprised of two unsubdivided parcels. The site is virtually rectangular, with a smaller extension on the southwest end, linking the site to Lake Otis Boulevard. The site is owned by the petitioner, Kaylen D. LeBaron.
- 4 The petition site is located within the Hillside Wastewater Management Plan area. It was adopted into the area by AO 85-69 in 1985. This action requires the petition site to connect to public sewer when developed, and recommended to develop at a minimum density of 3 dwelling units per acre (DUA).



5. The site has been used for natural resource extraction (gravel extraction) for many years, operating as Pioneer Pit. There are currently no gravel extraction operations on-site.
6. Due to the gravel extraction operations, there are strong topography considerations on the site. There is an approximate 30-foot drop from the south to the middle of the site, a 90-foot drop from the north to the middle of the site, an 80-foot drop from the east to the middle, and a 10-foot rise from the west to the middle of the site.
7. Access to the site is currently from Lake Otis Parkway. The site is surrounded by residentially developed property, with R-1, R-6 and R-7 to the south, and R-6 to the east, north and west. There is a private airstrip to the east of the petition site, abutting the east side of Cange Street.
8. The petition site is primarily unvegetated, with some brush and undergrowth along the south, west and east perimeter. There may be some minor contamination on-site from the commercial operation vehicles that had been parked on the west side of the site along the gravel access drive into the site. There has been substantial testimony and statements by neighbors of the pit regarding dust storms on the site during windy periods when the site is dry. There is also evidence of bank swallows on the site on a seasonal basis.
9. Earlier in the year 2002, the petitioner applied for a rezoning of the petition site from R-6 to PC (Planned Community District). This rezoning included a master plan for the petition site, which was approved by the Planning and Zoning Commission on March 11, 2002. This proposal as approved by the Commission included mixed densities, with multi-family development in the center of the site, and single family development on the perimeter. The center area was to be a condominium-type development, with R-7 style lots among the majority of the perimeter, and R-1 sized lots on the southwest.
10. The maximum density approved for the development by the Commission was 4.5 DUA. Although the Commission approved a maximum number of dwelling units per Development Area (five areas, with one to be open space) at a total of 427 units, the density cap of 4.5 DUA allowed only a total of 337.5 units. Thus, the total could not exceed that cap, with each area having a separate cap on the maximum number of units. Multi-family design and other standards were placed on the Commission recommendation for approval to ensure compatibility within the mixed-density development and to ensure that the conditions from the court stipulated order regarding amortization of the gravel pit were met. It was the intent of the Commission to allow approval of the restoration and redevelopment of the site through the specific development area plans. This rezoning to PC was withdrawn by the petitioner on July 21, 2002, directly prior to public hearings in front of the Assembly.
11. This new request to rezone the majority of the petition site to R-1 zoning district is as this district is intended as urban single-family residential areas with low population densities. However, as the petition site abuts R-6 zoned

and thus larger sized and lower density suburban lots along the north, east and a majority of the southern lot lines, the petitioner is also proposing R-7 (Intermediate Rural Residential) minimum 20,000 SF lots to abut the surrounding eastern and southern larger lots and an open space tract along the north to meet the transition buffering standards of AMC 21.45.200. The petitioner is also proposing to retain an open space tract along the north lot line along the steep slope that will need to be graded to a minimum 2:1 slope to comply with the gravel pit restoration.

12. This request will allow, at a maximum, approximately 323 units when necessary area for infrastructure and slope grading is removed.
13. Anchorage 2020 Anchorage Bowl Comprehensive Plan Policy Map does not address the petition site. As there is no residential intensity map, the 1982 comprehensive plan residential intensity plan is still in effect for the site. This plan states that although the eastern half is recommended for less than 1 DUA, for the approximate western half of this area densities to 10 DUA may be allowed under controlled development requiring clustering of structures, internal circulation, water and sewerage availability, transition and buffering design, and site plan review. Also, the entire petition site has been adopted into the HWMP, and has a recommended density of a minimum 3 DUA. As the HWMP amendment was adopted after the 1982 plan and takes precedence over the intensity map, and combined with the addition of sewerage and public improvements to the area, an R-1 density with R-7 buffering does comply with the comprehensive plan.
14. The Department finds that this proposed rezone concept meets the intent of Anchorage 2020 Anchorage Bowl Comprehensive Plan, as well as the requirements for rezoning to R-1 and R-7. This proposal has a strong potential for a positive addition to this area, and for redevelopment of the petition site from its current status as an unreclaimed gravel pit.
15. Although the requested R-1 zoning is not a large-lot designation, it remains a low density designation that has been proven through R-1 subdivisions to the south and north of the petition site to be able to fit into the surrounding area, especially with the increasing need for residential development in the Municipality, and with the included buffering by the R-7 lots and open space.
16. In response to concerns by the community and the Huffman-O'Malley Community Council, the petitioner has proposed, as special limitations, design standards for development for housing and roads, is conducting air quality and hydrology tests and analyses, and is donating a lot to the proposed homeowner's association for use as a park. The Department prepared a draft ordinance for this rezoning request, in order to clarify the proposed design standards and requirements, for use by the Commission.
17. The Commission asked if the Community Council's position is that things still need to be resolved, but was unclear what were the issues that remain

outstanding. The Community Council president replied that the best alternative is to find a financing method to make an alternate plan work. That plan would be ball fields in the back of the property, a school or church in the middle, and houses in the front only. The Commission asked if this is an idea or a real possibility, and the Council replied that it is an idea at this point that all parties have agreed to work on. The Commission further asked if the Council is in agreement with the petitioner's proposal, but is pursuing an alternative they find preferable. The Council replied that they did not believe there was a way to come to agreement between the neighborhood and the developer. All parties have discussed the alternate plan and have agreed to the neighborhood trying to find financing for the alternate plan.

The Commission noted that this area is being redeveloped from a gravel pit and, while it is inserted into an area of large lot and lower density development, it nonetheless has access to public sewer and water. To the south is adjacent R-1 development.

19. The Commission finds that, in order to carry out the intent of Anchorage 2020 to accommodate the projected required amount of housing in Anchorage, this is the type of redevelopment of under-used lands that must be considered and supported. The Commission further noted that the developer has made a considerable effort to accommodate the concerns of the neighborhood, most particularly eliminating access to Cange Road and eliminating the multi-family development.
20. The Commission finds that the petitioner had done a good job in attempting to address the concerns of the individuals who testified before the Commission and the Assembly. The Commission noted that there are no assurances that the 271-unit density shown in the concept plan will be achieved. So long as something similar to what has been represented is done in final, the Commission finds it acceptable.

The Commission approved an amendment to the motion for approval to provide a pedestrian access easement to Cange Road.

The Commission finds that this pedestrian access was important to this development. The Commission recognized that there had been concern voiced regarding the safety of individuals accessing this road and the airstrip adjacent to it, however, Anchorage 2020 calls for connectivity. The petitioner's plan originally showed a road connecting to Cange, which is no longer being provided. The Commission further finds that just because this is a small lot subdivision does not mean there would be a desire for residents to access surrounding developments, schools, bus stops, etc.

23. The Commission approved an amendment to Section 2.A.1 of the draft ordinance to insert in the first sentence after "one lot" the words "of a minimum size 10,000 square feet." The Commission finds that these lots could be relatively small and a one-quarter-acre lot is a minor amount of land

to provide for public infrastructure. The Commission finds that the original recommendation for the earlier PC zoning request of a minimum of 2,500 square feet was grossly inadequate.

24. The Commission approved an amendment to Section 2.A.6 of the draft ordinance to read "*Greenbelt trail connectivity*. Where possible, and at no more than 700 feet distance, any pedestrian trails provided around the periphery of the petition site shall connect to neighboring streets and subdivisions." The Commission finds that the petitioner has indicated it seems to make good planning sense to provide connectivity, particularly where there are dead-end streets.
  25. The Commission finds that this rezoning request was a more inferior development to the PC request originally proposed, however, it was necessary by demonstrated public opposition that a different solution be found. The Commission commended the petitioner for working with the neighborhood to develop an alternative, and stated that the density of the development is still quite high, but that is a goal in transit-related districts and in this area of Anchorage per Anchorage 2020.
  26. The motion to recommend approval to the Assembly to rezone the subject property to R-1 SL and R-7 SL was 7 in favor, 1 opposed.
- B. The Commission recommends the Assembly rezone the subject property to R-1 SL and R-7 SL, subject to the following:
1. See attached draft ordinance.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 2<sup>nd</sup> day of December 2002.

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Susan R. Fison  
Director

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Toni Jones  
Chair

(Case 2002-011)  
(Tax ID. 015-271-02 and -03)