

CLERK'S OFFICE

APPROVED

Date: 9-7-04

IMMEDIATE RECONSIDERATION

FAILED 9-7-04

Submitted by:

Chair of the Assembly at
the Request of the Mayor
Planning Department

Prepared by:

For reading:

July 6, 2004

Anchorage, Alaska

AO 2004- 107

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR
THE REZONING OF APPROXIMATELY 0.6 ACRES, 26,000 SQUARE FEET,
FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO R-2M SL (MULTIPLE
FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR
LOTS 15 AND 16, BLOCK 21, POGGAS SUBDIVISION, GENERALLY
LOCATED AT 13211 AND 13201 VENUS WAY, RESPECTIVELY.

(Old Seward - Oceanview Community Council) (Planning and Zoning Commission Case 2004-047)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as R-2M SL (Multiple Family Residential District with Special
Limitations):

Lots 15 and 16, Block 21, Poggas Subdivision, containing
approximately 26,000 square feet, as shown on Exhibit "A" attached
(Planning and Zoning Commission Case 2004-047).

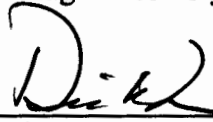
Section 2. The zoning map amendment described in Section 1 above shall be subject
to the following special limitations:

1. No further subdivision or replat of the lots shall be allowed.
2. Lot 16 is limited to a single family home, and Lot 15 is limited to
one duplex. Any redesign or reconstruction on Lot 15 must
resemble a single family home.
3. All other development standards, yard setback, lot coverage,
building height, etc., of the R-1A district shall be applied to the
property.

Section 3. This ordinance shall become effective within 10 days after the Director
of the Planning Department has received the written consent of the owners of the

1 property within the area described in Section 1 above to the special limitations
2 contained herein. The rezone approval contained herein shall automatically expire
3 and be null and void if the written consent is not received within 120 days after the
4 date on which this ordinance is passed and approved. In the event no special
5 limitations are contained herein, this ordinance is effective immediately upon
6 passage and approval. The Director of the Planning Department shall change the
7 zoning map accordingly.

8
9 PASSED AND APPROVED by the Anchorage Assembly this 7th day of
10 September, 2004.

11 
12 _____
Chair

ATTEST:

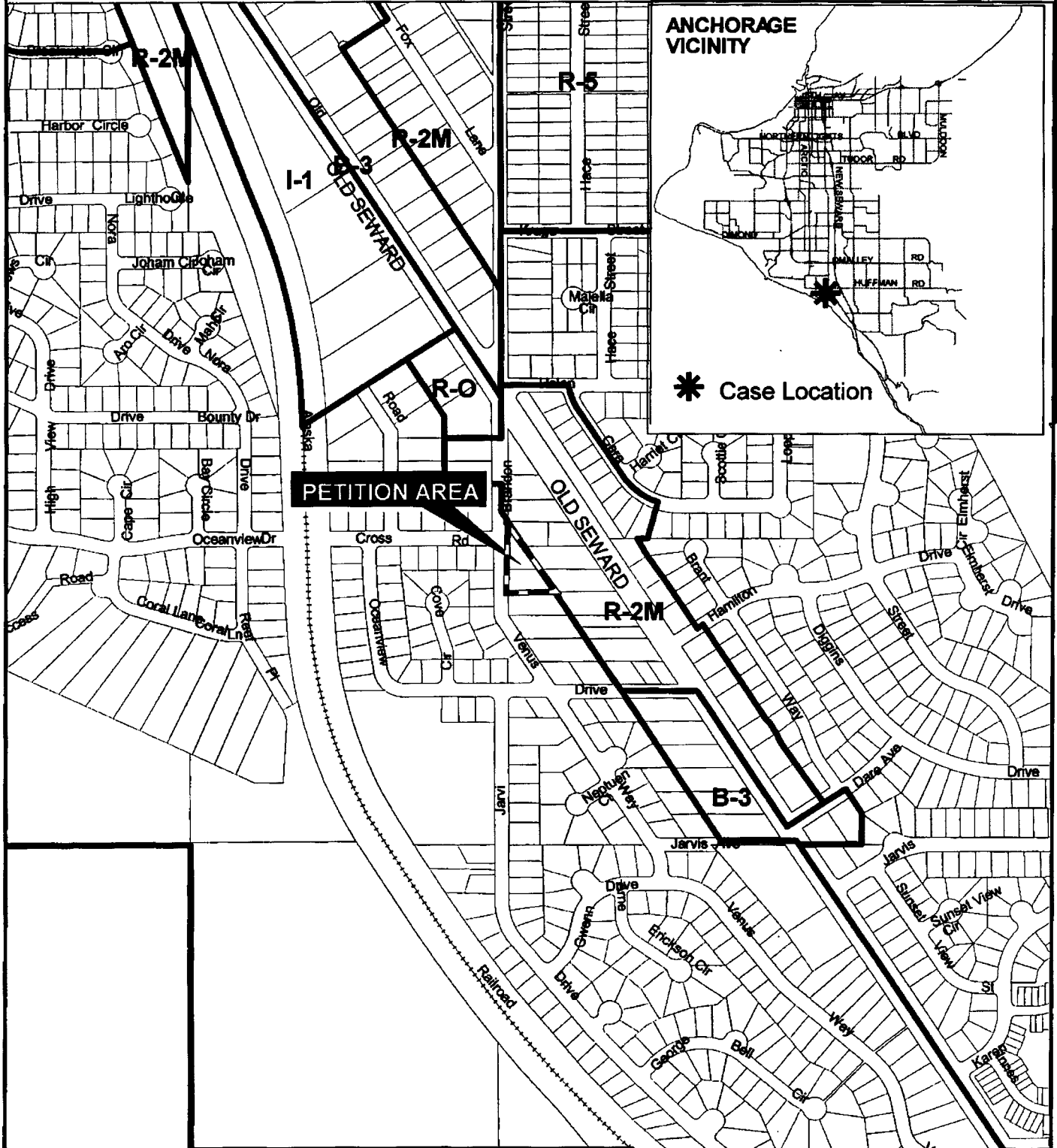


Municipal Clerk

(2004-047)
(018-122-49)

EXHIBIT - A

2004-047



Municipality of Anchorage
Planning Department



Date: JANUARY 9, 2004

Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway



0 500 1000 Feet

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004- 107

Title: Planning and Zoning Commission Recommendation of
Approval to rezone Lots 15 and 16, Block 2, Poggas
Subdivision from R-1A to R-2M SL, generally located at 13211
and 13201 Venus Way.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	
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 does not materially change the existing situation. The rezone legalizes a duplex which has been in existence since 1984. The Property Appraiser's Office lists and values the property as a duplex. Consequently, no significant positive or negative impacts to valuation are anticipated.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning will allow the current owner to maintain the structure on Lot 15 as a duplex as opposed to converting it to a single family home and the structure on Lot 16 will remain a single family dwelling.

Prepared by:	<u>Jerry T. Weaver Jr., Zoning Administrator</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u>(Director, Preparing Agency)</u>	Date: <u></u>
Concurred by:	<u>(Director, Impacted Agency)</u>	Date: <u></u>
Approved by:	<u>(Municipal Manager)</u>	Date: <u></u>



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 539-2004

Meeting Date: July 6, 2004

From: Mayor

Subject: AN ORDINANCE APPROVING THE REZONING OF APPROXIMATELY 26,000 SQUARE FEET FROM R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2M SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR LOTS 15 and 16, BLOCK 21, POGGAS SUBDIVISION, GENERALLY LOCATED AT 13211 AND 13201 VENUS WAY.

1 This is a request by Mr. and Mrs. Donald Duryea to rezone their lot, Lot 15, from R-1A to
2 R-2M SL. There is an illegal duplex on the lot 15 which is located at 13211 Venus Way. The
3 Duryeas are seeking the rezoning to make the duplex legal. The lot is adjacent and abuts to R-
4 2M property to the east. The owners state that they bought the duplex in March 2002 and that
5 it was a duplex at the time. Further, they submitted testimony from neighbors who lived in the
6 area in 1984, when the duplex was built. The adjacent lot owner of Lot 16 is also part of the
7 application and they have a single family home on that lot. Planning staff is recommending
8 that lot does not need to be part of the rezone as it is presently conforming in the R-1A zoning
9 district.

10
11 The neighbors attest that the structure was originally built as a duplex. The Municipal
12 building permit file does indicate a permit was issued, but the file contains very little
13 information. Staff is not able to determine what type of permit was issued, or why a duplex
14 would have been permitted. The Duryeas also submitted a letter from a building inspector.
15 His opinion is that the structure, based on the floor plan design and overall look of the
16 building, building materials, and wiring, appears to have been originally planned and built as
17 a duplex and is not a conversion.

18
19 The Planning and Zoning Commission recommended approval of the rezone as the structure
20 appears to have been in operation as a duplex for 20 years without apparent negative effect.
21 Some of the neighbors were not even aware the building was a duplex. There is adequate on-
22 site parking for a duplex. Although the R-1A district does not allow duplexes, the density
23 created by a duplex, as opposed to a single family home, still falls within the generalized
24 density range of three to six units per acre as called for in the 1982 *Comprehensive Plan*. The
25 Special Limitations will limit the properties to what currently exists.
26

1 The Commission did discuss the subject of spot zoning, but concluded that R-2M boundary
2 was logical and consistent with the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.
3 The Planning and Zoning Commission unanimously approved the request.
4

5 The rezone request before the Planning and Zoning Commission included Lot 16, Block 2 of
6 the Poggas Subdivision and has a single-family home on it. Staff does not believe this lot
7 should be included in the rezone as it is presently a conforming lot with a single family
8 structure.
9

10 The Administration recommends approval of the rezone request for Lot 15, Block 21, Poggas
11 Subdivision to R-2M SL.
12
13

14 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

15 Concur: Tom Nelson, Acting Director, Planning Department

16 Concur: Mary Jane Michael, Executive Director, Office of Economic and Community
17 Development

18 Concur: Denis C. LeBlanc, Municipal Manager

19 Respectfully submitted, Mark Begich, Mayor
20
21

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-018**

A RESOLUTION APPROVING A REZONING FROM R-1A (SINGLE FAMILY RESIDENTIAL TO R-2M SL(MULTIPLE FAMILY RESIDENTIAL WITH SPECIAL LIMITATIONS) FOR LOTS 15 AND 16, BLOCK 21, POGGAS SUBDIVISION, GENERALLY LOCATED AT 13201 AND 13211 VENUS WAY.

(Case 2004-047, Tax I.D. No. 018-122-27 and 018-122-49)

WHEREAS, a request has been received from Donald & Rebecca Duryea, owners of lot 15 and Raymond Swanson & Chalene Chang, owners of lot 16, to rezone the two lots totaling approximately 26,000 square feet (approx. 0.60 acres) from R-1A to R-2M SL for Lots 15 and 16, Block 21, Poggas Subdivision, generally located at 13201 and 13211 Venus Way, and

WHEREAS, notices were published, posted and 135 public hearing notices were mailed and a public hearing was held on March 8, 2004.

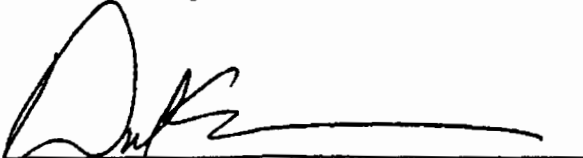
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:


1. The petition site is Lot 15, 15,246 square feet and lot 16, 10,800 square feet, zoned R-1A and adjacent to an R-2M zoning district.
2. The Anchorage 2020 Plan and the 1982 Comprehensive Plan designate the property as residential with a density of 3 to 6 units per acre. The area is generally developed as single family residential, however the adjacent properties to the east are zoned R-2M and include multi-family apartments. There is a legal, non-conforming duplex three lots to the south in the same R-1A zone.
3. There is adequate R-1A and R-2M zoned property in the area to address current needs. There does not appear to be overwhelming demand for either up-zoning or down-zoning. The proposal is consistent with the comprehensive plan in terms of density and, as conditioned, is compatible with existing zoning districts and uses.
4. The applicant wishes to legalize a structure which was built as a duplex in 1984. The Municipality permit file does indicate a permit (84-1501) was issued, but no other information is available. The Municipality is unable to establish whether the original structure was in fact a duplex or was later converted. The applicant has submitted a letter from a home inspector who offers his professional opinion that the structure, based on floor plan, types of construction materials, and wiring, was in fact originally planned and built as a duplex. The applicant has submitted testimony from neighbors who were present in 1984 stating that the structure was built as a duplex. Nevertheless, since zoning became effective for this area in 1972 and the structure was built in 1984, the use as a duplex is illegal.

5. The applicant has agreed with the proposed Special Limitations.
- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly subject to the following special limitations and effective clause:
1. No further subdivision or replat of lots 15 and/or 16 is allowed.
 2. Lot 16 is limited to a single family home. Lot 15 is limited to a one duplex and any redesign or reconstruction on lot 15 must resemble a single family home.
 3. All other development standards (yard setback, lot coverage, building height, etc. of the R-1A district shall be applied to these properties.
 4. This rezoning shall not become effective until the applicant records the AO with the State Recorder's Office and provides proof of such to the Department.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 8th day of March, 2004.



Donald S. Alspach
Acting Secretary



Don Poulton
Chair

(2004-047)
(018-122-27 and 018-122-49)

ab

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

G.1.

DATE: March 8, 2004

CASE NO.: 2004-047

APPLICANT: Donald & Rebecca Duryea

REPRESENTATIVE: Jay Durych

REQUEST: A request to rezone approximately 26,000 square feet (Lots 15 & 16) from R-1A (Single family residential district) to R-2M SL (Multiple Family Residential) with Special Limitations.

LOCATION: Poggas Subdivision, Block 21, Lots 15 and 16.

SITE ADDRESS: 13201 & 13211 Venus Way

COMMUNITY COUNCIL: Old Seward - Oceanview

TAX NUMBER: 018-122-27 and -49/Grid 2932

ATTACHMENTS:

1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

SITE:

Acres: 26,046 square feet; 0.59 acres. Lot 15 is 15,246 sq ft; lot 16 is 10,800 sq ft.

Vegetation: Residential

Zoning: R-1A (single family residential) AMC 21.40.030

Topography: Level

Existing Use: Single family and duplex

Soils: Public Sewer and Water available to site

COMPREHENSIVE PLAN:

Classification: Residential
Density: 3 to 6 du/a

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed R-2M Zoning</u> <u>AMC 21.40.045</u>	<u>Current R-1A Zoning</u> <u>AMC 21.40.030</u>
Height limitation:	30 feet	30 feet
Minimum lot size:		
Single Family	6,000 SF/50 feet wide	8,400 SF/70 feet wide
Two-Family	6,000 SF/50 feet wide	
3	8,500 SF/50 feet wide	
4	11,000 SF/50 feet wide	
5	13,500 SF/50 feet wide	
6	16,000 SF/50 feet wide	
7	18,000 SF/50 feet wide	
8-family	20,000 SF/50 feet wide more than one principal structure is allowed on parcels of at least 1 acre	
Lot coverage:	40%	30%
Density/acre:	13 to 20	3 to 6
Yards		
Front	20 feet	20
Side	5-feet	5
Rear	10-feet	10
Multi-Family with more than 3 dwelling units	400 SF Usable Yard Area per dwelling unit	
Landscaping	Visual Enhancement	N/A

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2M	R-2M	R-1A	R-1A
Land Use:	Single family and apartments	Single family and apartments	Single Family	Single family

PROPERTY HISTORY:

12-5-51	Plat	Subdivision of original George Poggas Homestead
3-24-72	Rezoning	Areawide rezoning to R-1A.

SITE DESCRIPTION AND PROPOSAL:

The two lots are legal, conforming lots of record in the R-1A district. There is a single family house on lot 16. The structure on lot 15 has the appearance of a single family home but is actually a duplex. The house on lot 15 is about 3,100 square feet in size. The property was zoned in 1972 and the Property Appraiser records indicate the structure was built in 1984. The permit file is empty, but a permit, 84-1501, does appear to have been issued. No other details are available. As we have no other information available, it appears the use as a duplex is illegal.

The applicant is seeking a rezone to make the use legal and is offering a special limitation to make sure the use does not change beyond what is existing. An R-2M lot of 15,000 sq ft could accommodate a five plex. If the two lots were replatted in to one, an eight plex could be built.

The Anchorage 2020 plan does not specifically designate this area. The subject lots are approximately three-quarters of a mile south of a town center site. The previous version of the comprehensive plan (1982) indicates residential use with a density of 3 to 6 dwelling units per acre. Existing densities in the area fall within that range. The density of the two subject lots, 3 units on 26,000 sq ft, also falls within the range. The majority of uses in the area are single family, but there are multi-family developments to the east of the subject and fronting on Old Seward and zoned R-2M. There is another duplex on a 25,000 sq ft lot located three lots to the south, on the same side of Venus Way as the subject. That structure appears to have been built in 1961 and may qualify for non-conforming rights.

COMMUNITY COMMENTS:

On January 28, 135 public hearing notices (PHN) were mailed. As of the time this report was written, two responses of objection had been received; eight responses in support had been received. The Community Council initially submitted a letter (11/18/03) of no objection pending comments by the neighborhood. At the Council meeting of 1/14/04 there was neighborhood objection and the Council is recommending denial. The applicant was ill and not able to attend that meeting. The applicant does intend to make a

presentation to the Council at the February meeting. Results of that meeting were not available at press time.

FINDINGS:

**21.20.090 Standards for Zoning Map Amendments, and
21.05.080 Implementation – Anchorage Bowl Comprehensive
Development Plan Maps**

A. Conformance to the Comprehensive Plan.

The adopting ordinance¹ for the Anchorage 2020 plan directs (1) the approving authority may approve an application for an entitlement only if it does not conflict with the goals, policies and objectives of the plan, (2) that until more specific implementation strategies or plans for the Anchorage 2020 Bowl Comprehensive Plan are adopted, review of an application for an entitlement for conformity to the plan will follow a hierarchy and procedure.

Response: the proposal is partially in conformance.

1. The Anchorage 2020 – Anchorage Bowl Comprehensive Plan Policy Map does not show a particular policy area classification or designation for this site. The nearest designated policy area is the Huffman Town Center between Old and New Seward Highway at Huffman, less than one mile away. The property is not near a Transit-Supportive Development Corridor; however there are several bus routes in the area.

As the property is not designated in the current comprehensive plan, reference is made to the 1982 edition. The 1982 land use intensity map calls for a density of 3 to 6 units per acre which is typical of the density of the current pattern of development in the adjacent R-1A districts. The rezoning to R-2M could allow as many as eight units if the two lots were replatted into one. If eight units were developed it would represent a density of approximately thirteen units an acre. That would not be in keeping with the single family nature of the area on Venus Way. The properties to the east, fronting Old Seward, are zoned R-2M and have densities ranging from 2 dua for the areas developed as single family, up to 14 dua for those developed as apartments.

¹ AO 2000-119(S), adopted February 20, 2001.

The Anchorage 2020 Policy's which relate to the proposed rezoning are:

Policy 5: States that rezones and variances shall be compatible in scale with adjacent uses and consistent with the Goals and Policies of Anchorage 2020.

Comment: if the density is capped by a special limitation, the proposed density can be kept within the recommended range. The issue is more one of type of use. 99% of the houses on Venus way are single family. The adjacent multi family has access directly to Old Seward Highway and traffic does not generally impact the neighborhood.

Policy 12: New higher density residential development, including that within Transit Supportive Development Corridors shall be accompanied by the following: a) building and site design standards; b) access to multi-modal transportation, to include transit and safe pedestrian facilities; and c) adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments.

Comment: R-2M is a higher density. a) generalized building and site standards were not included with the application because the applicant is willing to accept a density cap and agree not to change the present configuration. b) the closest bus routes are 100 yards east on Old Seward, but is not a transit supportive corridor. c) Oceanview Park is about ¼ mile west and there is an existing, paved multi use trail.

The above policy is intended to apply to high density infill areas such as town center, mixed use/redevelopment areas and transit supportive corridors, so it does not have 100% applicability in this case.

The proposed rezoning does assist in achieving the following policy:

Policy 3: an increase of 4,000 to 6,000 dwelling units in the southwest planning sector by the year 2020.

- B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Seismic: The property is within seismic zones 3 (moderate ground failure susceptibility).

Land Use Patterns

See earlier discussion. The general land use pattern is single family homes on lots ranging from 8,000 square feet to 30,000 square feet. The existing use, due largely to the fact it has been in existence for many years, is consistent with the development pattern. A rezoning to R-2M has the potential to be a significant change to the prevailing neighborhood pattern.

The higher density development in the area is an R-2M zone district on the east side of the subject property and with access to Old Seward Highway. The 1982 Plan shows this area as medium density, 7 to 10 du/a.

Transportation/Drainage

The area is generally developed.

The road circulation system is in place. Venus Way is a local street. Oceanview Drive, which has access to Old Seward, is a neighborhood collector.

There is a paved trail along Oceanview and near the northwest corner of the subject property.

There are storm drains along Venus Way.

Public Services and Facilities

The use is existing. No additional impact to facilities and services is expected.

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA).

Utilities: water, sewer, gas and electrical utilities are available to this property. AWWU sanitary sewer and water mains are located within the Venus and Oceanview rights-of way.

Schools: either Dimond High School or the new South Anchorage High, we don't know the boundaries yet; Mears Middle School; Ocean View Elementary School.

Parks: The 1997 Areawide Trails Plan shows an existing multi-use paved trails along Oceanview Drive. Oceanview Park is in the neighborhood.

Public Safety: The petition site is located within the Police, Fire, Building Safety, Parks and Anchorage Roads and Drainage service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

There appears to be an adequate supply of both R-1A and R-2M. Several of the R-2M lots could support 6 or 8 units, but have only single family.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities and the relationship of supply to demand found under paragraph 2 above.

Facilities and services are in place, the existing level of use is not proposed to change.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and

whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

Approval of R-2M would create the potential for 8 units versus 2 or 3 in R-1A. The applicant proposes to keep the duplex with the existing footprint.

Special Limitations

No special limitations have been offered in writing, but the applicant has said he is willing to agree to limiting the use to what now exists.

DISCUSSION AND RECOMMENDATION:

The petitioner is requesting the property be zoned to R-2M. The applicant's only intent is to make a non-conforming use, that has been present for many years, legal. The existing use is consistent with the comprehensive plan and with the existing density and uses in the area.

The issue is mostly one of potential. The R-2M district would allow up to eight units if the properties were replatted to one. If the two properties were replatted to change the lot sizes so that lot 15 was 16,000 sq ft and lot 16 was 10,000 sq ft (instead of the current 15,246 and 10,800, respectively), it would be theoretically possible to have a total of $6 + 3 = 9$ units.

There is also somewhat of an issue of incompatible dwelling unit types; single family versus duplex. If this were a larger scale development with several duplexes, the different dwelling types would be a real concern. Density would be even more of an issue as well. With just the one, existing structure it does not appear to be a problem, but it does raise some concerns regarding other properties along Venus Way rezoning to R-2M.

Under the current Title 21 change proposals, R-2M will become R-3 which will allow a mix of single family and multi family units. The existing use would be compatible with this new district.

Spot Zoning

Were this parcel to be rezoned it would not meet the definition of a spot zoning. Courts consider many elements in determination of whether or not spot zoning

will occur; among them:

1. The size of the parcel subject to the rezoning and the "logical-ness" of the zoning district boundary.
2. The zoning district prior to and after the rezoning action.
3. The existing zoning districts and uses on the adjacent properties.
4. The benefits and detriments to the landowner, neighboring property owners, and the community resulting from the rezoning.
5. The relationship between the zoning change and the local governments stated land use policies and objectives [e.g., in the Comprehensive Plan].

Element 1, the size of the parcel to be rezoned is a very relative issue. A large parcel is not automatically not spot zoning and conversely, a small parcel is not automatically assumed to be a spot zone. The boundary is a blip on the existing R-2M, but is not totally illogical.

In elements 2 and 3 the idea is the measure of disparity in the situation comparing before and after the rezoning. If the changes in the proposed zone district, and the potential or allowable uses is great, then the more likely it is to be spot zoning. In this case there are two issues. There is a potential for a doubling of density, but uses are limited to residential. It is the difference of a change in housing style from single family house to duplex.

Element 4 is an evaluation of who benefits and who is harmed and what is the magnitude of the benefit and harm. If the benefit to the owner is great, then the benefit to the community must be real and substantial. Also the benefit must be tangible (number of jobs created, value to the community, etc), not just a matter of convenience to the owner. The presumed community benefit here is an increase in density and tax base. The major benefit appears to be to the owner: a non-conforming use would be made legal.

Element 5 is an evaluation of where and how the proposed rezoning fits into the overall community growth plan. In other words, how well does the proposal comply with the Comprehensive Plan? The Comprehensive Plan indicates a density of 3 to 5 units an acre in this area, therefore the current use is consistent. A density increase above 6 du/a would not be consistent.

The proposal is in conformance with Anchorage 2020 and the development standards of R-1A have been met.

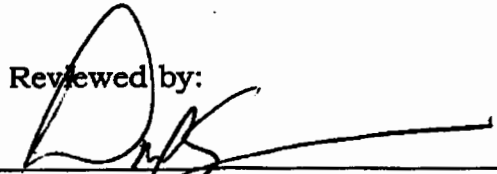
The rezoning is not a spot zoning; there is a relatively logical border with the existing R-2M district and the density is within the range recommended by the Comprehensive Plan. With the Special Limitations there is no potential for future multi family development on these lots.

The Department recommends that the rezone request for R-2M be approved.

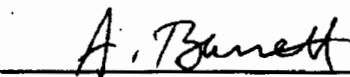
If the Commission finds for approval, staff recommends the following special limitations:

1. Add a plat note to the properties that no further subdivision or replat of lots 15 and/or 16 is allowed.
2. The ~~notice of zoning action and the~~ AO shall state that lot 16 is limited to a single family home. Lot 15 is limited to a duplex and any redesign or reconstruction must resemble a single family home.
3. All other development standards (yard setback, lot coverage, building height, etc) of the R-1A district shall be applied to these properties.

Reviewed by:


Donald S. Alspach
Acting Director

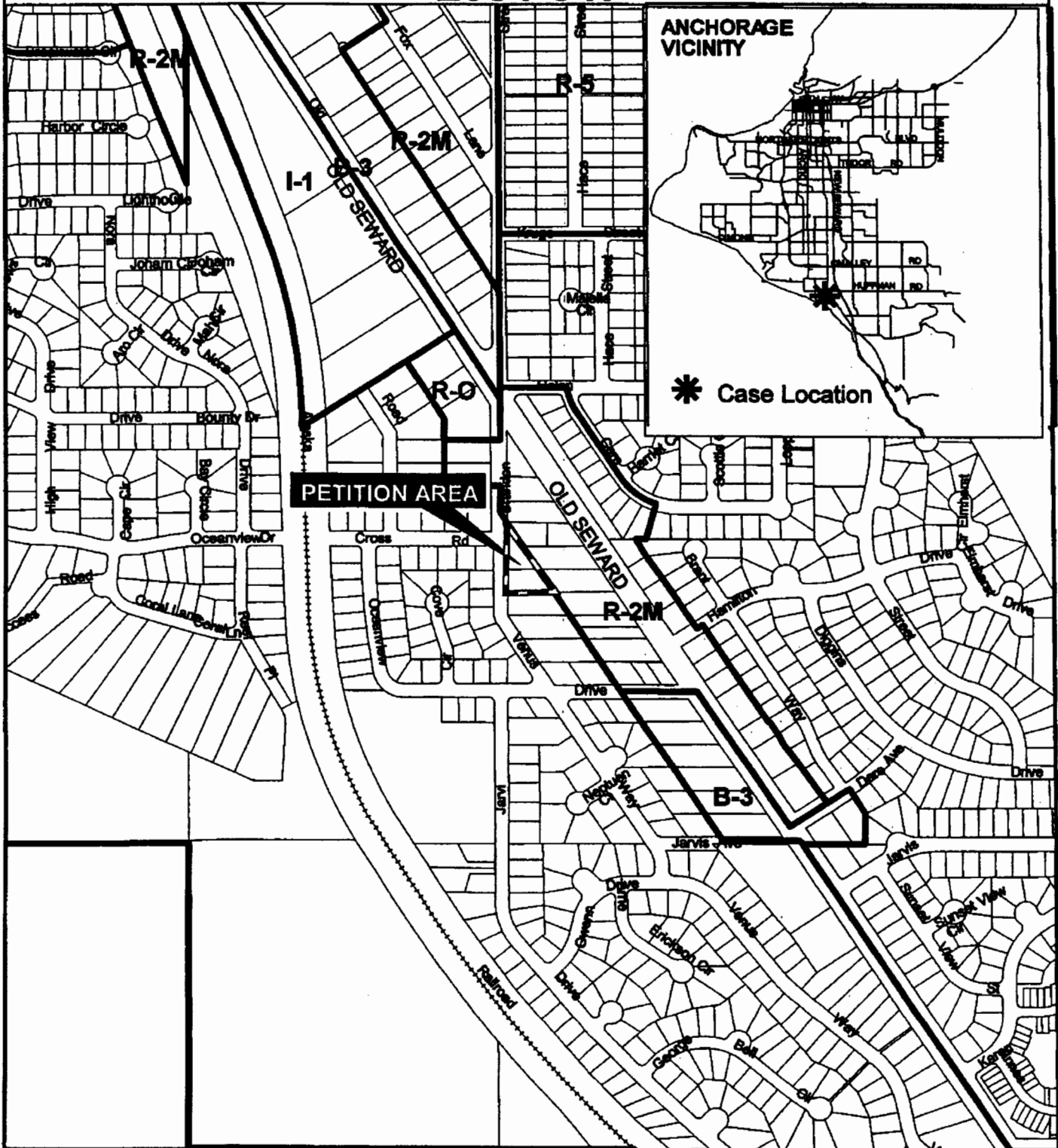
Prepared by:


Alfred Barrett
Senior Planner

(018-122-49)

REZONING - EXHIBIT - A

2004-047



Municipality of Anchorage
Planning Department



Date: JANUARY 9, 2004

Flood Limits

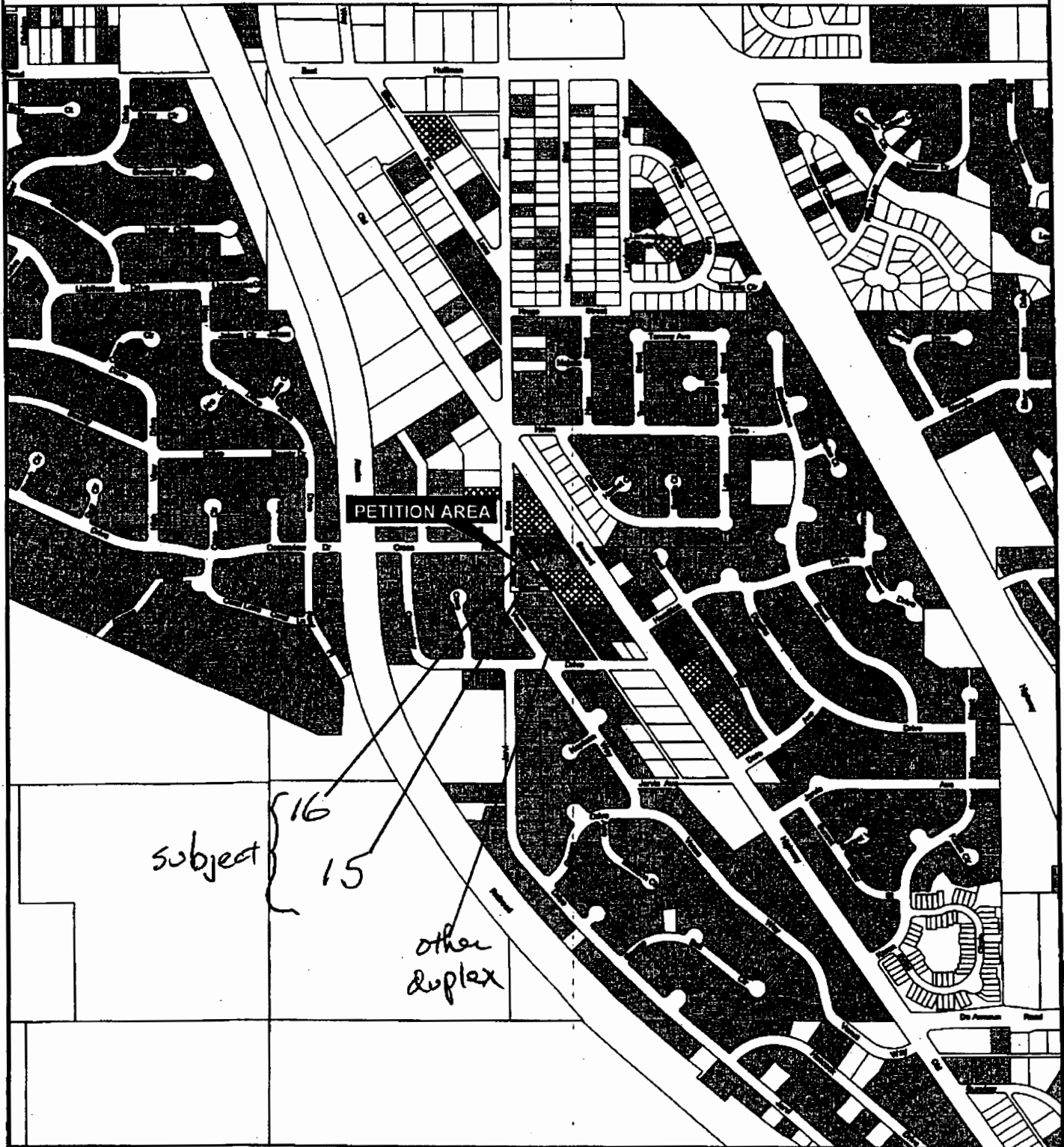
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

012






REZONING 2004-047

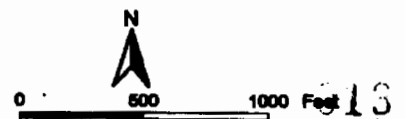


Municipality of Anchorage
Planning Department



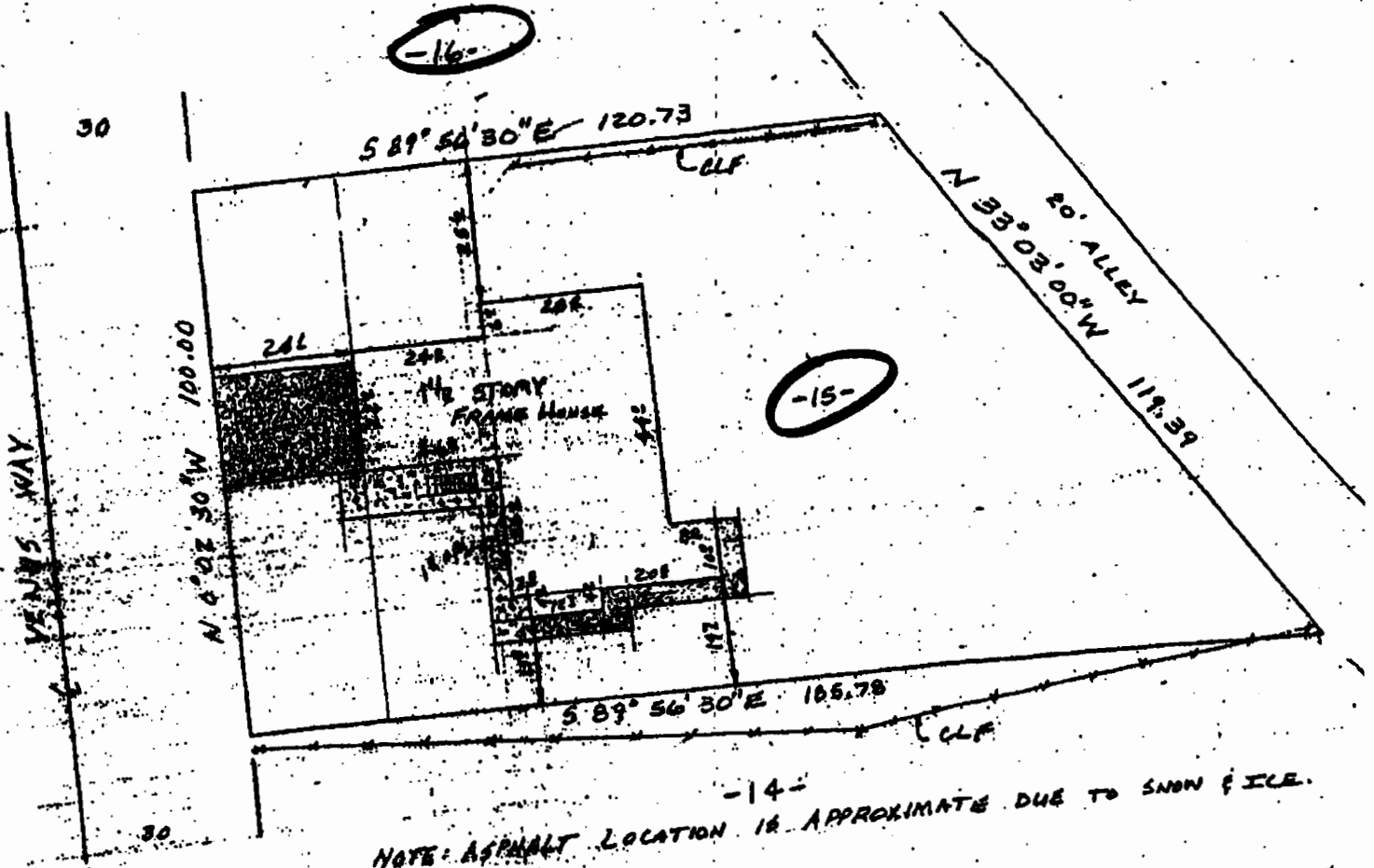
Date: JANUARY 08, 2004

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+



Source: Housing Stock based on 1998 Land Use Inventory

SITE PLAN / AS-BUILT FOR THE DOWNEY RESIDENCE (LOT 15, BLOCK 21, POGGAS SUBDIVISION)



Content Information**Content ID :** 001845AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING
FOR THE REZONING OF LOTS 15 AND 16, BLOCK 21, POGGAS**Title:** SUBDIVISION FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO R-2M
SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL
LIMITATIONS)**Author:** weaverjt**Initiating Dept:** Planning**Date Prepared:** 5/21/04 11:53 AM**Director Name:** Tom Nelson**Assembly****Meeting Date** 07/06/04**MM/DD/YY:****Public Hearing****Date** 08/17/04**MM/DD/YY:****Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	5/21/04 12:00 PM	Checkin	weaverjt	Public	001845
Planning_SubWorkflow	5/21/04 1:30 PM	Approve	nelsontp	Public	001845
ECD_SubWorkflow	5/21/04 3:16 PM	Approve	thomasm	Public	001845
AllOrdinanceWorkflow	5/24/04 9:27 AM	Reject	pearcydl	Public	001845
AllOrdinanceWorkflow	5/24/04 9:30 AM	Checkin	weaverjt	Public	001845
Planning_SubWorkflow	5/24/04 12:49 PM	Approve	nelsontp	Public	001845
ECD_SubWorkflow	5/24/04 3:49 PM	Approve	thomasm	Public	001845
OMB_SubWorkflow	5/25/04 11:09 AM	Approve	pearcydl	Public	001845
AllOrdinanceWorkflow	5/27/04 4:46 PM	Reject	fehlenrl	Public	001845
AllOrdinanceWorkflow	6/5/04 3:40 PM	Checkin	weaverjt	Public	001845
AllOrdinanceWorkflow	6/7/04 6:18 PM	Reject	nelsontp	Public	001845
AllOrdinanceWorkflow	6/8/04 10:22 AM	Checkin	weaverjt	Public	001845
Planning_SubWorkflow	6/9/04 11:46 AM	Approve	nelsontp	Public	001845
ECD_SubWorkflow	6/9/04 3:17 PM	Approve	thomasm	Public	001845
OMB_SubWorkflow	6/10/04 9:05 AM	Approve	pearcydl	Public	001845
AllOrdinanceWorkflow	6/10/04 5:34 PM	Reject	fehlenrl	Public	001845
AllOrdinanceWorkflow	6/11/04 10:28 AM	Checkin	weaverjt	Public	001845
Planning_SubWorkflow	6/11/04 11:05 AM	Approve	nelsontp	Public	001845
ECD_SubWorkflow	6/11/04 11:43 AM	Approve	thomasm	Public	001845
OMB_SubWorkflow	6/14/04 9:01 AM	Approve	lohrra	Public	001845
Legal_SubWorkflow	6/14/04 1:33 PM	Approve	fehlenrl	Public	001845
MuniManager_SubWorkflow	6/25/04 10:36 AM	Approve	leblancdc	Public	001845
MuniMgrCoord_SubWorkflow	6/25/04 11:40 AM	Approve	katkusja	Public	001845