

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1-11-05

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: November 16, 2004

Anchorage, Alaska
AO 2004-160

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 9.5 ACRES, FROM R-6 (SUBURBAN RESIDENTIAL, LARGE LOT DISTRICT) TO R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT), FOR ALL OF TRACT 5, GREGORY SUBDIVISION AS PER PLAT P-395, INCLUDING THAT AREA DESCRIBED AS THE WEST 270 FEET OF THE NORTH 270 FEET OF THE SOUTH 480 FEET OF THE EAST 480 FEET OF SAID TRACT 5, GREGORY SUBDIVISION, GENERALLY LOCATED ON THE WEST SIDE OF GREGORY ROAD, NORTH OF HUFFMAN ROAD.

(Huffman O'Malley Community Council) (Planning and Zoning Commission Case 2004-133)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-1A (Single Family Residential):

Tract 5, Gregory Subdivision, containing approximately 9.5 acres, as shown on Exhibit "A" attached (Planning and Zoning Commission Case 2004-133) and per plat number P-395, including that area described as the West 270 feet of the North 270 feet of the South 480 feet of the East 480 feet of said Tract 5, Gregory Subdivision.

Section 2. 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 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 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 property described as the West 270 feet of the North 270 feet of the South 480 feet of the East 480 feet of said Tract 5, Gregory Subdivision as per plat P-395 shall not become R-1A (Single Family Residential) until six years after the adoption of this ordinance or when the property is transferred to a new owner.** The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 11th day of

January, 2005.

ATTEST:

Deek 2
Chair

Salme S. Boudreau
Municipal Clerk

(2004-133) (016-172-32 and -33)

AM 853-2005

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2004-160

Title: Planning and Zoning Commission, Case 2004-133;
recommendation for approval of a rezoning from R-6
(Suburban Residential District, Large Lot) to R-1A (Single
Family Residential District) for Tract 5 Gregory Subdivision

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>
Operating Expenditures				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
TOTAL DIRECT COSTS:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. A rezone from R-6 to R-1A could add approximately forty additional lots to the tax base, but this would be offset by increased police, fire, snow removal and road maintenance costs.

Property Appraisal already appraises the 7.9 acre tract on an R1 basis due its proximity to sewer and water, and surrounding land use. The 1.6 acre tract is valued as an R-6 lot due to its relative isolation from these features. However, given this re-zone and the development of the larger tract, the smaller parcel would likely be valued on an R1 basis in the future.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. As R-6, only six or seven lots could be platted. R-1A zoning will allow approximately forty platted lots.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator

Telephone: 343-7939

Validated by OMB:

Date:

Approved by: _____
(Director, Preparing Agency)

Date:

Concurred by: _____
(Director, Impacted Agency)

Date: _____

Approved by: _____
(Municipal Manager)

Date: _____



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 853 -2004

Meeting Date: November 16, 2004

From: Mayor

Subject: Planning and Zoning Commission, Case 2004-133; recommendation for approval of a rezoning from R-6 (Suburban Residential District, Large Lot) to R-1A (Single Family Residential District) for Tract 5, Gregory Subdivision, including that area described as the West 270 feet of the North 270 feet of the South 480 feet of the East 480 feet of said Tract 5, Gregory Subdivision generally located on the west side of Gregory Road, north of Huffman Road.

1
2 This is a request by Bill Taylor to rezone Tract 5, Gregory Subdivision, from R-6 to
3 R-1A. The subject property was platted in 1956 and zoned R-6 in 1974. It is a large
4 square parcel which was subsequently illegally subdivided by deed, leaving a small
5 internal square of approximately 1.6 acres inside the original parcel. Overall, the
6 petition area is 9.5 acres.

7
8 There are two properties within the petition area and they are under separate
9 ownership. Mr. Taylor, does not own both parcels and AMC 21.20.040B states that
10 a zoning map amendment initiated by a person must be accompanied by a petition
11 favoring the amendment signed by the owners of at least 51 percent of the property
12 within the area to be rezoned. The petitioner owns well over 51 percent of the
13 petition area. Mr. Taylor is the owner of the larger outer parcel, while Mrs. Mary
14 Jones owns the smaller parcel in the center of Tract 5 of the Gregory Subdivision and
15 was not part of the petitioning request but was included within the petition area.

16
17 The Commission supports rezoning the property to R-1A without any special
18 limitation, and did not find the need for any special limitations as the request is in
19 compliance with Anchorage 2020 and is compatible with the surrounding area.

20
21 The Department and Commission reviewed the request in terms of impacts on the
22 property owner of the internal parcel. This request will not take away any of the
23 rights accorded to that property under the existing R-6 zoning for the existing
24 structure and its access. The rezoning facilitates providing additional rights, and will
25 serve to provide improved access opportunities through a future platting process. No
26 requirements are being placed upon the internal parcel.

1
2 The Planning and Zoning Commission recommends approval without any special
3 limitations. The vote was seven ayes, zero nays.
4

5 The Administration concurs with the Planning and Zoning Commission
6 recommendation for the rezoning request.
7

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

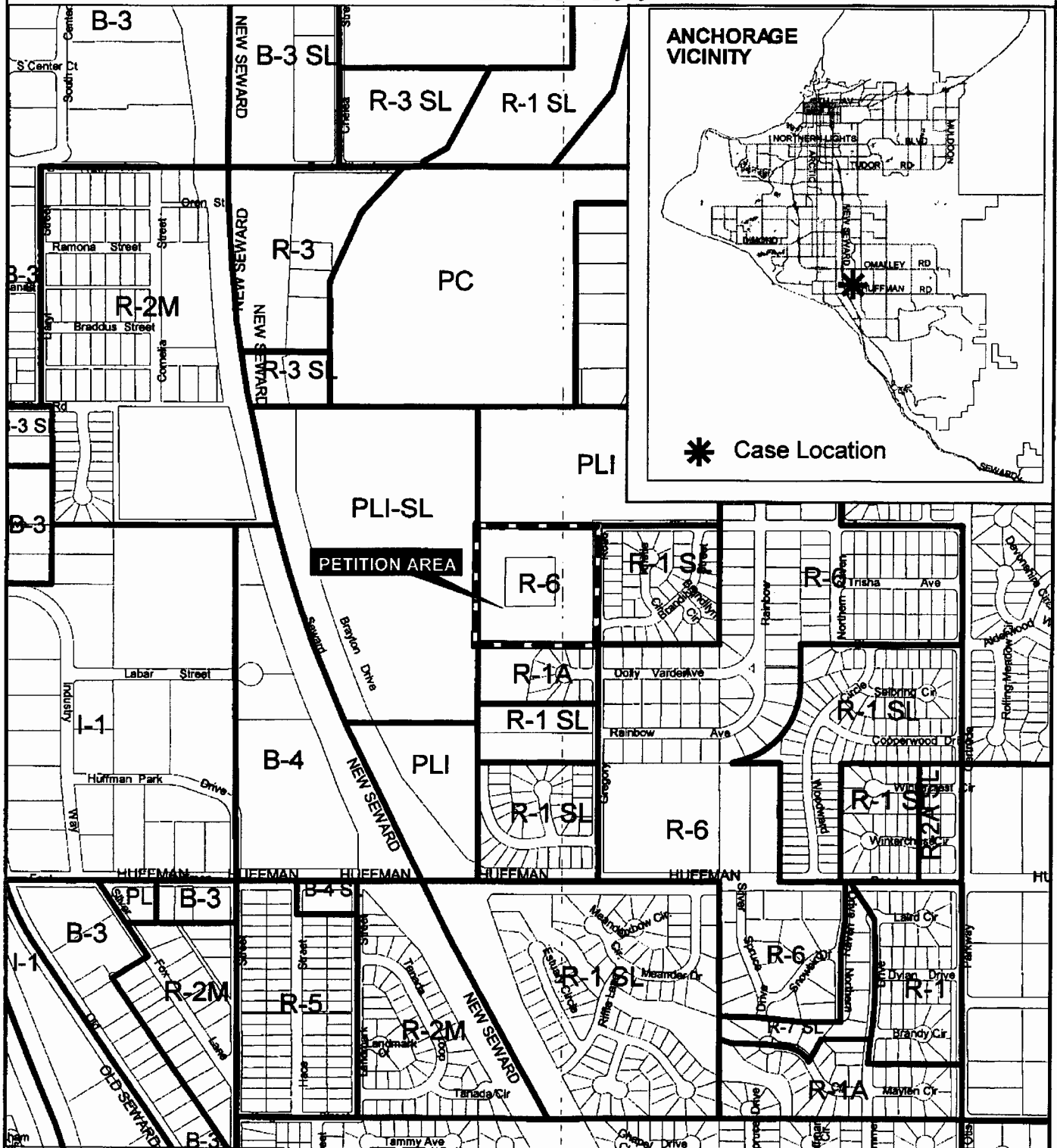
9 Concur: Tom Nelson, Director, Planning Department

10 Concur: Mary Jane Michael, Executive Director, Office of Economic and
11 Community Development

12 Concur: Denis C. LeBlanc, Municipal Manager

13 Respectfully submitted, Mark Begich, Mayor
14
15

2004-133






**Municipality of Anchorage
Planning Department**



Date: JULY 21, 2004

Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



0 500 1000 Feet

1

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-061**

A RESOLUTION APPROVING A REZONING FROM R-6 (SUBURBAN RESIDENTIAL DISTRICT LARGE LOT) TO R-1A (SINGLE FAMILY RESIDENTIAL DISTRICT) FOR GREGORY SUBDIVISION, TRACT 5; GENERALLY LOCATED ON THE WEST SIDE OF GREGORY ROAD, NORTH OF HUFFMAN ROAD.

(Case 2004-133, Tax I.D. No. 016-172-32 and 33)

WHEREAS, a request has been received from Bill Taylor, petitioner, and Lantech, Inc., representative, to rezone the property totaling approximately 9.5 acres from R-6 to R-1A for Gregory Subdivision, Tract 5, generally located on the west side of Gregory Road, north of Huffman Road, and

WHEREAS, notices were published, posted and 56 public hearing notices were mailed and a public hearing was held on September 13, 2004.

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

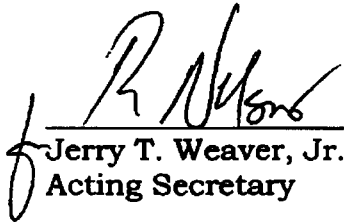
A. The Commission makes the following findings of fact:

1. The subject property was platted in 1956 and zoned R-6 in 1974. It is a large, square parcel, which was subsequently illegally subdivided by deed, leaving a small square of approximately 1.6 acres inside of the larger, approximate 7.9 acre larger parcel. Overall, the petition area is 9.5 acres. The petition area is relatively level to the east, with a slope on the west.
2. The applicant is seeking a rezone to R-1A. The two parts of the petition area are under separate ownership. The petitioner, who is the owner of the larger parcel, applied for a cluster development of his parcel. That request was postponed and it was determined that it would be more appropriate to apply for a rezone for the parcel in order to effectuate an improved development that would conform to the adjacent R-1A and R-1 developments in the area.
3. Although the petitioner does not own both parcels, AMC 21.20.040B states that a zoning map amendment initiated by a person must be accompanied by a petition favoring the amendment signed by the owners of at least 51 percent of the property within the area to be rezoned. The petitioner owns well over 51 percent of the petition area.

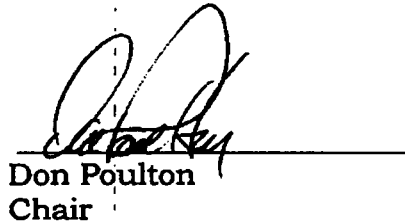
4. The Commission finds that from a land use standpoint, this is an appropriate rezoning that allows appropriate development. The Commission further finds that there are issues related to trails and access and even the odd property configuration that should be addressed by the Platting Board when the property is platted.

B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 13th day of September 2004.



Jerry T. Weaver, Jr.
Acting Secretary



Don Poulton
Chair

(Case Number 2004-133)
(Tax ID No. 016-172-32 and 33)

the manager of the site has discussed this rezoning with the Community Council and met their screening desires.

CHAIR POULTON noted that this rezoning brings this piece of property into compliance with municipal policy on municipally owned properties.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Wielechowski
NAY: None

PASSED

7. **2004-133** Colony Builders. A request to rezone approximately 9.54 acres from R-6 (suburban residential) to R-1A (single family residential). Gregory Subdivision, Tract 5. Located at 11850 Gregory Road.

Staff member AL BARRETT stated 56 public hearing notices had been mailed and no responses were received from the public or the community council. He explained that the properties are a "square with a square" and the square surrounding that. Both properties are zoned R-6 and he understood that both properties are family-owned. He also heard from the staff member who analyzed this case that there might be some opposition from the owners of the inner square. Staff is recommending approval of the rezoning to R-1A that would allow 8,400 square foot lots. The proposal is consistent with the Comprehensive Plan. The rezoning is supported by Policies in the Comprehensive Plan regarding a Transit Supportive Corridor to the northeast on Lake Otis, bike trails, density and infill policies, and a general increase in density. The 1982 Comprehensive Plan calls for this area to be 3-6 dwelling units per acre (DUA) and it allows rezoning to a density of up to 10 DUA provided the development is clustered with a site plan that addresses water and sewer, transition buffering design, and internal roadway circulation. The proposal is also consistent with the zonings and uses surrounding the subject property; that is, single-family homes in relatively low density R-1, R-1A and R-6. A proposed trail on the western boundary of the large outer square portion of the property will be dealt with during platting.

The public hearing was opened.

TONY HOFFMAN, representing the petitioner, expressed appreciation for the Staff recommendations and report. He concurred with the Staff analysis.

COMMISSIONER G. JONES asked if Mr. Hoffman represented the owners of both parcels. MR. HOFFMAN replied that the request is for both parcels because

Colony Builders owns more than 51% of the property, that being the outer square and not the "doughnut hole."

ROBERT CAROTHER, resident of the R-1SL neighborhood to the east, stated his particular concern is that the eastern part of this property is flat and slopes down to a golf course with the Seward Highway further to the west. He felt it would be appropriate to have sound buffering between the Seward Highway and his neighborhood and other neighborhoods. His concern related to the arrangement of lots on the tract after the rezoning is approved. He wished to raise his concern for visual and noise buffering.

COMMISSIONER G. JONES asked if Mr. Carother felt the densities and housing style allowed by this zoning are appropriate for the neighborhood. MR. CAROTHER responded that they are no different than others in the area, so it is hard to argue against them.

COMMISSIONER WIELECHOWSKI asked on what street Mr. Carother resides. MR. CAROTHER replied that he lives on Brandilynn Circle. COMMISSIONER WIELECHOWSKI asked if Mr. Carother could hear traffic from the Seward Highway. MR. CAROTHER replied that he can hear traffic from the highway quite distinctly.

RYAN STENCEL, representing the Huffman/O'Malley Community Council, stated the petitioner has been to the Council twice and generally they favor this request. The Council requested special limitations: 1) to retain as much natural vegetation as possible, especially on the sloped areas adjacent to the golf course for reasons of erosion, water quality, and sound buffer; and 2) to protect the Class A and B wetlands on the property. She noted that the Council submitted comments on this case, but they were not in the packet. She stated both times this case came to the Council it was represented that the owner of the center parcel had been accommodated. If that is not the case, the Council wished to request a postponement in order for the Council to speak to that property owner and make sure her concerns are resolved.

In rebuttal, MR. HOFFMAN stated the owner of the center property has been working with the petitioner through her son, who is a lawyer. They originally had concerns that the property around hers would be clearcut and developed. He assured the Board that the petitioner would be very accommodating to the owner of the center property. This subdivision will be developed such that the concerns of the resident of that center property are met. The development of this subdivision will fully comply with Title 21, including landscaping requirements that will require retention of vegetation, particularly on the western lots. He indicated that a wetlands survey has not yet been done, so he could not speak to the issue of wetlands.

COMMISSIONER G. JONES asked whether the petitioner has reached agreement with the owner of the center parcel as to the acquisition of the property. MR. HOFFMAN replied that the petitioner would be acquiring the entire parcel and create lots so that the location where the existing house sits will be retained, as well as the landscaping around the house, until that owner passes away.

COMMISSIONER PEASE asked why the Class A and B wetlands were not mentioned in the Staff analysis. She asked if there is missing information. MR. BARRETT replied that in investigating the property with the municipal Wetlands Coordinator, Thede Tobish, his conclusion was that there are Class B wetlands on the map, but the development of the golf course has, for all intents and purposes, removed those Class B wetlands. There are probably isolated portions of wetlands along the western portion of this property, but that edge is at a 40-foot elevation change. He remarked that both Ms. Stencel and Mr. Carother mentioned the need for buffering. He stated the western boundary of the property would be an appropriate location for preservation of existing vegetation.

The public hearing was closed.

COMMISSIONER G. JONES moved for approval of a rezoning from R-6 to R-1A.

COMMISSIONER T. JONES seconded.

COMMISSIONER G. JONES supported his motion, finding that from a land use standpoint, this is an appropriate rezoning that allows appropriate development. There are issues related to trails and access and even the odd property configuration that should be addressed by the Platting Board when the property is platted.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Wielechowski
NAY: None

PASSED

8. 2004-132

Skyline Investments LLC. A request to rezone approximately 4.62 acres from R-6 (suburban residential) to R-1 (single family residential). Stover Subdivision, Lots 1 and 2. Located at 2201 and 2237 Huffman Road.

Staff member AL BARRETT stated 172 public hearing notices were mailed, 1 letter of objection was received citing the possibility of small lots and high density relative to development in the area. No response was

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

DATE: September 13, 2004

CASE NO.: 2004-133

APPLICANT: Bill Taylor

REPRESENTATIVE: Lantech, Inc.

REQUEST: A request to rezone approximately 9.5 acres from R-6 (Suburban Residential – Large Lot) to R-1A (Single Family Residential)

LOCATION: Gregory Subdivision, Tract 5

SITE ADDRESS: 11850 Gregory Road

COMMUNITY COUNCIL: Huffman-O'Malley

TAX NUMBER: 016-172-32 and 33/Grid 2733

ATTACHMENTS:

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

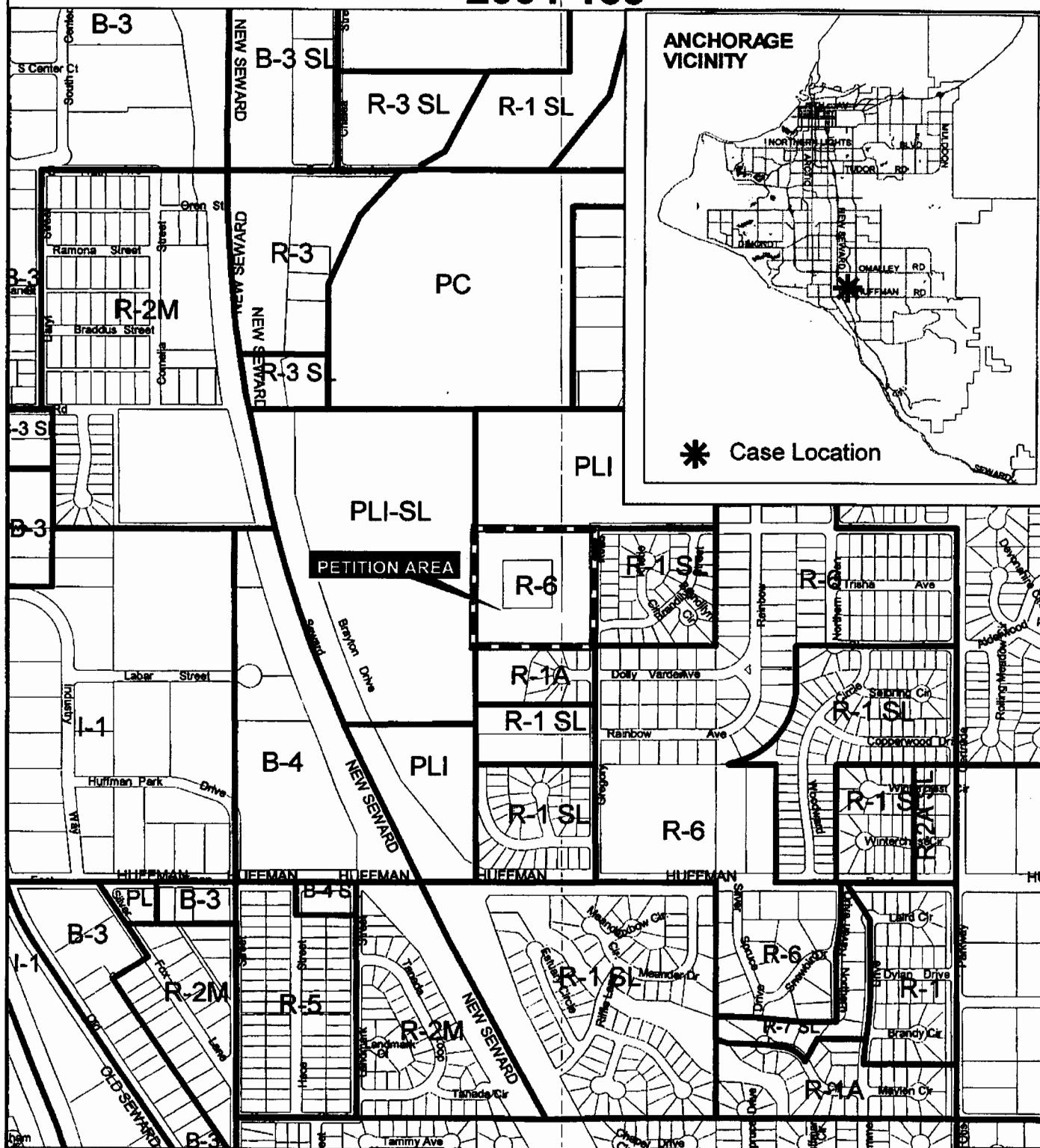
SITE:

Acres: 9.5 acres
Vegetation: Natural vegetation
Zoning: R-6 (Suburban Residential – Large Lot) AMC 21.40.08`0
Topography: Hilly
Existing Use: Mostly undeveloped/one single-family house
Soils: Public Sewer and Water available to site

COMPREHENSIVE PLAN:

Classification: Residential; near Huffman/Old Seward Town Center
Density: 3 to 6 dua

REZONING 2004-133



**Municipality of Anchorage
Planning Department**



Date: JULY 21, 2004

Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



0 500 1000 Feet

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed R-1A Zoning</u> <u>AMC 21.40.030</u>	<u>Current R-6 Zoning</u> <u>AMC 21.40.080</u>
Height limitation:	30 feet	30 feet
Minimum lot size:	8,400 SF/70 feet wide	54,450 SF/1500 feet wide 8,400 SF/70 feet wide
Lot coverage:	30%	30%
Density/acre:	3-5	<1
Yards		
Front	20 feet	50
Side	5-feet	25
Rear	10-feet	50
Landscaping	Visual Enhancement	N/A

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-1 SL	R-1A	PLI SL
Land Use:	School	Single Family	Single Family	Golf Course

PROPERTY HISTORY:

09-02-56	Plat P-395	Plat of Gregory Subdivision filed, creating petition area.
01-31-74	Rezoning	G-3 Areawide rezoning to R-6.

SITE DESCRIPTION AND PROPOSAL:

The subject property was platted in 1956 and zoned R-6 in 1974. It is a large, square parcel, which was subsequently illegally subdivided by deed, leaving a small square of approximately 1.6 acres inside of the larger, approximate 7.9 acre larger parcel. Overall, the petition area is 9.5 acres. The petition area is relatively level to the east, with a slope on the west.

The applicant is seeking a rezone to R-1A. The two parts of the petition area are under separate ownership. The petitioner, who is the owner of the larger parcel, applied for a cluster development of his parcel. That request was postponed and it was determined that it would be more appropriate to apply for a rezone for the parcel in order to effectuate an improved development that would conform to the adjacent R-1A and R-1 developments in the area.

Although the petitioner does not own both parcels, AMC 21.20.040B states that a zoning map amendment initiated by a person must be accompanied by a petition favoring the amendment signed by the owners of at least 51 percent of the property within the area to be rezoned. The petitioner owns well over 51 percent of the petition area.

COMMUNITY COMMENTS:

On August 19, 2004, 56 public hearing notices (PHN) were mailed. As of the time this report was written, there were no returned responses. There was no response from the Huffman-O'Malley Community Council, nor from the nearby Bayshore-Klatt and Old Seward-Oceanview Community Councils, who were also sent a PHN.

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 Anchorage 2020 Comprehensive Plan Land Use Policy Map shows this property to be southwest of the end of a Transit-Supportive Development Corridor on Lake Otis Parkway, and northeast of a proposed Town Center at Huffman/Old Seward. The previous version of the comprehensive plan (1982) indicates residential use with a density of 3 to 6 dwelling units per acre. Existing densities of the subdivisions abutting the subject property to the northeast and south are within this range, and are zoned R-1 and R-1A. To the east is an existing R-6 single family subdivision, which is surrounded mostly by R-1 and R-1A developments. The majority of uses in the area are single family. The petition site is bounded on the north and west by a school and a golf course, respectively.

Lake Otis Parkway is one of four transit-supportive development corridors identified by the Land Use Policy Map. It connects with the University – Medical Campus which is a major employment center and potentially with future Dowling Road and Abbott Road area Town Centers.

Higher density is a key to increasing transit ridership along these corridors. Residential densities of at least 8 DUA per acre will support frequent, cost-effective transit service. Therefore, land use policies that establish higher residential densities within one-fourth mile of the major street at the center of the transit corridor are encouraged by Anchorage 2020. The petitioner proposes to develop a single family subdivision, connecting into the undeveloped portion of the R-1A area to the south. Gross density for the entire petition site, if rezoned, would be

The Transit-Supportive Development Corridor concept is supported by Transportation Policy #34, Residential Policy #9, and Transportation Policies #30 and #37.

Town Centers are to function as the focus of community activity for smaller subareas of Anchorage. They are intended to include a mix of retail shopping and services, public facilities and medium to high density residential uses.

Policy 14 and 17 are relative to this request. They identify the need to retain residential land for residential uses, encouraging infill and compatibility of housing. This request is on an infill parcel, surrounded by residential on two sides and PLI on the other two. It is compatible with the large amounts of R-1 and R-1A in the area. There is one area of R-6 to the east, but the lots were platted prior to zoning, and the lots are approximately 14,000 SF in size, which is a much higher density than allowed under R-6 regulations. This request for R-1A is compatible with the area, calling for larger lots than allowed in the R-1, and is an intermediary size between the R-1 and substandard R-6 developments in the area, which complies with Policy 9. Policy 9 calls for compatibility in developments.

The proposed rezoning and increase in density is consistent with Policy #3, which calls for employing development strategies in order to accommodate approximately 4,000-6,000 new dwelling units in the central 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 2 (moderate low ground failure susceptibility).

Land Use Patterns

See earlier discussion. The general land use pattern is single family homes on lots ranging from 6,000 square feet (R-1) to 14,000 range (R-6 substandard development to the east). The proposed use will be developed as a platted single family residential subdivision with minimum 8,400 square foot lots.

According to the vicinity map, the petition site is buffered against the New Seward Highway by a golf course, and is buffered against a large tract with a holding zone of PC by a school. To the east and south are urban residential lots with zoning of primarily R-1/R-1A/R-6 with one larger R-6 tract to the southeast, which is developed with one single family house.

Transportation/Drainage

The area is generally developed.

The road circulation system is in place. The petition site does not abut a street classified on the Official Streets and Highways Plan (OS&HP). However, Huffman Road to the south and Lake Otis Parkway to the east are class II Minor Arterials in this area. One of the principle issues of development of this subdivision, which

will be resolved through a platting action, is access. The principle item of this concern is neighborhood connectivity and ensuring any potential development of the smaller deeded parcel internal to the site has adequate access provided by development of the outer portion of the site. Rezoning to R-1A would support an improved opportunity to not only ensure a more compatible development to the area, but better opportunities to ensure connectivity for neighborhood roads. The previous platting request which was postponed, showed the complexity of designing a subdivision for this site in terms of placement and location of the roads while incorporating cluster housing requirements for open space, which in this site is difficult to place. Instead, R-1A lots could be more effectively designed against the slope affected area, and in subdivision creation would allow more sufficient room for roads due to lot sizes than would traditional R-6 or cluster development, which are both highly difficult to create for access reasons.

Before development occurs on the site, access to the site will be analyzed.

The 1997 Area-Wide Trails Plan shows a planned multi-use paved trail along the east side of Gregory Road, but not on the petition site. However, the Plan also shows a planned multi-use unpaved trail in a location that appears may be on the east side of the petition site. This runs from Huffman Road up to and through the school to the north, and on up to Ruth Arcand Park. Municipal Code requires that this trail be dedicated when the property is replatted. It is the intent of the property owner to replat his portion of the tract, which is the area where the trail would be located. A plat has been submitted, but is postponed indefinitely, and would need revising depending on the Assembly's decision on this rezoning request.

Public Services and Facilities

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA). Huffman and Lake Otis are Class II Minor Arterials.

Utilities: water, sewer, gas and electrical utilities are available to this property. AWWU sanitary sewer and water mains are located within the Gregory Road ROW.

Schools: Based on the school district's boundary maps dated fall 2000, the petition site is located in the following attendance boundaries: Service High School, Hanshew Middle School, and Bowman Elementary School. The school district applies a housing stock multiplier based on the individual school district attendance boundary to forecast new students from a given housing type.

The intended development for each of these lots is a Single Family. Therefore it can be projected that 49 total units will generate a total of 19.6 elementary students (.40 multiplier), 6 junior high students (.12 multiplier), and 11 senior high student (.23 multiplier). However, that is assuming gross density of 49 potential single family lots. In reality, once area is taken out of the land area for public infrastructure, the number of actual units will drop.

Projected school capacity for the 2005-06 school year for Bowman is 67%, Hanshew is 101%, Service is 100%, and Polaris (7-12) 93%.

No public comments were received, however in the past it has been suggested that new developments will stress already overcrowded schools. This is a small infill development however. The above argument appears not to be the case as seen by the above discussion, including the fact that new schools have come on line, and have changed school boundaries. However, for whatever reason, it also appears that fewer children are enrolling in school system. These factors result in the projected school capacity to be well within range to accommodate new housing development throughout the community.

Parks: The March 2004 Draft Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan show one park in the near vicinity of the subject property: Moose Meadow area, of approximate 40 acres. Bowman Elementary School and its related outdoor facilities is located on the north side of the petition site.

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 and similar supply of both R-1 and R-1A, with several undeveloped lots to the south. However, there is a very high and growing demand for urban sized single family lots in the areas of the Bowl, such as this area, where urban public infrastructure already exists.

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.

Depending on the timing of the Assembly approval date of this rezone, field work could begin in 2005. The application does not state specifically what the time frame of the petitioner is intended to be.

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.

See Anchorage 2020 discussion above. Approval of R-1A would create the potential for a maximum of 49 units. The intent is not to construct to the maximum capacity of the land but to work with the difficult nature of the bluff on the site, and the internal deeded lot, which has no plans at this time for redevelopment. Combined with the general rule of thumb that somewhere from 15 to 25% of the area will be required for infrastructure and not used for lots, the number of actual lots will decrease.

DISCUSSION AND RECOMMENDATION:

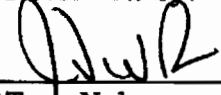
The petitioner is requesting the property be zoned to R-1A. The proposed zoning is consistent with the comprehensive plan and the range of density called for in the Land Use Policy Map and associated policy of increased density of 8 DUA adjacent to Transit-Supportive Development Corridors. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080.

RECOMMENDATION:

The Department supports rezoning the property to R-1A without any special limitation. The Department does not believe a special limitation that would dictate a single type of housing style or the number of units is needed when Title 21 allows for a variety of design possibilities and methods for development and Anchorage 2020 encourages higher density. The request is in compliance with Anchorage 2020 and is compatible with the surrounding area.

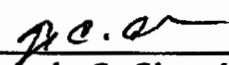
Although the petitioner does not own both parcels, AMC 21.20.040B states that a zoning map amendment initiated by a person must be accompanied by a petition favoring the amendment signed by the owners of at least 51 percent of the property within the area to be rezoned. The petitioner owns well over 51 percent of the petition area. The Department has reviewed the request also in terms of impacts on the property owner of the internal parcel. This request will not take away any of the rights accorded to that property under the existing R-6 zoning for the existing structure. The rezoning facilitate providing additional rights, and will serve to provide improved access opportunities through a future platting process. No requirements are being placed upon the internal parcel.

Reviewed by:



Tori Nelson
Acting Director

Prepared by:



Angela C. Chambers, AICP
Senior Planner

(Case 2004-133, Tax ID No. 016-172-32 and 33)

Content Information**Content ID :** 002302

Title: Planning and Zoning Commission, Case 2004-133; recommendation for approval of a rezoning from R-6 (Suburban Residential District, Large Lot) to R-1A (Single Family Residential District) for Tract 5, Gregory Subdivision,

Author: weaverjt**Initiating Dept:** Planning**Select Routing:** All Ordinances AO

Description: Planning and Zoning Commission, Case 2004-133; recommendation for approval of a rezoning from R-6 (Suburban Residential District, Large Lot) to R-1A (Single Family Residential District) for Tract 5, Gregory Subdivision,

Date Prepared: 10/25/04 10:31 AM**Director Name:** Tom Nelson**Assembly****Meeting Date** 11/16/04**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 12/14/04

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	10/25/04 10:32 AM	Checkin	weaverjt	Public	002302
Planning_SubWorkflow	10/28/04 5:05 PM	Approve	nelsontp	Public	002302
ECD_SubWorkflow	10/28/04 5:23 PM	Approve	thomasm	Public	002302
OMB_SubWorkflow	11/4/04 9:27 AM	Approve	pearcydl	Public	002302
Legal_SubWorkflow	11/4/04 3:08 PM	Approve	gatesdt	Public	002302
MuniManager_SubWorkflow	11/4/04 8:56 PM	Approve	leblancdc	Public	002302
MuniMgrCoord_SubWorkflow	11/8/04 8:07 AM	Approve	katkusja	Public	002302