

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: December 7, 2004

CLERK'S OFFICE
APPROVED
Date: 1-25-05

Anchorage, Alaska
AO No. 2004- 169

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING
2 OF LOT 16B, SECTION 9, T12N, R3W, S.M. AK FROM R-2A (TWO-FAMILY RESIDENTIAL)
3 TO R-2M (MULTIPLE-FAMILY RESIDENTIAL), GENERALLY LOCATED ON THE EAST
4 SIDE OF LAKE OTIS PARKWAY, BETWEEN LORE ROAD AND EAST 80TH AVENUE.

5
6 (Abbott Loop Community Council) (Planning and Zoning Commission Case 2004-115)

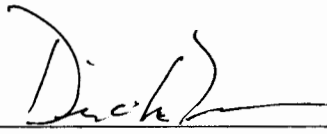
7
8 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:
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10 **Section 1.** The zoning map shall be amended by designating the following described property as
11 R-2M (Multiple-Family Residential) zone:


12
13 Lot 16B, Section 9, T12N, R3W, S.M. AK consisting of approximately 1.45 acres as shown
14 on Exhibit A.
15

16 **Section 2.** This ordinance shall become effective within 10 days after the Director of the
17 Planning Department has received the written consent of the owners of the property within the area
18 described in Section 1 above to the special limitations contained herein. The rezone approval
19 contained herein shall automatically expire, and be null and void if the written consent is not
20 received within 120 days after the date on which this ordinance is passed and approved. In the event
21 no special limitations are contained herein, this ordinance is effective immediately upon passage and
22 approval. The Director of the Planning Department shall change the zoning map accordingly.
23

24 PASSED AND APPROVED by the Anchorage Assembly this 25th day of
25 January 2005.

26
27 
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29 Chair

30
31 ATTEST:

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33
34 
35
36 Municipal Clerk

37 (Planning Case Number 2004-115)
38 (Tax ID 014-172-15)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004- 169

Title: Planning and Zoning Commission, Case 2004-115;
recommendation for approval of a rezoning from R-2A
to R-2M

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:	\$ -	\$ -	\$ -	\$ -	
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 rezone should have no significant impact on the public sector.

Property Appraisal sees a significant increase in the value of the property given this re-zone. R-2M is a very desirable class of zoning in todays market. The proposed rezone could increase the market value of the property by 50% or more.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector other than the increase in value.

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></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 887-2004

Meeting Date: December 7, 2004

From: Mayor

Subject: Planning and Zoning Commission Recommendation of Approval to rezone 1.45 acres from R-2A to R-2M for Lot 16B, Section 9, T12N, R3W, S.M. AK, generally located on the east side of Lake Otis Parkway between Lore Road and East 80th Avenue.

1 Anthony Lerma petitioned to rezone approximately 1.45 acres from R-2A (Two-Family
2 Residential District) to R-2M (Multiple-Family Residential District). The Planning and Zoning
3 Commission found R-2M zoning met the standards for a zoning map amendment as required by
4 AMC 21.20.090, and is consistent with the *Anchorage 2020 Anchorage Bowl Comprehensive*
5 *Plan*. Lake Otis Parkway is a transit-supportive development corridor. Policies for transit-
6 supportive development corridors promote residential densities up to 8 dwelling units per Acre
7 (DUA) within one-half mile of the corridor.
8

9 Mr. Lerma proposes to construct ten duplex-style dwelling units in five (5) structures on a single
10 lot in accordance with the recently adopted AR 2004-108 (S-2)(aa) Municipal Code of
11 Regulations Chapter 21.90. Ten units on 62,969 square feet equal 6.91 DUA, which approaches
12 the recommended 8 DUA, and is compatible with the densities of the three R-2M subdivisions to
13 the south (5 DUA, 5.71 DUA and 8.41 DUA). Projected school capacity appears to be well
14 within range to accommodate this new housing development which will generate a total of 4
15 elementary students, 2 junior high students and 3 senior high students.
16

17 The Commission found there was no need for special limitations, and voted five to two to
18 recommend approval of the rezone to R-2M.
19

20 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE R-2M ZONING FOR THE
21 SUBJECT PROPERTY.
22
23
24

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

26 Concur: Tom Nelson, Director, Planning Department

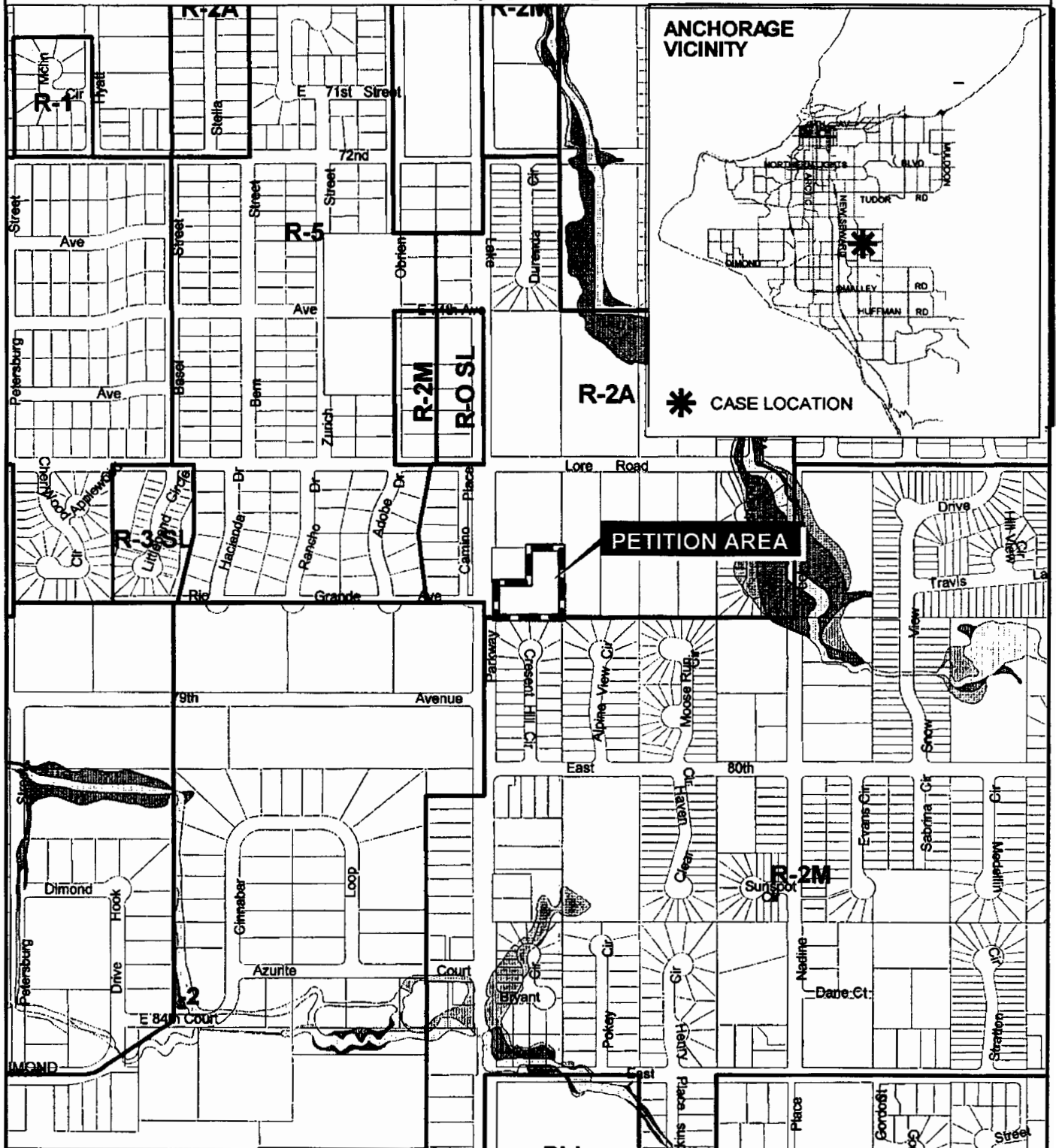
27 Concur: Mary Jane Michaels, Executive Director, Office of Economic and
28 Community Development

29 Concur: Denis C. LeBlanc, Municipal Manager

30 Respectively Submitted: Mark Begich, Mayor

EXHIBIT - A

2004-115



Municipality of Anchorage
Planning Department



Date: JUNE 10, 2004

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-059**

A RESOLUTION APPROVING THE REZONING OF 1.44 ACRES FROM R-2A (TWO FAMILY RESIDENTIAL) ZONING DISTRICT TO R-2M (MULTIPLE FAMILY RESIDENTIAL) FOR T12N, R3W, SECTION 9, LOT 16B; GENERALLY LOCATED ON THE EAST SIDE OF LAKE OTIS BOULEVARD BETWEEN LORE ROAD AND EAST 80TH AVENUE.

(Case: 2004-115; Tax ID 014-172-15)

WHEREAS, a petition has been received from Anthony Lerma, requesting to rezone approximately 1.44 acres from R-2A (Two-Family Residential) to R-2M SL (Multiple Family Residential) with special limitations for T12N, R3W, Section 9, Lot 16B; generally located on the east side of Lake Otis Boulevard between Lore Road and East 80th Avenue.

WHEREAS, notices were published, posted and 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:

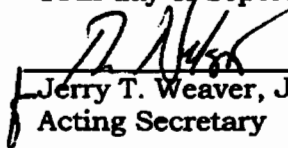
A. The Commission makes the following findings of fact:

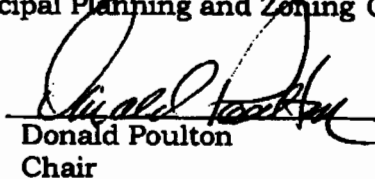
1. The applicant is seeking a rezone to R-2M and offering a special limitation to allow construction of 10 duplex style dwelling units in five (5) structures on a single lot. Development will occur in accordance with the recently adopted Municipal Code of Regulations Chapter 21.90 (Multiple Dwelling Unit Residential Development on a Single Lot or Tract) AR 2004-108 (S-2) (aa). Ten units on 62,969 square feet equal 6.91 DUA. This will be a condominium development with the units individually owned and the land held in common. The intent is not to construct to the maximum capacity of the land but to preserve as much of the natural vegetation as possible by only building 10 units on 1.5 acres, compared with recent constructed cluster housing development with 20 or more units on 1.5 acres. Development on one large lot compared to subdividing it into five lots would take space for roadways and utility easement making it unfeasible to fit the five duplex units' in the "L" shaped property configuration.
2. The proposed zoning is consistent with the Anchorage 2020 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 the Lake Otis Boulevard Transit-Supportive Development Corridor. The proposal meets the requirements of AMC 21.20.090 and 21.05.080.
3. The 1982 Comprehensive Plan called for 7-10 dwelling units per acre for this property. R-2M zoning is compatible with the existing R-2M zoning of the area south of the petition site by density and by type of permitted single family or duplex dwelling uses. Existing densities of the three R-2M zoned subdivisions to the south are Daybreak Estates @ 5 DUA, Crescent Hill Estates @5.71 DUA and Moose Ridge @ 8.41 DUA.

4. 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 a future Dowling Road and Abbott Road area Town Center. Higher density is a key to increasing transit ridership along transit-supportive development corridors. Residential densities of at least 8 DUA will support frequent, cost-effective transit service.
5. R-2M zoning with 6.91 DUA, at the lower end of the 7-10 DUA range, still supports the policy that calls for accommodating approximately 5,000-7,000 new dwelling units in the central planning sector by the year 2020.
6. Traffic Department has no objection to the rezone but does have concerns about development access to/from the site onto Lake Otis, although this concern exists whether the property is rezoned or not. Development will require review for sight distance and other safety concerns through the normal permitting process. Access will only be to Lake Otis and not from the subdivisions to the south.
7. Development will generate a total of 4 elementary students, 2 junior high students and 3 senior high students. Public comments suggest that the 10-units will stress already overcrowded schools. This appears not to be the case based on the fact that new schools have come on line and changed school boundaries. Projected school capacity appears to be well within range to accommodate new housing development throughout the community.
8. The Commission did not believe density was an issue with this rezoning. Under the current zoning 7,200 SF lots are required for a duplex and with some variance from the Platting Board; potentially up to 7 lots could be developed with a dedicated driveway. The proposal does not materially increase density. A standard platted right-of-way would be a 50-foot right of-way along the northern edge of the frontage onto Lake Otis creating a 150-foot long cul-de-sac. This can be done under either zone, and basically results in the same number of lots. The R-2M allows clustering of units, less publicly dedicated right-of-way, and under the new regulations, provides for a project with the life and safety protections that the previous regulations did not.
9. The Commission stated they could not support any special limitations on rezonings unless there is some overriding and compelling reason. As the Title 21 rewrite is occurring, it is evident there will be problems implementing changes to zoning districts because of the number of special limitations that exist. Replatting is an option but it is not the job of the Commission to design a project. A review process has been recently adopted for the development of this type of project proposed for this property (Municipal Code of Regulations Chapter 21.90 (Multiple Dwelling Unit Residential Development on a Single Lot or Tract) AR 2004-108 (S-2) (aa)). The density being proposed is consistent with the Comprehensive Plan and is appropriate in this location. There is not much difference between duplex structures and single-family residences. There are many R-2M neighborhoods that have a mixture of single-family and multi-family development.

10. The Commission finds that R-2M zoning is appropriate for this site. The request is consistent with the Anchorage 2020 plan policies and goals, and meets the requirements of AMC 21.05.080 and AMC 21.20.090 rezoning standards.
 11. The Commission voted 5 in favor, 2 opposed: the motion passed.
- 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


Donald Poulton
Chair

(Case No. 2004-115)
(Tax I.D. No. 014-172-15)

ma

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt
NAY: Wielechowski

PASSED

COMMISSIONER PEASE indicated she would like to know why comments from the public and information from the petitioner came in so late. CHAIR POULTON indicated this could be discussed later in the agenda.

3. **2004-115** Anthony Lerma. A rezone of approximately 1.45 acres from R-2A (two family residential) to R2MSL (multiple family residential with special limitations). T12N R3W, Section 9, S.M., AK, Lot 16B. Located at 7747 Lake Otis Parkway.

Staff member MARY AUTOR stated there were 98 public hearing notices mailed, 6 were returned in opposition, and no comment was received from the community council. The special limitation being offered is for construction of five duplex style structures on a single tract, which would be a condominium development that supports a density of 6.91 dwelling units per acre (DUA). The property fronts onto Lake Otis and is located between Lore Road and East 80th Avenue. The return comments from the public object to the rezoning based on traffic concerns. Commenters believe that Lake Otis is already a heavily trafficked road, that street access would be to a subdivision to the southeast of the subject parcel, that there would be a decrease in property values due to higher density, that this development would bring a change in character to the neighborhood by having renters instead of homeowners, and that the schools would be overburdened. The Department found this rezoning is in conformity with the Anchorage 2020. Lake Otis is a Transit Supportive Development Corridor that calls for residential density to be in 8 DUA range, which would support frequent transit service along the corridor. The 1982 Comprehensive Plan indicated this area to have a density of 7-10 DUA. The three subdivisions to the south have densities of 5 DUA, 5.71 DUA and 8.41 DUA. The proposed 6.91 DUA density falls within those ranges and would be at the low end of the 7-10 DUA density range called for in the 1982 Plan. The Department also found that the duplex housing style is also not incompatible with the area. The Traffic Department had no objection to the rezoning, but identified concerns with access to/from the site. That concern would exist whether or not the property was rezoned. As part of the building review process, the access would be analyzed for safety concerns. There would be no access to any of the three subdivisions to the south. With respect to concerns with school overcrowding, that is not the case. Pages 9-10 of the Staff analysis contain a brief analysis of this subject, based on school capacity

projections for 2005 and 2006. The Department supported the rezoning but does not believe a special limitation is required to dictate a single type of housing style or the number of units because Title 21 does allow for a variety of design possibilities and Anchorage 2020 encourages higher density.

COMMISSIONER PEASE asked why a rezone is necessary in order to accomplish the five duplexes that the petitioner desires. She believed that five duplexes on five lots could be developed under the existing R-2A zone. MS. AUTOR indicated she would research this question and respond at a later point in the hearing.

The public hearing was opened.

SHEILA FERN, representing the petitioner, concurred with the Planning Department's recommendations. She explained that the lot is one large lot and resubdividing it into five lots would take space for roadways and utility easements and would make it unfeasible to fit the five duplex units in the "L" shaped property configuration. The proposal is that this development be a planned community with less easements, utilities and roadways than would be required if it were individual lots.

COMMISSIONER PEASE asked whether a plan had been submitted indicating how this would be accomplished. She noted there is also reference to the desire to preserve natural vegetation, but no plan for that. MS. FERN stated there is a preliminary plan for five buildings/ten units, but the petitioner did not proceed forward with surveying, engineering and blueprints because the plan is contingent on the R-2M rezoning. There was research of subdividing the property into lots and the cost of that and the resulting loss of vegetation because of the envelope of the house structures and the easements to serve individual houses on individual lots made it unattractive. The petitioner wants to go forward with a site plan, but that plan dovetails into what the surveyor needs for the foundations and the layout of the street to service the units.

COMMISSIONER G. JONES asked how access would be gained to this property. MS. FERN stated the plan is to use the driveway cutout onto Lake Otis, but the petitioner would need to ensure there is plenty of room coming onto and off of Lake Otis to not interfere with the bike trail. There are no corners nearby. Because of the bike path, the area is trimmed, so sight distance is not an issue. The petitioner planned to address this with Traffic when a site plan is developed. COMMISSIONER G. JONES noted there is 150 feet of frontage on Lake Otis. He asked if the driveway is in the center of the property. MS. FERN replied it is toward the south property line. To the north is a large area that would not have a driveway. The petitioner plans to leave the berm with as much vegetation as possible for a buffer onto Lake Otis. COMMISSIONER G. JONES asked if there

had been discussions with the owner of the R-2A lot that is in the crook of the "L". MS. FERN stated that owner likes his space. The petitioner has discussed purchasing that property, but the owner is not interested in selling.

CHAIR POULTON asked what would be the process if this rezoning is approved. MS. AUTOR replied that, if this rezoning is approved, the petitioner would proceed under the recently adopted code of regulations for multi-family structures on a single lot or tract. That includes bringing a site plan to Traffic and Building Safety. There would be a normal review process in terms of laying out the road and having Fire and Traffic look at the private roadway in the interior of the site. The development would have to comply with recent regulations.

COMMISSIONER G. JONES understood that no public hearing is required under the newly adopted regulations. MS. AUTOR stated this is correct. There would be a normal internal administrative review.

The public hearing was closed.

COMMISSIONER G. JONES asked if the designation of R-2M with a special limitation creates a separate enough zoning district to qualify it as a spot zone. MS. AUTOR replied that this would not be the case; the special limitation would be a design standard for all future development.

COMMISSIONER PEASE noted there was no response from the community council. She understood that the public hearing notices were mailed July 9 and August 19th. MS. AUTOR stated the notices were mailed twice because this case was postponed from the earlier August 2, 2004 hearing date.

COMMISSIONER WIELECHOWSKI asked what is the necessity of changing the zoning of this parcel to R-2M if the intent is to develop duplexes. MS. AUTOR replied that R-2M has greater flexibility in terms of the underlying regulation and it allows the design of multiple structures on a single tract, condominium-style development, without replatting. COMMISSIONER WIELECHOWSKI likened this development to a site condominium development. MS. AUTOR agreed with this in concept, although she felt the term "site condo" was not appropriate.

COMMISSIONER G. JONES asked if under the R-2M zone this property could be developed under the new provisions of MCRC2190. He asked how many projects have been processed under that regulation. MS. AUTOR did not have that information.

COMMISSIONER GIBBONS noted the surrounding area to the south is zoned R-2M and he believed was developed with single family homes. MS. AUTOR stated this is correct. COMMISSIONER GIBBONS asked if there were other R-2M properties in the vicinity. MS. AUTOR indicated that page 2 of the packet

shows tracts of land that are subdivided and page 3 shows what is developed and how it is developed. Most of the area is developed with single family detached residential uses.

COMMISSIONER PEASE had a concern that rezoning should consider cumulative effect if other similar rezones were to occur. She wanted to confirm that most of the other land within the R-2A district that abuts this parcel to the north and east is undeveloped. Those properties appear to be 10 times the size of the subject parcel. MS. AUTOR confirmed these facts.

CHAIR POULTON remarked that whether or not the Commission likes site condos, they did conform to the process. He did not want to tag this project as a site condo. He believed the petitioner came forward in good faith to comply with the rules and regulations that are in place at this time.

COMMISSIONER PEASE asked whether or not the petitioner could develop five duplexes under the R-2A zone. MS. AUTOR was uncertain that the same density could be achieved.

MS. AUTOR indicated that the R-2M is more consistent with Anchorage 2020 than the current R-2A zoning.

COMMISSIONER T. JONES moved for approval of a rezoning from R-2A to R-2M.

COMMISSIONER LOTTSFELDT seconded.

COMMISSIONER T. JONES felt R-2M zoning is appropriate at this location. There is much property in this area that is ripe for redevelopment. This property abuts a Transit Supportive Development Corridor and she believed it is important to provide incentives and a vehicle for higher density in places where an opportunity to do so exists. She indicated she could not support any special limitations on rezonings unless there is some overriding and compelling reason. She explained that, as the Title 21 rewrite is occurring, it is evident there will be problems implementing changes to zoning districts because of the number of special limitations that exist. Replatting is an option, but it is not the job of the Commission to design the project. A review process has been recently adopted for the development of this property. The density being proposed is consistent with the Comprehensive Plan and is appropriate in this location. She did not see that much difference between duplex structures and single-family residences. She stated she has lived for over 30 years in an R-2M neighborhood that has a mixture of single-family and multi-family development.

COMMISSIONER PEASE stated she was inclined to not support the motion because she believes the Commission is charged with rezoning only when there

is a public interest in doing so, and she was not sure that was apparent here. The density the petitioner proposes would not be increased beyond what apparently could be done under the existing R-2A. She was also concerned that because this parcel is one piece that juts into undeveloped R-2A land that is larger; rezoning this parcel could begin piecemeal rezoning of those parcels. If that occurs, she was not sure efficient and safe transportation would be provided. If this parcel has private roads and others do as well, the intent of having a good, efficient pedestrian and transit-friendly development might not be achieved. If this rezone becomes a pattern for other parcels, she was not sure the Commission would have met its obligation to look at the cumulative impact on public services and facilities.

COMMISSIONER G. JONES did not believe density was an issue with this rezoning. Under the current zoning 7,200 square foot (SF) lots are required for a duplex and with some variances from the Platting Board, potentially up to 7 lots could be developed with a dedicated driveway. The proposal does not materially increase density. A standard platted right-of-way would be a 50-foot right-of-way along the northern edge of the frontage onto Lake Otis, creating a 150-foot long cul-de-sac. This can be done under either zone and basically the same number of lots results. The R-2M allows clustering of units, less publicly dedicated right-of-way, and presuming the new regulations work, provides for a project with the life and safety protections that the previous regulations did not. His concern was the additional access onto Lake Otis. There would be 10 units on this parcel and the adjacent R-2A lot could have three to four units with access onto Lake Otis; hopefully Lot 16 to the north could not have access onto Lake Otis. He would like to see the lot above the petition site share an access point with the petition site. He indicated he frequently rides his bicycle on Lake Otis in the mornings and it is dangerous. He supported the rezone, but cautioned the Staff in their review of projects that there are potential problems.

CHAIR POULTON supported the motion, believing that this rezoning aligns with Anchorage 2020 and serves the larger public good. The project would be built in compliance with Title 21, which allows for design possibilities that he hoped would include some of Mr. Jones's concerns regarding access. He remarked that access is nearly always a concern with requests that come before the Commission.

AYE: T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt
NAY: Pease, Wielechowski

PASSED

4. 2004-129

Jose & Emelia Stanley. A request to rezone approximately 2.5 acres from PLI (public lands and institutions) to R-1A (single family

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

G.3.

DATE: ~~August 2, 2004~~ postponed to September 13, 2002

CASE NO.: 2004-115

APPLICANT: Anthony Lerma

REPRESENTATIVE: Shiela Fern, Sentec Inc.

REQUEST: A request to rezone approximately 62,969 square feet (1.44 acres) from R-2A (Two family residential district) to R-2M SL (Multiple Family Residential)

LOCATION: T12N, R3W, Section 9, Lot 16B

SITE ADDRESS: 7747 Lake Otis Parkway

COMMUNITY COUNCIL: Abbott Loop

TAX NUMBER: 014-172-15/Grid 2234

ATTACHMENTS:

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

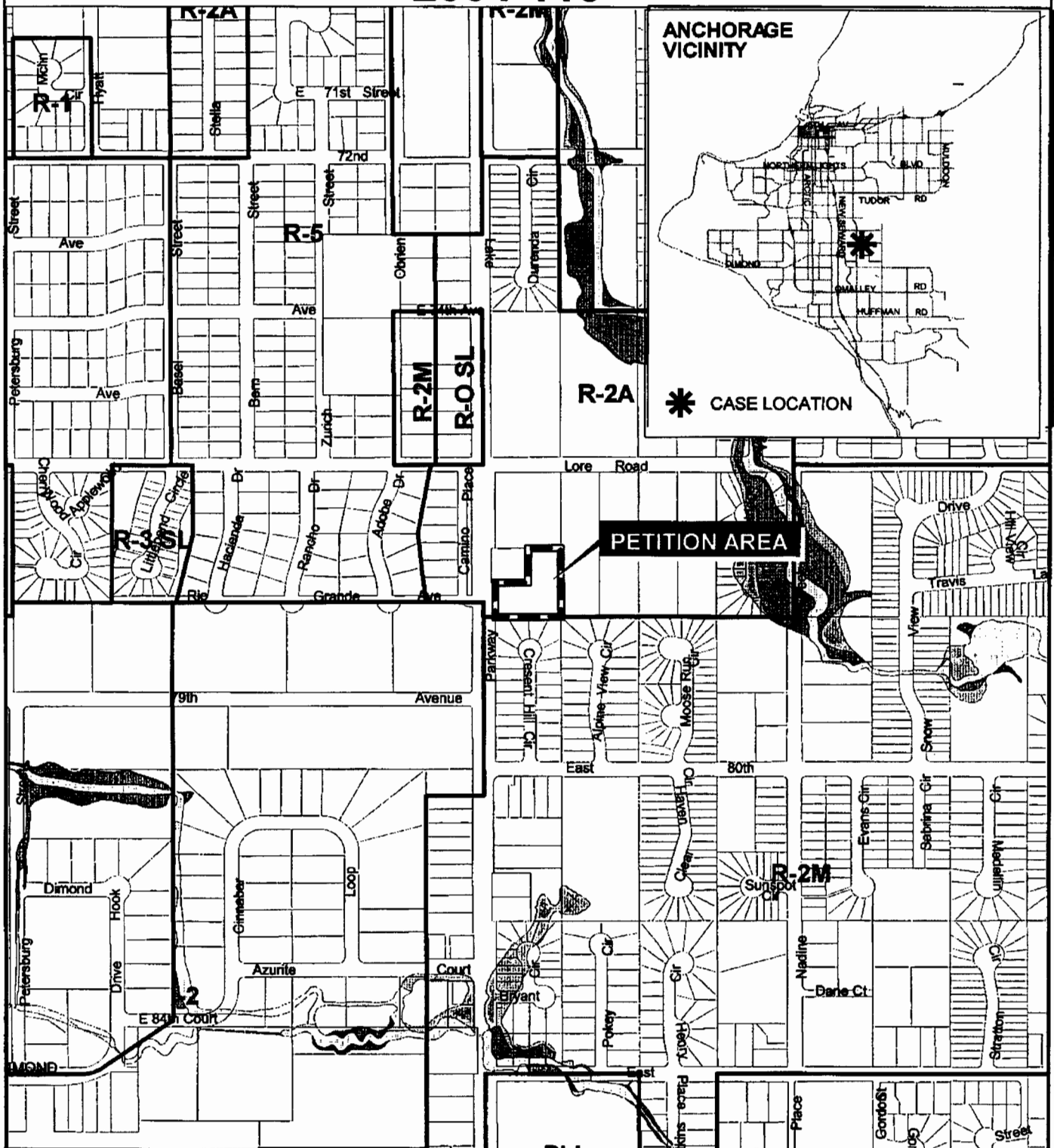
SITE:

Acres: 62,969 SF/1.445 acres
Vegetation: Natural vegetation
Zoning: R-2A (two family residential) AMC 21.40.040
Topography: Hilly
Existing Use: Undeveloped
Soils: Public Sewer and Water available to site

COMPREHENSIVE PLAN:

Classification: Residential
Density: 7 to 10 dua

REZONING 2004-115



Municipality of Anchorage
Planning Department



Date: JUNE 10, 2004

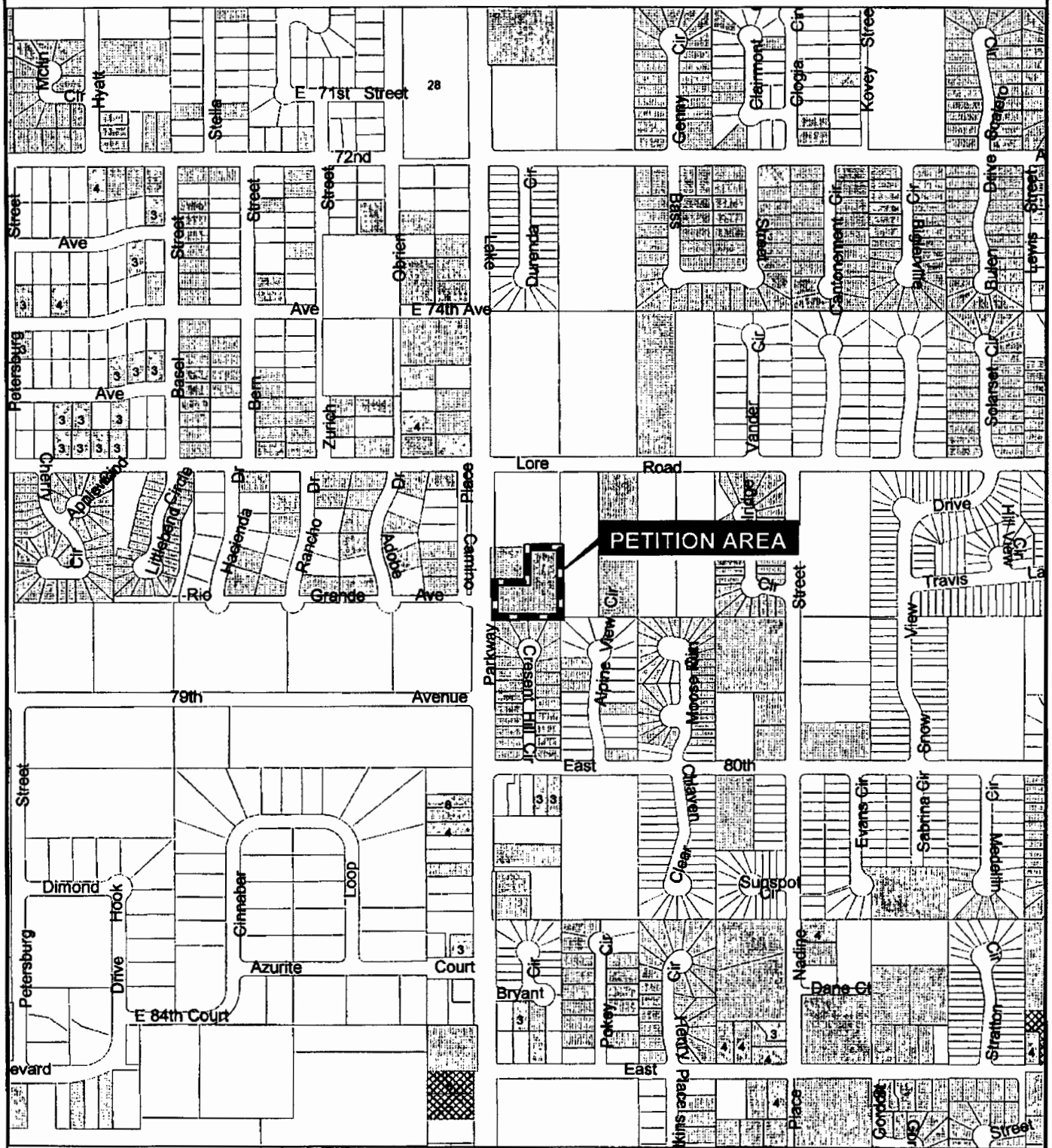
Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

REZONING 2004-115

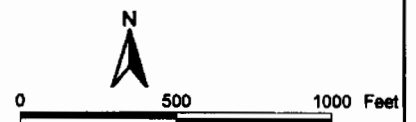


Municipality of Anchorage
Planning Department



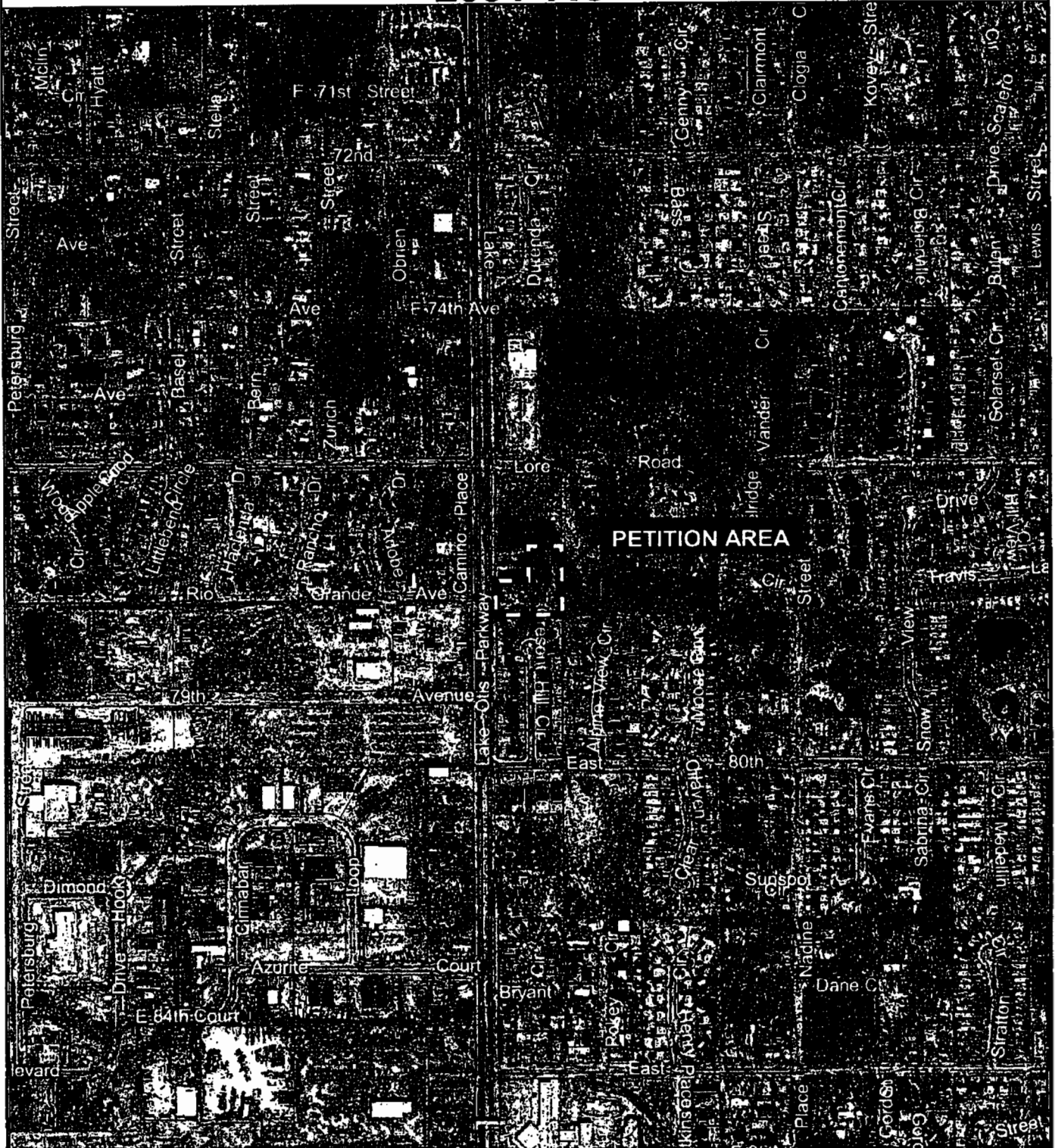
Date: JUNE 10, 2004

- 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
Planning Department, MOA

REZONING 2004-115



**Municipality of Anchorage
Planning Department**



Date: JUNE 10, 2004



0 500 1000 Feet

Date of Aerial Photography: 2001

013

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed R-2M Zoning</u> <u>AMC 21.40.045</u>	<u>Current R-2A Zoning</u> <u>AMC 21.40.040</u>
Height limitation:	30 feet	30 feet
Minimum lot size:		
Single Family	6,000 SF/50 feet wide	7,200 SF/60 feet wide
Two-Family	6,000 SF/50 feet wide	8,400 SF/70 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%	40%
Density/acre:	13 to 20	6 to 10
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-2A	R-2A	R-2M	R-2A/I-2
Land Use:	Undeveloped	Undeveloped	Single Family	Single family/ Industrial uses

PROPERTY HISTORY:

08-15-72	Plat 72-153	Plat of Lots 16A and 16B, a subdivision of a portion of Section Lot 16 within the NW4 Section 9, T12N, R3W, S.M. Alaska.
05-17-73	Rezoning	G-1 Areawide rezoning to R-2A. GAAB OR 73-29

SITE DESCRIPTION AND PROPOSAL:

The subject property was platted in 1972 and rezoned in 1973. The existing structure(s) on the property date back to 1957 according to Property Appraisal records (house, garage, storage shed). The property, shaped like a reversed "L", fronts onto the east side of Lake Otis Boulevard between Lore Road to the north and East 80th Avenue to the south. Topographically, the property has a small knoll close to Lake Otis, and the remainder of the property is somewhat level.

Lake Otis Boulevard is a Class III Divided Major Arterial in the Official Streets and Highways Plan. It is also designated as a Transit-Supportive Development Corridor in Anchorage 2020.

The applicant is seeking a rezone to R-2M and offering a special limitation to allow construction of 10 duplex style dwelling units in five structures on a single lot. Development would occur in accordance with the recently adopted Municipal Code of Regulations Chapter 21.90 (Multiple Dwelling Unit Residential Development on a Single Lot or Tract) AR 2004-108 (S-2)(aa). Ten units on 62,969 square feet equal 6.91 DUA. This will be a condominium development with the units individually owned and the land held in common.

COMMUNITY COMMENTS:

On July 9th/August 19, 98 public hearing notices (PHN) were mailed. As of the time this report was written, six (6) responses have been received: one public hearing notice and five (5) emails. All responses objected to the rezoning. Reasons given were increase to Lake Otis traffic; believe that street access would be through their subdivision to the southeast of the subject parcel; decrease in their property values due to higher density and a change of character of the neighborhoods by having renters rather than owner-occupied units; over-burdening schools that serve the area. There was no response from the Community Council.

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 located along a Transit-Supportive Development Corridor. The previous version of the comprehensive plan (1982) indicates residential use with a density of 7 to 10 dwelling units per acre. Existing densities of the three subdivisions to the abutting the subject property to the south zoned R-2M (Daybreak Estates, Crescent Hill Estates and Moose Ridge) have 5 DUA, 5.71 DUA and 8.41 DUA respectively. The proposed 6.91 density is at the low end of the 7-10 DUA range called for in the 1982 plan. The majority of uses in the area are single family.

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 encourage by Anchorage 2020.

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

The petitioner proposes R-2M zoning with a special limitation to limit the residential use to five duplex structures or ten (10) dwelling units. R-2M is compatible with the existing R-2M zoning of the area to abutting the subject property to the south by density and by type of permitted single family or duplex dwelling uses.

The proposed rezoning and increase in density is consistent with Policy #3, which calls for employing development strategies in order to accommodate approximately 5,000-7,000 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 3,400 square feet (Moose Ridge Subdivision, a zero lot line development) to 8,900 +/-square feet (as found in typical subdivisions). The proposed use will not be developed as a platted residential subdivision with 6,000 square foot lots. Rather, the special limitation specifies that development will occur in accordance with MCRC 21.90 as multiple dwelling structures on a single lot or tract.

According to the vicinity map, there are large areas of vacant, undeveloped R-2M on the east side of Lake Otis Parkway south of Lore Road to East 85th Avenue which has the potential for medium-high density development.

Transportation/Drainage

The area is generally developed.

The road circulation system is in place. Lake Otis Parkway is a Class III Divided Major Arterial in the Official Streets & Highways Plan. Traffic Department has no objection to the rezone but does

have concerns about access to/from the site onto Lake Otis. Access concerns are valid whether the property is rezoned or not. Before development occurs on the site, access to the site should be analyzed for sight distance and other safety concerns.

The subject parcel is adjacent to Crescent Hill Estates subdivision to the south. Public comments raise a concern that road access will be through Alpine View Circle to the south. It is not possible to access Alpine View Circle from the subject parcel as it is not adjacent to the subject parcel. No access is intended nor will it be permitted to Crescent Hill Circle. Ingress/egress will be only from Lake Otis Boulevard.

The 1997 Areawide Trails Plan shows a paved trail along the east side of Lake Otis.

Public Services and Facilities

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA). Lake Otis is a Class III Divided Major Arterial.

Utilities: water, sewer, gas and electrical utilities are available to this property. AWWU sanitary sewer crosses Lake Otis near the northwest corner of the lot; water mains are located within Lake Otis right-of way.

Schools: Based on the school district's boundary maps dated fall 2000, the petition site is located in the following attendance boundaries: Polaris K-12 (an area-wide alternative school), Service High School, Hanshew Middle School, and Abbott Loop 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 10 total units will generate a total of 4 elementary students (.40 multiplier), 2 junior high students (.12 multiplier), and 3 senior high student (.23 multiplier).

Projected school capacity for the 2005-06 school year for Polaris K-6 is 106% capacity; Abbott Loop is 88%, Hanshew is 101%, Service is 100%, and Polaris (7-12) 93%.

Public comments suggest that the proposed 10-units will stress already overcrowded schools. This 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 three parks in the near vicinity of the subject property: Meadow Street Park/2 acres, Morton Street Park/0.69 acres and Lore Park/4.73 acres.

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-2A and R-2M, with equal amounts of undeveloped lots.

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 late this fall or early January 2005.

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 10 units. The intent is not to construct to the maximum capacity of the land but to preserve as much of the natural vegetation as possible by only building 10 units on the 1.5 acres. Most recently constructed cluster housing developments have 20 or more units on 1.5 acres.

Special Limitations

(1) To allow 10 duplex style dwelling units in five structures on a single lot. Traffic Department requests an additional special limitation to (2) resolve access with the Traffic Department prior to the development of the site.

DISCUSSION AND RECOMMENDATION:

The petitioner is requesting the property be zoned to R-2M SL. 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:

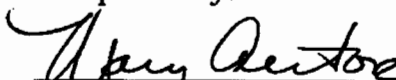
The Department supports rezoning the property to R-2M without any special limitation. The Department does not believe a special limitation that would dictate a single type of housing style or the number of units is needed when Title 21 allows for a variety of design possibilities and methods for development and Anchorage 2020 encourages higher density.

Reviewed by:



Tom Nelson
Acting Director

Prepared by:



Mary Aultor
Senior Planner

(014-172-15)

Content Information**Content ID :** 002373

Title: Planning and Zoning Commission Recommendation of Approval to rezone 1.45 acres from R-2A to R-2M for Lot 16B, Section 9, T12N, R3W, S.M. AK, generally located on the east side of Lake Otis Parkway between Lore Road and East 80th Avenue.

Author: weaverjt**Initiating Dept:** Planning

Description: Planning and Zoning Commission Recommendation of Approval to rezone 1.45 acres from R-2A to R-2M for Lot 16B, Section 9, T12N, R3W, S.M. AK, generally located on the east side of Lake Otis Parkway between Lore Road and East 80th Avenue.

Date Prepared: 11/10/04 1:37 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 12/7/04**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 1/25/05**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	11/10/04 1:38 PM	Checkin	weaverjt	Public	002373
Planning_SubWorkflow	11/11/04 1:15 PM	Approve	nelsontp	Public	002373
ECD_SubWorkflow	11/12/04 9:51 AM	Approve	thomasm	Public	002373
OMB_SubWorkflow	11/16/04 2:37 PM	Approve	pearcydl	Public	002373
Legal_SubWorkflow	11/16/04 5:10 PM	Approve	gatesdt	Public	002373
MuniManager_SubWorkflow	11/22/04 8:27 AM	Approve	leblancdc	Public	002373
MuniMgrCoord_SubWorkflow	11/22/04 2:33 PM	Approve	katkusja	Public	002373