

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 3-1-05

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For Reading: January 25, 2005

Anchorage, Alaska  
AO No. 2005-7

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
2 REZONING OF LOTS 9 AND 10, SKYVIEW ESTATES SUBDIVISION FROM R-6  
3 (SUBURBAN RESIDENTIAL DISTRICT, LARGE LOT) TO R-1 SL (SINGLE FAMILY  
4 RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), GENERALLY LOCATED  
5 EAST OF LAKE OTIS PARKWAY AND NORTH OF MONA AVENUE.

6  
7 (Huffman-O'Malley Community Council) (Planning and Zoning Commission Case 2004-158)

8  
9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

10  
11 **Section 1.** The zoning map shall be amended by designating the following described  
12 property as R-1 SL (Single Family Residential with Special Limitations) zone:

13  
14 Lots 9 and 10, Skyview Estates Subdivision consisting of approximately 32,201 square  
15 feet/0.74 acres as shown on Exhibit A.

16  
17 **Section 2.** This zoning map amendment is subject to the following special limitations:

18  
19 A. The area referenced in Section 1 above shall not be platted into more than three lots.

20  
21 B. ~~Mix of residential lot sizes in the R-1 SL district. No more than 50 percent of the~~  
22 ~~individual private lots may have a lot area of less than 7,000 square feet and width of~~  
23 ~~less than 60 feet.~~

24  
25 C. ~~Incentives for garage placement and design in the R-1 SL district. Up to 75 percent of~~  
26 ~~individual private lots may have a lot area less than 7,000 square feet and a lot width~~  
27 ~~of less than 60 feet, if the additional lots (above that in subsection B above) reduce the~~  
28 ~~visual prominence of garage doors and paved parking through the following measures:~~

29  
30 1. ~~The width of the garage door on the dwelling unit shall comprise less than half~~  
31 ~~of the width of the front of the dwelling; and~~

32  
33 2. ~~The garage door wall is no closer to the street than the dwelling unit's front~~  
34 ~~door, or the front edge of a covered entry porch; and~~

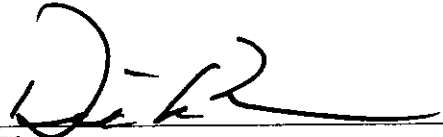
3. ~~Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.~~

D. *Street design.* The development of any public rights-of-way within the development shall be subject to approval by the Planning Director, to address the need for a separated sidewalk.

E. *Outdoor lighting.* The developer shall work with the Municipal Traffic Engineer to provide fixtures and lighting levels that will avoid trespass light, sky glow or glare. Lighting fixtures with a mounting height greater than 12 to 15 feet (i.e., higher than pedestrian scale lighting) shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.

**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 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 Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 1st day of March 2005.

  
Chair

ATTEST:

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2005-7

Title: Planning and Zoning Commission, Case 2004-158  
recommendation for approval of a rezoning from R-6  
to R-1 SL

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>			
	<b>FY05</b>	<b>FY06</b>	<b>FY07</b>	<b>FY08</b>	
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the public sector.

Property Appraisal notes: Property appraisal foresees no significant impacts to value due to the proposed rezone. The two properties are appraised as excess land as they have both been tested and noted as having insufficient soils to support a septic system. The parcels will retain this type of valuation until public sewer becomes available to the lots.

**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 34-2005

**Meeting Date:** January 25, 2005

**From:** Mayor

**Subject:** Planning and Zoning Commission Recommendation of Approval to rezone approximately 32,021 square feet (0.74 acres) from R-6 to R-1 SL for Lots 9 and 10, Skyview Estates Subdivision; generally located east of Lake Otis Parkway, and north of Mona Avenue.

1 Maurice Matthews petitioned to rezone approximately 0.74 acres from R-6 (Suburban  
2 Residential District) to R-1 SL (Single Family Residential District with Special Limitations).  
3 The Planning and Zoning Commission found the R-1 SL zoning met the standards for a  
4 zoning map amendment as required by AMC 21.20.090, and is consistent with the *Anchorage*  
5 *2020 Anchorage Bowl Comprehensive Plan*. The Commission found the rezone complies  
6 with *Anchorage 2020 Policies* by providing an appropriate transition between the proposed  
7 Terraces Subdivision to the east, and the remainder of Skyview Terraces to the west and  
8 north.

9  
10 The R-1 zoning district is intended as urban single-family residential areas with low  
11 population densities. However, as the petition site abuts R-6 zoned and thus larger sized and  
12 lower density suburban lots along the north and west, the petitioner will have to meet the  
13 transition buffering standards of AMC 21.45.200. The petitioner is also proposing special  
14 limitations which were required of the adjoining R-1 SL property to the south and east in  
15 order to comply with *Anchorage 2020* policies to fit in with surrounding development. It is  
16 important to note that the abutting R-6 lots, especially those immediately adjacent to the  
17 petition site, are nonconforming R-6 lots, and closer in size to the proposed R-1 standards  
18 rather than the lots sizes required for the R-6 minimums.

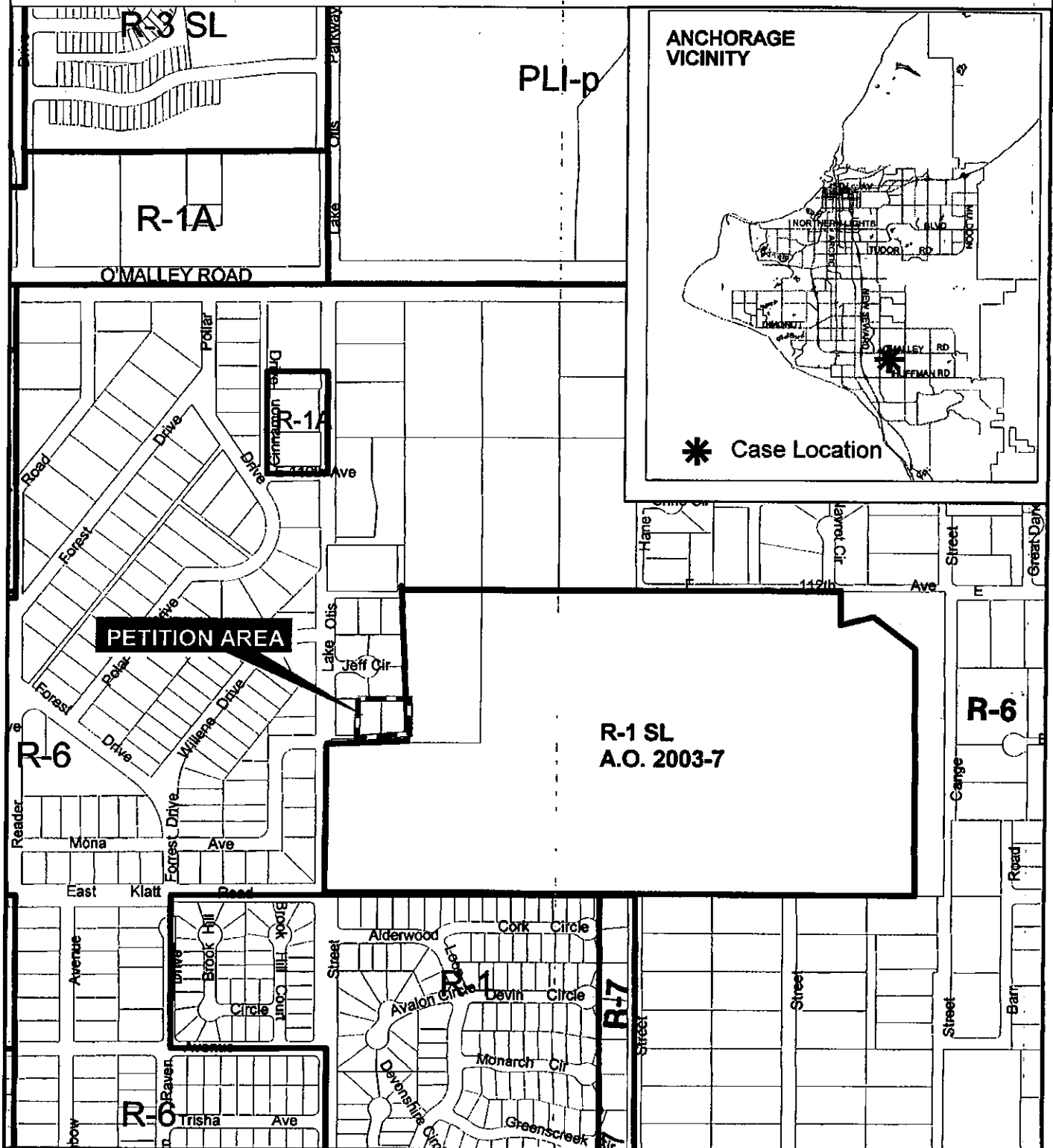
19  
20 The special limitations include design provisions regarding lot size, garage placement and  
21 lighting which are required in the special limitations for the R-1 SL zoned area to the south  
22 and east of the petition site. The Commission also recommended a special limitation to limit  
23 the platting of the site to no more than three lots.

24  
25 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE R-1 SL ZONING FOR  
26 THE SUBJECT PROPERTY.

27  
28 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department  
29 Concur: Tom Nelson, Director, Planning Department  
30 Concur: Mary Jane Michaels, Executive Director, Office of Economic and  
31 Community Development  
32 Concur: Denis C. LeBlanc, Municipal Manager  
33 Respectively Submitted: Mark Begich, Mayor

# EXHIBIT - A

## 2004-158



ANCHORAGE  
VICINITY

\* Case Location

Municipality of Anchorage  
Planning Department



Date: OCTOBER 12, 2004

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-074**

**A RESOLUTION APPROVING A REZONING FROM R-6 (SUBURBAN RESIDENTIAL - LARGE LOT DISTRICT) TO R-1 SL (SINGLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR SKYVIEW ESTATES, LOTS 9 AND 10; GENERALLY LOCATED ON THE NORTH SIDE OF MONA AVENUE, EAST OF LAKE OTIS PARKWAY.**

**(Case 2004-158, Tax I.D. No. 015-271-42 and -43)**

**WHEREAS, a request has been received from Maurice Matthews, petitioner, and Stimson Consulting, representative, to rezone approximately 0.49 acres from R-6 (Suburban Residential - Large Lot District) to R-1 SL (Single Family Residential District with Special Limitations) for Skyview Estates, Lots 9 and 10; generally located on the north side of Mona Avenue, east of Lake Otis Parkway, and**

**WHEREAS, notices were published, posted and 56 public hearing notices were mailed and a public hearing was held on November 1, 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 petitioner seeks to rezone the petition site from R-6 (Suburban Residential - Large Lot District) to R-1 SL (Single-Family Residential District with Special Limitations) for the remainder of the petition site.**
- 2. The petition site consists of two lots approximately 21,520 SF in size, equating to approximately 0.49 acres according to the application and according to Municipal Tax records. However, the underlying plat of record shows that the site is 0.74 acres (32,021 SF) according to underlying plat. The petition site is located east of Lake Otis Parkway, on the north side of Mona Avenue. The site abuts the northwest side of a former gravel pit, known as the Pioneer Gravel Pit, which was rezoned recently from R-6 to R-1 SL. The Assembly approved that action via 2003-7 on 3-4-03, but the zoning did not become effective until summer of 2004, due to effective clause requirements concerning on-site studies required by the Assembly for gravel pit restoration issues, air quality issues, and Geotechnical Advisory Commission review that was found necessary to complete regarding slope restoration issues.**
- 3. This neighboring rezone contained many special limitations regarding lot size and garage placement, street design, lighting, and other similar concerns. A copy of that ordinance is included in the staff packet.**
- 4. The petition site was zoned R-6, along with much of the surrounding area, on 1-31-1974 as a part of area G-3 during the Areawide Rezoning.**
- 5. The site currently has existing natural vegetation, but is undeveloped, and consists of two lots, which are rectangular in size, and are nonconforming R-6**


lots, as they are each less than the minimum required 1.25 acres, at 15,520 SF for Lot 9 and 16,000 for Lot 10 according to Municipal Tax records, but according to the underlying plat they are 16,025 SF for Lot 9 and 15,996 for Lot 10.

6. The petition site is located within the Hillside Wastewater Management Plan area. The petition site was included in the Plan at the time of original adoption. This action requires the petition site to connect to public sewer when developed, and until 2002 was recommended to develop at a minimum density of 3 dwelling units per acre (DUA). However, via AO 2002-97, this requirement was removed, as there are areas in the Municipality where public sewer is necessary or desirable, but where higher densities are not compatible. The intent is to ensure that zoning is not tied to infrastructure, but rather to conformance to Anchorage 2020 and compatibility with the area.
7. Access to the site is currently from Mona Avenue, which is currently an access to the gravel pit, but will be built with the redevelopment of the abutting gravel pit. The site is surrounded by residentially developed property, with R-1 SL to the east and south, and R-6 to the north and west. The R-6 lots directly to the north and west are also substandard R-6 lots.
8. The Commission recommends approval of the rezoning from R-6 to R-1SL subject to the special limitations proposed by Staff 1 through 4 and adding a special limitation limiting the petition area to a total of three single family lots.
9. The Commission finds that this is a transition area. Development goes from the smaller lots in the Pioneer gravel pit to the larger lots in Skyview Estates, and further finds that the Commission should accept the petitioner's pledge to develop three single-family homes and, therefore, included that as a requirement. The depth of those lots will keep the distance of the homes on them from the homes behind them the same as would have existed under the R-6 district.
10. The Commission finds that there would not be an onerous impact on the neighborhood, and further finds that the proposal fits the character of the new subdivision in the Pioneer pit and it is an appropriate transition between that development and Skyview Estates.
11. Opposition did not support the rezone, as there was a clear effort to buffer the more dense development of the neighboring Terraces with a 15- to 20-foot wide or likely wider buffer to Skyview Estates, and at the entrance along Mona Street for the Terraces it appears the buffer is also wider than 20 feet. Opposition finds that this property has a large impact on the entrance to the larger subdivision and does not continue with the spirit of buffering the larger lots from smaller lots. Opposition was also disappointed that the garage placement and design requirement is not extended from the Terraces.
12. The applicant has agreed with the proposed Special Limitations.
13. The Commission recommended approval of the request by a vote of 5-yea, 2-nay.


B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly subject to the following special limitations:

1. *Mix of residential lot sizes in the R-1 SL district:* No more than 50% of the individual private lots may have a lot area of less than 7,000 SF and width of less than 60 feet.
2. *Incentives for garage placement and design in the R-1 SL district:* Up to 75% of individual private lots may have a lot area less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that in subsection 1 above) reduce the visual prominence of garage doors and paved parking through the following measures:
  - a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling; and
  - b. The garage door wall is no closer to the street than the dwelling unit's front door, or the front edge of a covered entry porch; and
  - c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.
3. *Street design.* The development of any public rights-of-way within the development shall be subject to approval by the Planning Director, to address the need for a separated sidewalk.
4. *Outdoor lighting.* The developer shall work with the municipal traffic engineer to provide fixtures and lighting levels that will avoid trespass light, sky glow, or glare. Lighting fixtures with a mounting height greater than 12'-15' (i.e. higher than pedestrian scale lighting) shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.
5. The petition site is limited to a total of three single family lots.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 1<sup>st</sup> day of November 2004.



Tom Nelson  
Secretary



Don Poulton  
Chair

(2004-158)  
(015-271-42 and -43)



authority to implement the town center requirement. She felt the Commission did not have the tools to fulfill its responsibility to put a town center in this area. She thought that all the Commission could do to implement the town center is apply requirements with regard to the appearance of the building, and therefore did not agree with deleting B.1.b. She did reluctantly support the motion, however.

COMMISSIONER WIELECHOWSKI had the same concerns as Ms. Pease. He was concerned there are town centers all over Anchorage, but there are no plans for their implementation. The Commission will continue to see rezone applications and does not have the tools to adequately assess those rezones. He also felt it was not fair to punish the developer who has developed this property in good faith who also is not receiving guidance from the Municipality regarding development in this area.

AYE: Isham, Pease, Gibbons, Poulton, G. Jones, Lottsfeldt, Wielechowski

NAY: None

PASSED

**4. 2004-158**

Maurice K. Matthews. A request to rezone approximately 0.74 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

Staff member ANGELA CHAMBERS stated the approximately half-acre petition site abuts the northwest side of the former Pioneer gravel pit. The Pioneer gravel pit was recently rezoned from R-6 to R-1SL and is currently in the platting process. The proposed density for the site is not much higher than what is allowed under the current R-6 due to the physical constraints of the site. These are two substandard R-6 lots and, if rezoned to R-1, the gross number of lots would be 5.3. However, due to the nature of the location, the roads, and the traffic impact study for the larger gravel pit development, it is unlikely that individual access could be taken onto the road, it would have to be some type of a shared access easement. As a result, the property would likely be developed at less than five lot. The Department finds an R-1 zoning designation for this site is appropriate so long as transition buffering standard requirements are met with any permits or platting actions on the existing northern and westernmost site boundaries. In order to meet Policies #3 and #8 of the Comprehensive Plan and the Hillside Wastewater Management Plan recommendation, urban densities are needed in this southeastern planning area and are recommended for the petition site. The history for the area shows clearly that it is intended that as utilities are extended to

provide for service to these areas, they become more urban, especially along the Lake Otis transit supported corridor. With the development of the adjacent gravel pit, sufficient densities will exist to provide infrastructure needs. The 1982 Comprehensive Plan prevails in this area. That plan states that although the site is recommended for less than 1 DUA, for the western half of the site, densities up to 10 DUA may be allowed under controlled development. The Department finds that combined with site design standards, and with the addition of sewerage and public improvements to the area, an R-1 density with buffering does comply with the Comprehensive Plan. The Department has suggested potential special limitations, if the Commission finds them appropriate. MS. CHAMBERS noted that because of the size of the petition site, the rezoning request was required to be the same as an adjacent property; the petition is for the R-1SL zoning on the Pioneer gravel pit. Transition and buffering of 15 feet on the north and west is required by code. She noted she had distributed a drawing with all greenbelt or landscaped areas highlighted. On the east side of the petition site, as well as to the northern and somewhat to the east of the adjacent property are sloped areas that have to be restored. The Geotechnical Advisory Commission is requiring that the lots be pulled away from the toe of the slope by several feet, so the greenbelt space shown on the plan will be increased.

COMMISSIONER WIELECHOWSKI noted that on page 31 of the packet Project Management and Engineering (PM&E) recommended denial. MS. CHAMBERS stated she briefly spoke with PM&E about this recommendation and she understood that their objection was based on the fact that variances would likely be required. She generally agrees with this position, but there are apparently many ways to create lots that do not require variances. COMMISSIONER WIELECHOWSKI asked how many lots could be developed under the requested zoning. MS. CHAMBERS replied that under R-1 the gross number of lots this site could accommodate is five.

COMMISSIONER PEASE asked upon what size lot that estimate is based. MS. CHAMBERS replied that she based this estimate on the application square footage and not the plat of record. Due to platting requirements, it is unlikely that more than three or four lots would be possible.

The public hearing was opened.

JOE STIMSON, representing the petitioner, stated that Staff has done a thorough job of reviewing this request vis-à-vis Anchorage 2020 and the 1986 plan. He stated that when the areawide rezoning of the lower hillside was done in the early 1980s, a situation arose that there were not many underlying plans.

During that process, a discourse occurred between the community and the Planning Department about the definition of urban and rural and where the line should be between the two. From that, the Hillside Wastewater Management Plan (HWMP) was developed. The eastern boundary of this property is the urban/rural boundary of this area of the Hillside. That boundary went south and took in only a portion of the Pioneer gravel pit and then turned east. Later, the owner of the Pioneer pit petitioned both the Commission and the Assembly to extend the boundary to include the entire pit; that was done in the mid-1980s. He asked that the Commission recognize the fact the petition site is a part of the entry into the new subdivision currently under development in the pit. Sewer and water has come up Mona Avenue, which runs in front of this petition site. When the HWMP was adopted, the community committed a large sum of money to provide sewer and water to serve the hillside area. If those areas within the HWMP are not rezoned and redeveloped, those utility costs will need to be borne throughout the municipality.

COMMISSIONER G. JONES asked whether the plat on page 55 of the packet or the drawing submitted by Staff was correct. MR. STIMSON believed the subsequent plat was given to the Commission this evening. COMMISSIONER G. JONES asked what is at the lot at the corner of Lake Otis and Mona. MR. STIMSON replied there is a single family home. COMMISSIONER G. JONES asked if it is not included in the rezoning and is not likely to be replatted MR. STIMSON replied that it is a substantial single-family home.

CHARLES JOLIN, owner of Lot 7, Skyview Estates, stated he previously owned the petition site, which he sold to the petitioner this spring. When he sold the land he was told the plans were for two ranch style homes, one on each lot. Then he found out about the rezoning and the petitioner indicated there would possibly be three homes. He now has heard there could be 5.3 homes. He opposed this proposal. He thought the proposal was being made in order for the petitioner to make more money. Residents of Skyview Estates would like to see the petition site remain R-6.

COMMISSIONER PEASE asked if the R-6 are 15,000 to 20,000 square feet. MR. JOLIN estimated his lot was 14,000 square feet. COMMISSIONER G. JONES indicated Lot 7 is 15,247 square feet. COMMISSIONER PEASE asked what setbacks are typical in this area. MR. JOLIN stated the lot line between Lots 9/10 and Lots 6/7 includes a 10-foot wide utility easement. He was uncertain what is meant by the term "buffer." He asked if the requirement would be for a 15-foot buffer with a fence. COMMISSIONER PEASE asked what is Mr. Jolin's setback. MR. JOLIN estimated his setback is 25-30 feet on one side, the rear is probably 50 feet and the front yard is probably 50 feet.

IRWIN FARNSWORTH, owner of Lot 4, Skyview Estates, stated that residents of Skyview Estates were promised a greenbelt between the R-6 and the new gravel

pit project and if Lots 9 and 10 are rezoned, that would virtually do away with that buffer zone. He thought this request appears to be a spot zoning in reaction to the desire to develop more lots. He asked that the Commission look at the comments on pages 31 and 37 of the packet in opposition to this request.

CONNIE JOLIN stated she has lived on Skyview Estates Lot 6 for 21 years and she supports retaining R-6 zoning on the petition site. She stated the Huffman/O'Malley Community Council also opposes this change.

In rebuttal, MATT MATTHEWS stated that when he originally bought this property he intended to build two homes. When he consulted with one of his engineers and looked at the R-1 zoning of the adjacent gravel pit he realized that these lots could be over 10,000 square feet and accommodate three homes. One of the first things he asked his consultant was whether such development would negatively impact his neighbors and he was told it would not. The entrance to the petition site would be on Mona. The sewer and water has been run down Mona along the south boundary of these lots into the new subdivision. Natural gas will be installed soon. Sidewalk, curb and gutter, and paving will be done on Mona. The existing power line is overhead and is at the rear of the property. He told Mr. Jolin he would leave a 15-foot buffer and there may be an even wider buffer. He stated the density would be increased by one home over what he originally proposed. The Comprehensive Plan calls for 4,000 to 6,000 homes in this area by 2020.

MS. CHAMBERS noted that she reviewed the property and Lot 9 is comprised of 6,025 square feet and Lot 10 is 15,996 for a total of 32,021 square feet. For purposes of calculating density that total square footage is divided by 6,000 square feet, yielding a gross density of 5.336 DUA. COMMISSIONER G. JONES asked if this assumes there is public right-of-way for all the lots. MS. CHAMBERS replied that this is exclusive of public infrastructure; including public infrastructure would remove 15% to 25% of the total square footage. She added that these and other lots across Lake Otis are substandard nonconforming R-6 lots of record. Substandard lots of record are required to be built with setbacks that are required under the zoning district that is most comparable, which in this case would be the R-1A zoning district, which has the same yard setbacks as the requested R-1. The Department, in its review of the HWMP and Comprehensive Plan, found the request is in conformance, if the transition and buffering standards are complied with; the special limitations in this ordinance keep it in conformance to the extent possible as a gateway into the larger development. MS. CHAMBERS remarked that most of the special limitations on the R-1SL do not apply to this property.

The public hearing was closed.

COMMISSIONER G. JONES moved for approval of the rezoning from R-6 to R-1SL subject to the special limitations proposed by Staff 1 through 4 and adding a special limitation limiting the petition area to a total of three single family lots.

COMMISSIONER LOTSFELDT seconded.

COMMISSIONER G. JONES supported the motion, noting that this is a transition area. Development goes from the smaller lots in the Pioneer gravel pit to the larger lots in Skyview Estates. He felt that the Commission should accept Mr. Matthews's pledge to develop three single-family homes and, therefore, included that as a requirement. The depth of those lots will keep the distance of the homes on them from the homes behind them the same as would have existed under the R-6 district. He did not think there would be an onerous impact on the neighborhood. He felt the proposal fits the character of the new subdivision in the Pioneer pit and it is an appropriate transition between that development and Skyview Estates.

COMMISSIONER PEASE asked if condition 2 is being included.

COMMISSIONER G. JONES replied that is his intent. COMMISSIONER PEASE stated she was inclined to not support the motion because there was a clear effort to buffer the more dense development of the Terraces with a 15- to 20-foot wide or likely wider buffer to Skyview Estates. At the entrance along Mona Street it appears the buffer is also wider than 20 feet. She felt this property has a large impact on the entrance to the larger subdivision and does not continue with the spirit of buffering the larger lots from smaller lots. She was also disappointed that the garage placement and design requirement is not extended from the Terraces.

AYE: Isham, Poulton, G. Jones, Lottsfeldt, Wielechowski

NAY: Pease, Gibbons

PASSED

**5. 2004-163**

Lex Griffith. A request to rezone approximately 2.02 acres from R-1A (Single Family Residential) to B-3SL (General Business with Special Limitations). Debora Subdivision, Block D, Lots 1, 2, 3, 4, 5, 10 and T14N R2W Section 1, NE4SE4NW4NW4 Portion, S.M., AK. Located at the northeast corner of the Old Glenn Highway and North Juanita Loop.

COMMISSIONER G. JONES disclosed that he owns real estate in the general vicinity of this rezone and to the north that is zoned B-3SL. CHAIR POULTON asked whether Mr. Jones would benefit from this rezoning.

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**DATE:** November 1, 2004

**CASE NO.:** 2004-158

**APPLICANT:** Maurice Matthews

**REPRESENTATIVE:** Stimson Consulting

**REQUEST:** Rezone approximately 0.49 acres from R-6  
(Suburban Residential – Large Lot District) to R-1  
SL (Single-Family Residential District with Special  
Limitations)

**LOCATION:** Skyview Estates, Lots 9 and 10

**SITE ADDRESS:** 2621 and 2641 Mona Avenue

**COMMUNITY COUNCIL:** Abbott Loop

**TAX NUMBER:** 015-271-42 and -43

**DEPARTMENT RECOMMENDATION:** Approval

**ATTACHMENTS:**

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

**SITE:**

Acres: 0.49 acres (21,520 SF) according to application  
0.74 acres (32,021 SF) according to underlying plat

Vegetation: Natural vegetation

Zoning: R-6

Topography: Generally level

Existing Use: Vacant

# REZONING - EXHIBIT - A

## 2004-158

ANCHORAGE  
VICINITY

\* Case Location

PETITION AREA

R-1 SL  
A.O. 2003-7

Municipality of Anchorage  
Planning Department



Date: OCTOBER 12, 2004

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

011

Soils: Public water and sewer available

**COMPREHENSIVE PLAN:**

Classification: Anchorage 2020 – N/A  
1982 Plan - Residential  
Density: Anchorage 2020 – N/A  
1982 Plan - <1, however densities to 10 DU/AC may be allowed under controlled development requiring clustering of structures, internal circulation, water and sewerage availability, transition and buffering design, and site plan review.

**COMPARISON OF R-6 WITH R-1 DISTRICTS**

	<b>R-6</b>	<b>R-1</b>
<b>Intent</b>	Intended for those land areas where large lots or acreage development is desirable as an adjunct to the more typical urban and suburban residential zoning districts	Intended as an urban single-family residential area with low population densities. Structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character.
<b>Lot size</b>	1.25 acres	6,000 SF
<b>Lot width</b>	150 feet	50 feet
	<b>R-6</b>	<b>R-1</b>
<b>Yard Requirements</b>		
Front	50 feet	20 feet
Side	25 feet	05 feet
Rear	50 feet	10 feet



<b>Lot Coverage</b>	30%	30%
<b>Structure Height</b>	Unrestricted	30 feet

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-6	R-1 SL	R-1 SL	R-6
Land Use:	Single Family	Vacant Former Gravel Pit- Undergoing Single Family Redevelopme nt	Vacant Former Gravel Pit- Undergoing Single Family Redevelopme nt	Single Family

**RELATED PROPERTY HISTORY:**

June, 1971	Plat	Plat 71-105 filed for Skyview Estates Subdivision, creating petition site.
1-31-74	Zoning	Assembly approved zoning of area to R-6, via GAAB ordinance 74-1, as a part of Area G-3 of the GAAB Areawide Rezoning.

**REQUEST:**

The petitioner seeks to rezone the petition site from R-6 (Suburban Residential – Large Lot District) to R-1 SL (Single-Family Residential District with Special Limitations) for the remainder of the petition site.

The petition site consists of two lots approximately 21,520 SF in size, equating to approximately 0.49 acres according to the application and according to Municipal Tax records. However, the underlying plat of record shows that the site is 0.74 acres (32,021 SF) according to underlying plat. The petition site is located east of Lake Otis Parkway, on the north side of Mona Avenue. The site abuts the northwest side of a former gravel pit, known as the Pioneer Gravel Pit, which was rezoned recently from R-6 to R-1 SL. The Assembly approved that action via 2003-

7 on 3-4-03, but the zoning did not become effective until summer of 2004, due to effective clause requirements concerning on-site studies required by the Assembly for gravel pit restoration issues, air quality issues, and Geotechnical Advisory Commission review that was found necessary to complete regarding slope restoration issues.

This neighboring rezone contained many special limitations regarding lot size and garage placement, street design, lighting, and other similar concerns. A copy of that ordinance is included in the staff packet.

The petition site was zoned R-6, along with much of the surrounding area, on 1-31-1974 as a part of area G-3 during the Areawide Rezoning.

The site currently has existing natural vegetation, but is undeveloped, and consists of two lots, which are rectangular in size, and are nonconforming R-6 lots, as they are each less than the minimum required 1.25 acres, at 15,520 SF for Lot 9 and 16,000 for Lot 10 according to Municipal Tax records, but according to the underlying plat they are 16,025 SF for Lot 9 and 15,996 for Lot 10.

The petition site is located within the Hillside Wastewater Management Plan area. The petition site was included in the Plan at the time of original adoption. This action requires the petition site to connect to public sewer when developed, and until 2002 was recommended to develop at a minimum density of 3 dwelling units per acre (DUA). However, via AO 2002-97, this requirement was removed, as there are areas in the Municipality where public sewer is necessary or desirable, but where higher densities are not compatible. The intent is to ensure that zoning is not tied to infrastructure, but rather to conformance to Anchorage 2020 and compatibility with the area.

Access to the site is currently from Mona Avenue, which is currently an access to the gravel pit, but will be built with the redevelopment of the abutting gravel pit. The site is surrounded by residentially developed property, with R-1 SL to the east and south, and R-6 to the north and west. The R-6 lots directly to the north and west are also substandard R-6 lots.

#### **COMMUNITY COMMENTS:**

At the time this report was written, there were no returned public hearing notices (PHN) received out of 56 public hearing notices mailed out. One

on-line comments was received, which was against the rezoning. At the time this report was written, there was no response received from the Huffman-O'Malley Community Council.

**FINDINGS:**

**AMC 21.20.090 Standards for approval.**

**A. Conformity to comprehensive plan.**

The Department finds that the proposed rezone concept meets the intent of Anchorage 2020 Anchorage Bowl Comprehensive Plan. This site is not in an area identified as a specific Policy area on the Anchorage 2020 Policy Area Map. However, this is a single-family residential rezoning proposal, and there are several Policies in the Plan that directly relate to residential development. These Policies are outlined below:

**Policy 1**

The Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance.

The petition site is not in an area identified as a specific Policy area on the Policy Map.

**Policy 3 and Policy 8**

3. The Municipality shall employ development strategies for the Anchorage Bowl in order to accommodate approximately 31,600 additional dwelling units by the year 2020 with the allocation of the dwelling units by planning sector as follows:

Central	5,000 – 7,000	Southeast	4,000 – 6,000
Northeast	5,000 – 7,000	Southwest	4,000 – 6,000
Northwest	7,000 - 9,000		

8. Urban residential density, defined as greater than 1 dwelling unit per acre, is the optimum standard in the urban services

area; and rural density residential, defined as equal to or less than 1 primary dwelling unit per acre, is the optimum standard in the rural services area.

The petition site is located in the southeast planning sector, which is intended to accommodate 4,000 – 6,000 additional dwelling units by the year 2020.

This proposed density is, in this case, not much higher than that allowed under the R-6 current zoning. As these are substandard R-6 lots, if the 0.74 acres is rezoned to R-1, the gross number of lots would be 5.3 lots. Currently there are two lots, so this request could allow for only three more lots.

Comparatively, the abutting gravel pit rezoning could provide up to 238 lots according to the preliminary plat approved by the Commission (S-11143), heard on 9-8-03. This request will at a minimum assist in reaching the necessary addition of residential units to the southwest area of the Anchorage Bowl by adding three lots. However, it does serve to make the existing lots conforming in a way that fits in with the abutting R-1 SL development.

Although the urban/rural services boundary has not been determined through a planning process, the petition site is located in an area with direct access to urban services. It is in the fire and police service areas, utilities run to the site, including public water and sewer, and is capable of being developed to urban standards. There is existing R-1 SL zoned and developed property bordering the southern and eastern site boundaries.

The Southeast Planning Subarea has approximately 5,447 acres of developable vacant residentially zoned land, including the abutting gravel pit. Although this subarea has the majority of vacant residential developable land in the Bowl area, it has only an approximately equal share of the number of dwelling units it is expected to absorb by the year 2020. Among the reasons for not having a higher number of dwelling units to absorb is that a significant amount of this residentially zoned property is likely to be in the rural services area, once that boundary is determined through the Hillside Plan in the future, and will retain lower densities.

However, the petition site is more likely to be in an urban services area, and is well west of the concept boundary on the Land Use Policy Map. This area has urban services and infrastructure available for development, and has been steadily increasing in infrastructure service improvements, density and development levels for the past ten to fifteen years. The abutting recent rezoning and platting actions is serving to ensure that proper infrastructure is being brought in to improve the existing infrastructure to serve more urban needs.

The intent of the existing R-6 zoning of the petition site is for those land areas where large lots or acreage development is desirable as an adjunct to the more typical urban and suburban residential zoning districts. This R-6 designation occurred when the area was very much rural in nature.

The surrounding area has grown in population since original zoning, subdivision of the original larger lots has occurred to traditional 1.25 acres R-6 lots, and it is growing in infrastructure service levels to accommodate this growth. In order for this Subarea to achieve the intent of these Policies for this area to absorb 4,000 to 6,000 new dwelling units by the year 2020, these dwelling units need to be placed in areas where urban services are available, and in areas where more urban densities can be supported. The petition site is in such an area.

The R-1 district is intended as urban single-family residential areas with low population densities. The rezoning request includes the addition of three more lots, by rezoning the two lots to R-1 SL. The site abuts R-6 development to the north and west, and buffering will be required by AMC 21.45.200C, with a minimum 15 foot buffer yard, landscaped with buffer landscaping, existing vegetation, and/or screening structures. This may be part of a platted lot.

The Department finds that this rezoning request meets the intent of these policies.

#### **Policy 5 and Policy 7**

5. Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.

7. Avoid incompatible uses adjoining one another.

See discussion of policies 3 and 8 above, and subsection B.2 below for compatibility in scale with adjacent uses, and consistency with the goals and policies of Anchorage 2020.

Much of the petition site is bordered by R-1 SL zoned land, there is R-6 substandard lots to the north and west. These lots are midway in size between the R-1 minimum lot size of 6,000 SF and the R-6 size of 54,450 SF. The majority of the abutting R-6 lots are approximately 15,000 SF to almost 20,000 SF. These lots are similar to the R-7 lot sizes. Although there are no codified standards in Title 21 to adopt in this rezoning for design compatibility, and the traditional rezoning process does not provide for design and streetscape standards, Title 21 does have provisions for transition and buffering standards (AMC 21.45.200).

The purpose of this section is to mitigate the impacts of not only nonresidential land uses upon residential uses, but also to mitigate the impacts of more intense residential land uses upon less intense residential uses, including but not limited to visual, noise, traffic and environmental impacts. In this case, the urban transition and buffering standards would apply. The authority acting upon a plat or building permit applies these standards where the authority finds that conformity to those standards will mitigate the probably visual, noise, traffic or environmental impacts of the more intense urban residential land use upon the less intense residential land use, mitigate other identifiable incompatibilities between land uses or residential densities, or protect a critical environmental or cultural feature identified for protection in a municipal plan adopted by the Assembly.

The Department finds that the designation of an R-1 zoning for the petition site is appropriate, so long as the transition/buffering requirements are met with any permits or platting actions. In order to meet policies 3 and 8 and the HWMP recommendation, urban densities are needed in the southeastern planning area and recommended for the petition site. However, these densities can only be appropriately applied where infrastructure sufficient to handle urban densities exist. The petition area has sufficient infrastructure to support the additional lot that could be created under R-1 zoning, and to support additional urban development in

the area in the future for the abutting gravel pit redevelopment. A TIA was reviewed and approved by the Traffic Department with requirements for some additional improvements to turning lanes on Lake Otis that will ensure that redeveloped former gravel pit' development's traffic concerns and overall circulation for the area will be able to be supported. It took into account access concerns and needs for the petition site and the other lot along Mona Avenue.

However, this TIA was reviewed in accordance with the petition site for this case remaining as two lots. If this is changed to five lots total, then the issue of access onto Mona Avenue will need to be revisited with the Traffic Department for any new proposed lots.

In order to ensure compatibility with the surrounding area, the petitioner proposes to apply the same special limitations which are required for the neighboring R-1 SL development (aka The Terraces, formerly Pioneer Gravel Pit), as applicable to this site. Many of the special limitations do not relate, such as a park requirement and slope restoration. The special limitations proposed are as follows:

1. *Mix of residential lot sizes in the R-1 SL district:* No more than 50% of the individual private lots may have a lot area of less than 7,000 SF and width of less than 60 feet.
2. *Incentives for garage placement and design in the R-1 SL district:* Up to 75% of individual private lots may have a lot area less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that in subsection 1 above) reduce the visual prominence of garage doors and paved parking through the following measures:
  - a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling; and
  - b. The garage door wall is no closer to the street than the dwelling unit's front door, or the front edge of a covered entry porch; and

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

The Department finds that there are two more special limitations which should be placed on any rezoning, which are also required of the neighboring R-1 SL to the east and south. These are as follows:

- *Street design.* The development of any public rights-of-way within the development shall be subject to approval by the Planning Director, to address the need for a separated sidewalk.
- *Outdoor lighting.* The developer shall work with the Municipal Traffic Engineer to provide fixtures and lighting levels that will avoid trespass light, sky glow, or glare. Lighting fixtures shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.

The street design requirement is not recommended to be exactly the same as the development to the east and south, as that development will be creating a number of longer streets for a much larger area. This site is very small, and it may not be creating another new street. The abutting Mona Avenue will be designed with a boulevard style as required by the abutting property's SL's. If any new street is constructed into the petition area, it will be very short, and should be reviewed by the Director to ensure compatibility, as much as possible or necessary, with the abutting development, and to ensure connectivity for pedestrians. At the same time, this will be required, through the platting process, to revisit the issue of access to Mona Avenue with the Traffic Department, as there could be serious concerns due to the proposed median on Mona Avenue.

The outdoor lighting requirement is the same for the abutting R-1 SL area. No other SL's from the adjacent property are recommended, as they have no relationship to this property, such as plat notes related to the runway to the east along Cange Road, pedestrian access to Cange Road, greenbelts, and parks and fences bordering said spaces.



#### **Policy 14**

Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.

This policy is met. This property is currently in a residential designation, and the proposed rezoning will keep the property residential, while allowing a higher density to assist in compliance with Policy 3.

#### **Policy 40**

Assess and mitigate adverse air quality impacts of major public land use and transportation decisions.

Department of Health and Human Services (DHHS) has reviewed and approved an air quality study and a dust control plan for development of the property to the south and east. Neighbors abutting the gravel pit have long complained about dust concerns. The Municipality is stringently working to ensure compliance with the dust control plan for that site.

The potential addition of up to three more lots for the petition site will not cause more of a dust impact on the area, and through development to the south and east, the dust concerns should be mitigated.

#### **Policy 41**

Land use regulations shall include new design requirements that are responsive to Anchorage's climate and natural setting.

As stated above, current land use regulations, as codified in Title 21, do not include additional design requirements or standards in response to the policies adopted by Anchorage 2020. However, at this time, residential design standards and requirements, especially

in response to this policy, are not in the Department's work program for the next two years.

AMC 21.05.020 specifically states that the purpose of the comprehensive plan is to "set forth the goals, objectives and policies governing the future land use development of the municipality that guide the assembly in taking legislative action to implement the plan."

Until these legislative actions are taken to adopt design standards, a rezoning cannot require standards for development that are not codified in the Municipal code. Instead, the request must meet the current standards in the code, as adopted.

The Department finds that this request meets the requirements for a rezoning under AMC 21.20.090. The issue of the level of density has been mitigated, as required, under the standards contained in AMC 21.45.200 for transition and buffering standards.

This request will only add, at a maximum, one additional lot. It will also provide for a more appropriate zoning classification for these substandard R-6 lots. As they are currently subdivided, the two lots cannot comply with R-6 requirements for yard setbacks and remain sufficiently buildable. Nonconforming lots, once rights are established with Code Enforcement, are allowed to be constructed to less constricting requirements, according to the zoning district that is closest in minimum lot size to the nonconforming site. In this case, the lots would more likely be allowed to develop to the R-1A district standards, which has a minimum lot size requirement of 8,400 SF.

AMC 21.050.050 Land Use Classifications subsection C.1 states that density in areas of residential classification in the comprehensive plan shall be governed by the residential intensity map. As there is no such map yet designated as a part of Anchorage 2020, AMC 21.05.030 Elements, states that if elements of the comprehensive plan conflict, the element most recently adopted shall govern. Thus, the most recently adopted was the 1982 comprehensive plan, which lists density designation for this area at <1 DUA.

However, this intensity plan also states that for this area, densities to 10 DUA may be allowed under controlled development requiring clustering of structures, internal circulation, water and sewerage availability, transition and buffering design, and site plan review.

**Policy 95**

Title 21, Land Use Regulations shall be enforced to the greatest extent possible based in conjunction with policies stated in Anchorage 2020.

Many of the policies discussed above refer to design standards and enhancement of views and structures. Strategies for these policies include the development and adoption of design standards, as well as development and adoption of streetscape standards and guidelines, amendments to the land use regulations, street connectivity standards, residential street standards, revisions to the landscape ordinance and land clearing standards, amendments to the parks and trails plans, etc.

To date, this has not been accomplished. There are no codified design standards for residential structures in Title 21, Land Use Regulations, which govern residential development. However, there are other strategies of the comprehensive plan underway at this time. The petitioner has proposed incorporating design guidelines to limit lot size according to garage placement within the petition area, in order to come into conformance with the policies regarding views from the streets, and conformance and compatibility to the abutting R-1 SL area which will be most impacted by this proposal.

See discussion under Policy 41, above.

**B. Conditions of approval**

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.

In order to ensure compatibility with the surrounding area, the petitioner proposes to apply the same special limitations

which are required for the neighboring R-1 SL development (aka The Terraces, formerly Pioneer Gravel Pit), as applicable to this site. Many of the special limitations do not relate, such as a bank swallow protection, park requirement and slope restoration. The special limitations proposed are requirements that at least half of the lots must be at least 7,000 SF in size with a 60 foot lot width, but half of those can be less than 7,000 SF 60 foot width if the visual prominence of the garage is reduced.

The Department also recommends adding the neighboring area's special limitation to reduce sky-glow and a requirement for Planning Department review of any streets that may be developed in the future, as opposed to the more stringent requirements for boulevard-style roads in the neighboring area. The major road for the petition site is Mona Avenue, which will be upgraded to a boulevard-style road with separated paths on each side. It is unlikely that a road will be created within the petition area, but if it does it will be short, and not connecting to any other area but Mona Avenue. There would be a potential for a street, and cannot be ruled out until a development plan is provided. The Department recommends that the petitioner work with the Department to ensure road design compatibility to the extent reasonably feasible, considering the size and visual impact of said road development.

**Schools:**

The petition site is located in the school attendance boundaries as follows:

Elementary school: Service area (Bowman and Huffman).  
Junior High: Hanshew area.  
Senior High: Service area.

There is no proposed development plan for the petition area, but the Department finds that there is a potential to create up to five lots with a rezoning to R-1 SL. This is only a very minimal addition to the schools.

**Parks:**

The Areawide Trails Plan shows no existing or planned trails adjacent to the petition site. However, the redevelopment of the access to the former gravel pit will be provided for separated paths on both side of the access abutting the site to Lake Otis Parkway (existing Mona Avenue).

Parks and Recreation did not comment on the proposed rezoning.

The adjacent R-1 SL area will have significant buffering open space due to the slope restorations abutting the petition site.

**Infrastructure:**

Public water, sewer, gas, utilities are available to the site. Project Management and Engineering recommended denial of this request in their comments, as they believe that there is no way to further subdivide without requiring variances, and finds it is not in the municipality's best interest to approve a rezone which would require variances upon subdividing. However, the Department finds that it is not necessarily correct that variances would be required upon resubdivision. These lots are not developed, and there is potential for unique design that would still create buildable lots which meet Municipal Code.

Also, the Department finds that this is a rezoning request, not a subdivision request. The Department finds that this review should be in terms of whether or not this zoning request is appropriate for this area, in terms of uses, setbacks, lot coverage requirements and buffering as required in the district requested. Especially so in terms of the relationship to the Comprehensive Plan and surrounding development. The Department finds that these review requirements are met, and recommends approval of the rezoning request. Any platting issues will be addressed separately, when and if such a request is submitted.

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

The land immediately to the east and south is zoned R-1 SL. To the north and east are primarily substandard R-6 lots. There is a significant grouping of R-1 zoned property further south of the petition site, as well as other large groupings of small-lot single family and multi-family south, southwest and northwest of the site.

In the surrounding area, there are substantial areas of urban residential, primarily R-1, R-1 SL and R-1A zoned property, mainly located to the west and further south of the petition site. There are R-1 subdivisions south of Huffman Road, which range as far east as the east side of the petition site (to Pintail Road, which is south of the petition site on the Cange Street alignment). There are also pockets of R-0, B-3, R-2M, R-2A between the Old Seward Highway and Lake Otis Parkway, all urban zoning districts. There are also substantial amounts of R-1 and R-3 zoned property to the northeast, east and south east of the petition site between the New Seward Highway and Lake Otis Parkway. On the east side of Lake Otis, there are also large pockets of R-1 and R-1 SL zoned areas, primarily immediately to the south of the petition site, and further south, south of Flyway Avenue. There are only smaller pockets of remaining R-5, R-6, R-7, and R-6 SL and R-7 SL (suburban and rural district) pockets of land remaining in this area, west of Lake Otis Parkway.

North of O'Malley Road and the school, there are substantial areas zoned R-1, ranging well east of Lake Otis to the Abbot Loop Road area, which extends further east than the petition site.

The principal area of R-6 zoned property remains mostly north and east of the petition site, with another area to the south, between the petition site and Flyway Avenue/Leyden Road. Beyond Flyway Avenue and Leyden Road, there are again areas of R-1 type zoning. However, these R-6 areas, although included in the Hillside Wastewater Management Plan (HWMP) Sewerage Service Areas, are not in areas

recommended by this Plan for public sewerage. The petition site has been known to be intended for future potential urban density development since adoption of the remainder of the site into the HWMP in 1985.

The property bordering the southeastern portion of the recently rezoned gravel pit site (Devonshire Subdivision) was rezoned from R-6 to primarily R-1 with one R-7 tract on 4-29-86, with a condition removed to construct Lake Otis Parkway on 9-2-86. The original application for this site included in the request that portions also be zoned R-2D SL and R-2M SL. The Commission recommended approval to the Assembly on 11-4-85, only for rezoning to R-1 and R-7. This was approved as such by the Assembly. The Commission included in its findings that the R-1 and R-7 zoning were appropriate, as the area is supported by the Hillside Wastewater Management Plan, and the 1982 Comprehensive Plan. However, they also noted that with the recommendation against the R-2D SL and R-2M SL request, the denial was not due to density, as they found it not to be significantly different, but that it was an issue of difference in lifestyle between the higher density, the R-1 and the R-7. They also noted that if higher densities are appropriate, they should be located on the inner portions, where they would not cause negative impacts upon surrounding established areas, and that constraints of infrastructure need to be assured so that development occurs when such infrastructure is in place.

First, the denial of the higher densities requested for Devonshire Subdivision was based upon, primarily, design issues involving mitigating impacts of the different densities located within one subdivision. The Department proposes design standards for these different Development Areas, which will work strongly to not only mitigate said potential impacts, but also serve to ensure the development of a positive, interactive, connected development which encourages and provides for mixed-housing. Secondly, the Commission in the Devonshire action referred to locating said higher densities in the middle of the development area, so that it would not cause negative impacts upon surrounding established areas. This rezoning request does that through

ensuring that the lowest density areas are along the perimeter of the subdivision, with open space areas buffering those lots and the surrounding developed R-6 areas. There are also provisions for open space areas in the buffer area, and road and platting design with the standard urban single family lot design will assist to ensure that the densities within the development will be properly mitigated.

The third concern of the Commission was regarding infrastructure. For example, Lake Otis Parkway was not viewed as being constructed to a standard sufficient for handling traffic from Devonshire Subdivision. A TIA has been accepted and approved by the Traffic Department. The concerns of the Commission with the higher density rezoning request in Devonshire Subdivision to higher density for this general area of the Anchorage Bowl appear to have been addressed in this particular rezoning and TIA approval.

In the recommendation for the rezoning of the adjacent gravel pit to PC, the potential densities that the Department was reviewing were not only higher densities, at approximately 427 units versus the approximate maximum 323 units under this request, but involved the use of multi-family development in the center of the development, ringed with multi-family development. Thus, additional master plan review was recommended after approval, to ensure that the mixed-housing type and mixed-use development could be fully integrated in an appropriate fashion. However, that request was dropped and replaced with a request for a standard single-family development, which exists in large sections of the Municipality. It was approved as it had a single-family feel with a slightly lower density which will fit on this site, incorporating the open space area, required and necessary connectivity and transition-buffering lots. This is similar in the style of development which occurred in Meadowwood to the south of the petition site, which also has a transition buffering R-7 lots abutting some R-6 property to the east, but does not incorporate the open space for additional mitigation. The Commission and Assembly found that these actions will ensure that this is an appropriate location for the density proposed.



The petitioner is proposing to adopt the special limitations of the adjacent gravel pit zoning to ensure that these two abutting lots develop according to the same standards. At the most, it is likely that only one additional lot could be added to the area if this request is approved.

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 subsection 2 of this subsection.

The petitioner proposes that development will occur upon extension of sewer and water into the Terraces Subdivision, which will occur within the near future. The aforementioned subdivision has some subdivision and utility extension agreements in place and has begun site grading and some utility work, but has much slope work to do before the site is fully prepared for development.

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.

Anchorage 2020 calls for the addition of 4,000-6,000 additional dwelling units in the southwest area of the Anchorage Bowl area by the year 2020 (Policy 3). This plan also calls for the conservation of residential lands for housing, (Policy 14). This site is currently in a residential zoning classification, and the R-1 designation will retain the principal use and feel of residential. The petition site is comprised with two substandard R-6 lots which are well under the minimum lot size for the R-6 district, and is closer in size to the R-1 district. As the lots would be difficult to develop under R-6 requirements, the petitioner could apply for nonconforming rights which would more likely allow the site to be developed under R-1A requirements. Rezoning the site fits with the neighboring R-1 SL property, and would make the lots conforming. It is likely that only three more lots, for a total of five lots, could be created out of the two lots comprising the petition site.

**DISCUSSION:**

The R-1 zoning district is intended as urban single-family residential areas with low population densities. However, as the petition site abuts R-6 zoned and thus larger sized and lower density suburban lots along the north and west, the petitioner will have to meet the transition buffering standards of AMC 21.45.200. The petitioner is also proposing special limitations which are required of the adjoining R-1 SL in order to comply with Anchorage 2020 policies to fit in with surrounding development. It is important to note that the abutting R-6 lots, especially those immediately adjacent to the petition site, are substandard R-6 lots, and closer in size to the proposed R-1 than existing R-6 minimums.

The 1982 comprehensive plan residential intensity plan states that although the site is recommended for less than 1 DUA, for the approximate western half of this area densities to 10 DUA may be allowed under controlled development requiring clustering of structures, internal circulation, water and sewerage availability, transition and buffering design, and site plan review. The Department finds that combined with site design standards and with the addition of sewerage and public improvements to the area, an R-1 density with buffering does comply with the comprehensive plan.

**RECOMMENDATION:**

It appears the rezoning generally meets the standards for zoning map amendments AMC 21.20.090, and Implementation of the Anchorage Bowl Comprehensive Development Plan Maps, AMC 21.05.080.

The Department recommends that Skyview Estates, Lots 9 and 10, be rezoned to R-1 (Single-Family Residential) zone, as shown on the petitioner's Attachment A, subject to the following special limitations:

1. *Mix of residential lot sizes in the R-1 SL district:* No more than 50% of the individual private lots may have a lot area of less than 7,000 SF and width of less than 60 feet.
2. *Incentives for garage placement and design in the R-1 SL district:* Up to 75% of individual private lots may have a lot area less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots

(above that in subsection 1 above) reduce the visual prominence of garage doors and paved parking through the following measures:

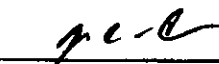
- a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling; and
  - b. The garage door wall is no closer to the street than the dwelling unit's front door, or the front edge of a covered entry porch; and
  - c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.
3. *Street design.* The development of any public rights-of-way within the development shall be subject to approval by the Planning Director, to address the need for a separated sidewalk.
  4. *Outdoor lighting.* The developer shall work with the municipal traffic engineer to provide fixtures and lighting levels that will avoid trespass light, sky glow, or glare. Lighting fixtures with a mounting height greater than 12'-15' (i.e. higher than pedestrian scale lighting) shall incorporate full cut-off fixtures as defined by the Illumination Engineering Society of North America (IESNA), with flat lens fixtures.

Reviewed by:



Tom Nelson  
Director

Prepared by:

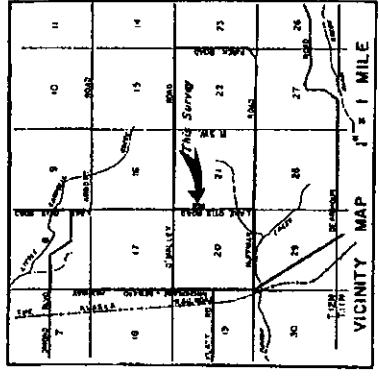
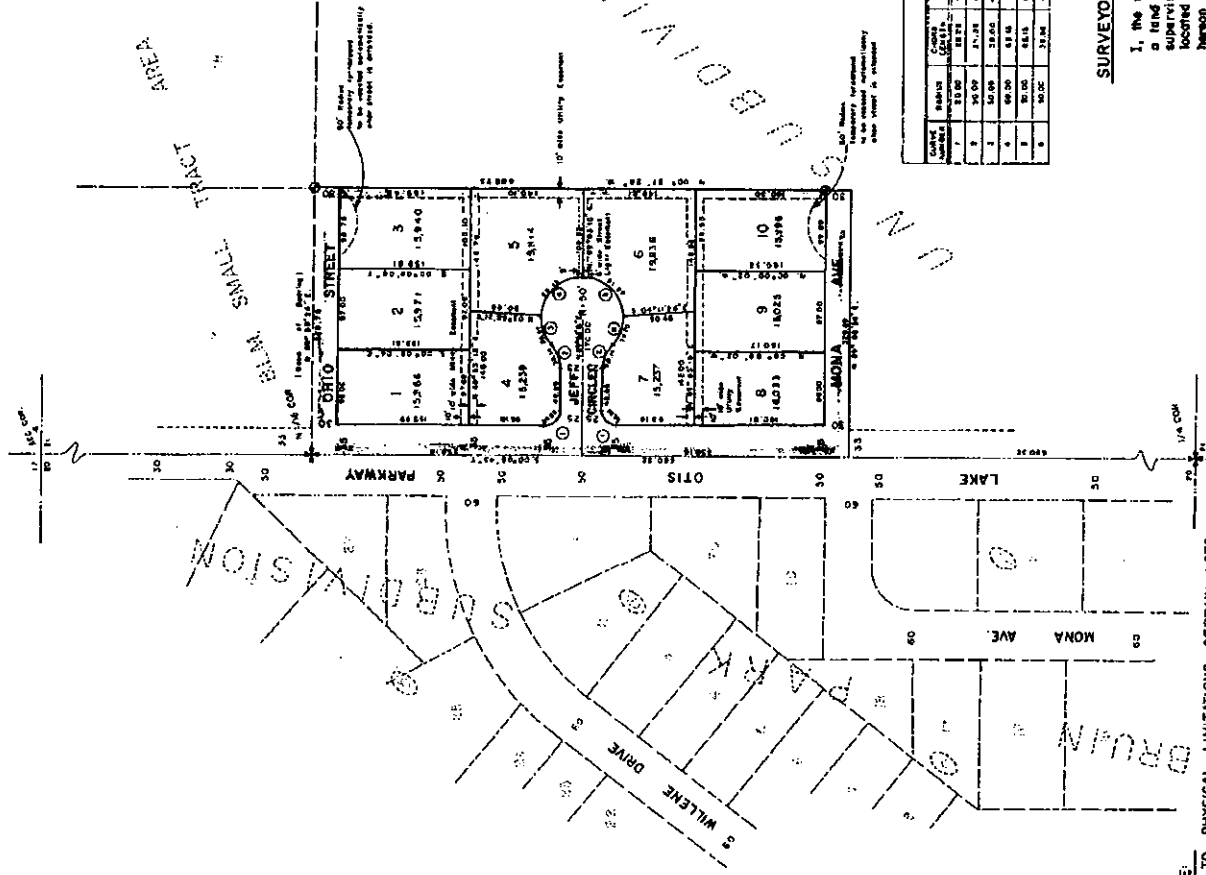


Angela C. Chambers, AICP  
Senior Planner

(Case 2004-158; Tax ID #15-271-42 and -43)

# 2

## **HISTORICAL MAPS AND AS-BUILTS**



**CERTIFICATE OF OWNERSHIP & DEDICATION:**

We hereby certify that we are the owners of the property shown and described hereon. We hereby request approval of this plat, showing such easements for public utilities, roadways and alleys dedicated by us for public use.

Date May 5, 1971

*Richard W. Jones, Jr.*  
Richard W. Jones, Jr.  
Selling Agent  
Selling Office, 95377

**NOTARY'S ACKNOWLEDGEMENT:**

Subscribed and sworn to before me this 5th day of May, 1971.

*Robert J. Brundage*  
Notary Public for Alaska

My commission expires 6-30-74



**PLAT APPROVAL:**

Plat approved by the Borough Planning Commission this 21ST day of April, 1971.

*John J. Jones*  
Authorized Official

**SURVEYOR'S CERTIFICATE:**

I, the undersigned registered surveyor, hereby certify that a field survey has been completed by me or under my direct supervision and that corners and monuments have been located and established and that the dimensions shown hereon are true and correct.

Date April 29, 1971



**LEGEND:**

- + GLO or BLM BC Monument Existing
- o D/O BC Monument set this survey
- All other corners are 5/8" x 30" Rebar set this survey

**NOTE:**  
DUE TO PHYSICAL LIMITATIONS, CERTAIN LOTS IN THIS SUBDIVISION MAY NOT BE DEVELOPED WITH ON-SITE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES.

This subdivision, at the time of filing, is not served by public water and sewer facilities. No on-site water and/or sewer disposal facility may be constructed without prior approval of the Health Department.

SKYVIEW ESTATES	
LOCATED WITHIN	
N 1/4 SEC 21 T 12 N R 3 W S 1 M	
CONTAINING 4.539 ACRES	
DICKINSON-OSWALD & PARTNERS	
ENGINEERS-SURVEYORS	
1800 CONCORD ST ANCHORAGE, ALASKA	
DRAWN BY	JP
CHECKED BY	MFO
SCALE	1" = 100'
DATE	3-22-71
FILE NO.	4504
FILE NO.	50-74



[illegible]

 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

## 2004-158



Municipality of Anchorage  
Planning Department



Date: SEPTEMBER 09, 2004



0 500 1000 Feet

Date of Aerial Photography: 1996

036



# 3


## **DEPARTMENTAL COMMENTS**

# *Municipality of Anchorage*

## MEMORANDUM

**DATE:** October 12, 2004

**TO:** Jerry T. Weaver, Jr., Division Administrator  
Zoning Division, Planning Department

**THRU:**  Cathy Hammond, Supervisor  
Physical Planning Division

**FROM:** Physical Planning Division Staff

**SUBJECT:** Staff Comments for Zoning Cases to Be Heard on November 1, 2004

OCT 14 2004

**2004-155**      **Ordinance, Definition of Lodging/Lodging House in R-O, I-2, I-3, plus  
Parking Requirements**

This item was not routed for review.

**2004-157**      **Rezoning to B-3 SL General Business District with Special Limitations**

The Division's comments on this case will be provided under separate cover.

**2004-158**      **Rezoning to R-1 SL One-Family Residential District with Special  
Limitations**

Staff has no objection to the rezone with the proposed SL's, but notes that the property is not located on a transit corridor as stated in the application. The *Anchorage 2020* designation of Lake Otis Boulevard as a transit supportive development corridor ends north of the property, at O'Malley Road.

The Division recommends consideration of adding a special limitation that indicates the lots in question must continue the street design, outdoor lighting design, and any applicable pedestrian walkways or paths from the new adjoining subdivision

development located to the south and east, as required in the special limitations of that development (A.O. 2003-7).

**2004-163      Rezoning to B-3 General Business District**

The Division will submit comments regarding this case under separate cover.

**2004-164      Minor Amendment to a CUP 99-152**

This item was not routed for review.

The Division has no comment on the following cases.

- 2004-159      An Ordinance Amending Title 21 for Tax exempt Charitable Organizations**
- 2004-160      An Ordinance Amending Title 21 for Utilities Under AMC 21.90**
- 2004-165      An Ordinance Amending Title 21 for AMC 21.55 Nonconforming Uses**
- 2004-168      An Ordinance Amending Title 21 for Temporary Uses in the PLI Zoning District**
- 2004-171      An Ordinance Amending Title 21 Standards for Conditional Uses and Site Plans**



***Municipality of Anchorage***  
Office of Planning, Development, & Public Works  
Project Management & Engineering Department



**PZC Case Comments**

**DATE:** 10/11/2004  
**TO:** Eileen Pierce, P&Z  
**FROM:** Gregory Soule, PM&E  
**SUBJECT:** Comments for hearing date: **10/22/04**

RECEIVED

OCT 11 2004

10/11/2004

**Case No.** 2004-158

**Department Recommendations:**

PM&E recommends denial of the rezone to R-1. Due to the depth of the existing R-6 lots there is no way to further subdivide without requiring a variance from the maximum allowable lot depth to width ratio. PM&E believes it is not in the municipality's best interest to approve a re-zone that would result in a subsequent platting action which would require a variance from municipal code.



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** October 3, 2004  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Lynn McGee, Senior Plan Reviewer  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of November 1, 2004.

RECEIVED  
OCT 04 2004  
BLM  
CITY OF ANCHORAGE

Right of Way has reviewed the following case(s) due October 4, 2004.

- 04-070 Ordinance Amendment  
(Title 21 for Utilities Under AMC 21.90)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**
- 04-157 Arlon, Lot 3A, grid 2333  
(Rezoning Request, R-OSL to B-3SL)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**
- 04-158 Skyview Estates, Lots 9 & 10, grid 2634  
(Rezoning Request, R-6 to R-1SL)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**
- 04-159 Ordinance Amendment  
(Title 21 for Tax Exempt Charitable Organizations)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**
- 04-163 Debora, Block D, Lots 1, 2, 3, 4, 5, 10, and Relinquished Portion of Old Glenn  
Highway (NE4 SE4 NW4) Section 1, T14N R2W, grid NW0352  
(Rezoning Request, R-1A to B-3)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**
- 04-164 Ordinance Amendment  
(Title 21 for AMC 21.55 Nonconforming Uses)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.**

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520 (FAX 269-0521)  
(TTY 269-0473)

September 24, 2004

RE: Zoning Case Review

SEP 28 2004

Mr. Jerry Weaver, Platting Officer  
Community Planning & Development  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following Zoning Cases and has no comment:

2004-139 19827 Old Cranberry Chugiak T15N R1W Sec 8 Lot 177/Variance encroachment side yard set back

2004-147 McKay Subd Lots A&B 323/337 E 4<sup>th</sup> Ave/Zoning: a commercial PUD

2004-154 Spruce Meadows Phase #2 Blk 2 Lot 56 2859 Kristen Cir/Variance: deck encroachment into side yard set back

2004-156 Tudor Centre Blk 1 Lot 1A 4341 Tudor Centre Dr/Variance: Parking

2004-157 Arlon Subd Lot 3A/Rezone: B-3SL

2004-158 Skyview Estates Lot 9 & 10/2621 & 2641 Mona Ave/Rezone: R1SL

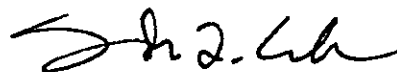
2004-159 Ordinance amending Title 21 for tax exempt charitable organizations

## Comments:

**2004-163 Debora Subd Lot 1-5, 10 & Portion of Old Glenn Hwy/Rezone B-3:** The Department denied access to the Old Glenn Highway from this property. The applicant did not appeal the Department's action, so direct vehicular access to the Old Glenn Highway is prohibited. Alternative access is available via N. Juanita Street.

Thank you for the opportunity to comment. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook  
Area Planner

/eh

cc: Scott Thomas, P.E., Regional Traffic Engineer  
Lyndia Hummel, Right of Way Agent

**FAXED**  
9.24.04

MUNICIPALITY OF ANCHORAGE  
Anchorage Water & Wastewater Utility

**RECEIVED**

MEMORANDUM

SEP 13 2004

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** September 10, 2004  
**TO:** Zoning and Platting Division, OPDPW  
**FROM:** Hallie Stewart, Engineering Technician, AWWU *H Stewart*  
**SUBJECT:** Planning & Zoning Commission Hearing November 1, 2004  
AGENCY COMMENTS DUE October 4, 2004

AWWU has reviewed the case material and has the following comments.

**04-070 Title 21 (amendment)**

1. AWWU has no comments on the ordinance to amend ordinances on overhead electric.

**04-157 Arlon, Lot 3A (rezone) Grid 2333**

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no comments on the rezone.

**04-158 Skyview Estates, Lots 9 & 10 (rezone) Grid 2634**

1. AWWU has no objection to the proposed rezone.

**04-159 Title 21 (amendment)**

1. AWWU has no comments on the amendment.

**04-163 Debora, Block D, Lots 1, 2, 3, 4, 5 & 10 (rezone) Grid NW352**

1. AWWU has no comments on the rezone.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

**RECEIVED**

**SEP 13 2004**

**MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION**



**FLOOD HAZARD REVIEW SHEET for PLATS**

Date: 9-10-04

Case: 2004-158

Flood Hazard Zone: C

Map Number: 0360

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☒ I have no comments on this case.

Reviewer: Jack Puff





**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

**RECEIVED**

**SEP 15 2004**

**DATE:** September 13, 2004

**TO:** Jerry T. Weaver, Platting Supervisor, Planning Department

**THROUGH:** Leland R. Coop, Associate Traffic Engineer

**FROM:** Mada Angell, Assistant Traffic Engineer

**SUBJECT:** Comments, Planning & Zoning Commission November 1, 2004

**04-157 Arlon; Rezone from R-O SL to B-3 SL; Grid 2333**

Traffic has no comment.

**04-158 Skyview Estates Lots 9 & 10; Rezone from R-6 to R-1SL; Grid 2634**

Traffic has no comment.

**04-159 An Ordinance amending Title 21; tax exempt charitable organizations**

Traffic has no comment.

**04-163 Debora, Lot 1, 2, 3, 4, 5 & 10 Block D; Rezone from R-1A to B-3; Grid NW 352**

Traffic has no comment.

**04-164 Ordinance amending Title 21 for nonconforming uses**

Traffic has no comment.

**04-070 Ordinance amending Title 21 for utilities ordinance**

Traffic has no comment.

# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

**Questions?** If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

**1. Select a Case:**  [View Comments](#)

### 2. View Comments:

**Case Num: 2004-158**

Rezoning to R-1SL One-family residential district with special limitations

**Site Address:** 2621 MONA AVE

**Location:** A request to rezone approximately 0.73 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**8/27/04**

Timothy Stevens  
12400

Anchorage AK 99516

All the surrounding properties are zone R-6. It would be unfair to adjacent land owners to have higher density housing built in among their R-6 properties (they have reasonable expectations). The two lots are approximately a 1/3 of an acre and were zoned that size with the anticipation of water and sewer coming to the area. This is happening with the development of the gravel pit, so they were zone appropriately and services are being built to services them. If they are rezoned to R-1SL the owner/developer would have to provide a buffer as required under the Hillside Waste Water Management Plan. Because of the required larger buffer and the small size of the lots (1/3 of acre) these lots don't seem well suited for rezoning. The rezoning of these two properties from R-6 to R-1sl is not warranted!

[Zoning & Platting Cases On-line website](#)

046

# 4

## APPLICATION

# Application for Zoning Map Amendment

Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) MATHews, MAURICE K		Name (last name first) JIMSON CONSULTING	
Mailing Address 2804 W NORTHERN LIGHTS ANCHORAGE, AK 99517		Mailing Address 1140A FRIENDLY LAKE ANCHORAGE, AK 99504	
Contact Phone: Day: 244-5220 Night: 345-7588		Contact Phone: Day: 440-0410 Night: 337-3650	
FAX: 245-4234		FAX: 562-9492	
E-mail:		E-mail:	

\*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 015-271-42 243		
Site Street Address: 2621 & 2641 MONA AVE		
Current legal description: (use additional sheet if necessary) LOT'S 9 & 10 SKYVIEW ESTATES		
Zoning: R-6	Acreage: 21,520 sq ft	Grid # SW 2637

I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

Date 8/23/04	Signature (Agents must provide written proof of authorization)
-----------------	---

Accepted by AC	Poster & Affidavit AC	Fee \$4,000	Case Number 2004-158 048
-------------------	--------------------------	----------------	-----------------------------

**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center☐ Neighborhood Commercial Center ☐ Industrial Center☒ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study☐ Residential at dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study☐ Residential at dwelling units per acre**ENVIRONMENTAL INFORMATION** (All or portion of site affected)Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red ZoneFloodplain: ☒ None ☐ 100 year ☐ 500 yearSeismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☒ "4" ☐ "5"**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion of site)☐ Rezoning - Case Number:☐ Preliminary Plat ☐ Final Plat - Case Number(s):☐ Conditional Use - Case Number(s):☐ Zoning variance - Case Number(s):☐ Land Use Enforcement Action for☐ Building or Land Use Permit for☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage**APPLICATION ATTACHMENTS**Required: ☒ Area to be rezoned location map ☒ Signatures of other petitioners (if any)  
☒ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.Optional: ☐ Draft Assembly ordinance to effect rezoning.☐ Building floor plans to scale☐ Site plans to scale☐ Building elevations☐ Special limitations☐ Traffic impact analysis☐ Site soils analysis☐ Photographs**APPLICATION CHECKLIST**

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

## STANDARDS FOR ZONING MAP AMENDMENT

### A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards;

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;

This area is within the area proposed for public sewer and water of the Hillside Wastewater Management Plan. It is also immediately adjacent to the approved Terraces subdivision.

- b. The proposed use may be made compatible with the conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or

The special limitations of the Terraces are being proposed with this rezoning request as they apply to this site.

- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The Anchorage Bowl 2020 Comprehensive Plan has no addressed this area with a development plan

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards;

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria;

This rezoning application increases the density as contemplated by the Hillside Wastewater Management Plan and by the 2020 Anchorage Bowl Comprehensive Plan in that it is adjacent Transit-supportive Development Corridors.

- I. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.**

**The area is one lot away from Lake Otis Parkway which is designated as a Transit-supportive Development Corridors.**

- ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.**

**Not applicable.**

- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how rezoning would provide a clear and overriding benefit to the surrounding neighborhood.**

**Not applicable.**

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

- 1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects/):**

- a. Environment;**

**With the development of the Terraces Subdivision immediately to the east of this site both public sewer and water are being extended to this site within the right of way of Mona Avenue.**

- b. Transportation;**

**The site has immediate access to Lake Otis Blvd which is a arterial as depicted in the Official Streets and Highways Plan.**

- c. Public Services and Facilities;**

**All public services and facilities will be available to this site such as police, fire, water and sewer, building safety, ardsa and all other services.**

**d. Land Use Patterns.**

<b>North:</b>	<b>R-6, but within the Hillside Wastewater Plan</b>
<b>South:</b>	<b>R-1SL, The Terraces Subdivision</b>
<b>East:</b>	<b>R-1SL, The Terraces Subdivision</b>
<b>West:</b>	<b>R-6, but within the Hillside Wastewater Plan</b>

- 2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category?**

**This area as well as the Terraces Subdivision are a area in south anchorage that are presently undeveloped. Except for properties indicated in the Hillside Wastewater Management Plan indicate a higher density this area is the only vacant undeveloped property.**

- 3. When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?**

**Development will occur upon extension of sewer and water into the Terraces Subdivision which will occur within the near future.**

- 4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?**

**Both the 2020 Anchorage Bowl Comprehensive Plan and the Hillside Wastewater Management Plan support this rezoning request.**




Special Limitations as amended from AO 2003-7

The following special limitations are amended from AO 2003-7 (The Terraces)

1. *Mix of residential lot sizes in the R-1 SL district:* No more than 50% of the individual private lots may have a lot area of less than 7,000 square feet and width of less than 60 feet.
2. *Incentives for garage placement and design in the R-1 SL district:* Up to 75% of individual private lots may have a lot area less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that allowed in subsection 1 above) reduce the visual prominence of garage doors and paved parking through the following measures:
  - a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling; and
  - b. The garage door wall is no closer to the street than the dwelling unit's front door, or the front edge of a covered entry porch; and
  - c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.

August 23, 2004

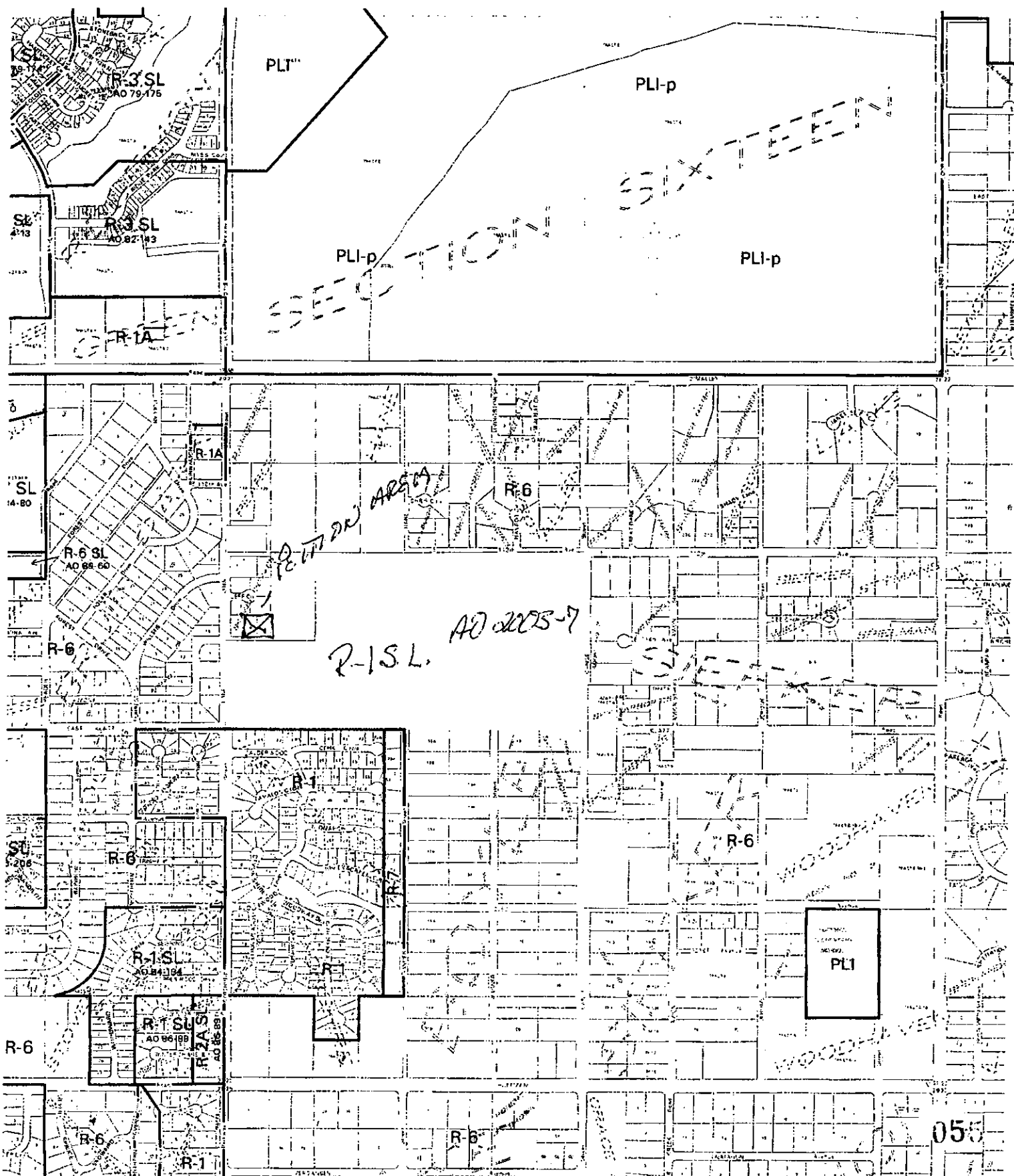
I authorize Joe Stimson of Stimson Consulting to represent me in a rezoning request for Lots 9 & 10 of Skyview Estates Subdivision.

---

Matt Mathews

4



## Municipality of Anchorage Property Card for 2004

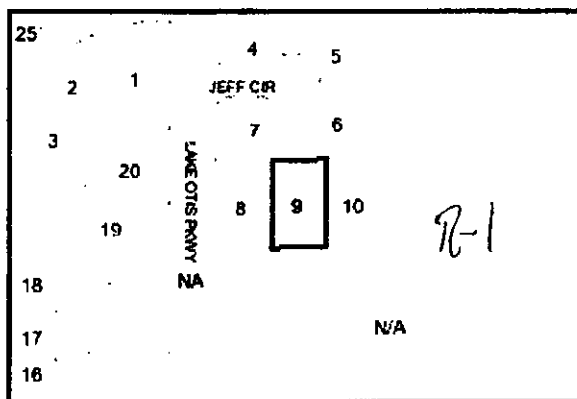
**Owner Information**

Name and Address not Available

ANCHORAGE, AK 99516-1435

**Parcel Address**

2621 MONA AVE

**Parcel Details**

Parcel ID: 01527142-000  
 Deed Date: 1981-10-14 00:00:00.0  
 Deed Book: 0654  
 Deed Page: 0000720  
 Legal Description: SKYVIEW ESTATES , LT 9  
 Unit: 01  
 App: 142  
 Card: 01  
 Landuse: RESIDENTIAL VACANT LAND  
 Blue Book Page: No Field Reference  
 Small Grid: SW2634  
 Large Grid: No Field Reference  
 Tax District: 018  
 Zoning: R6  
 Living Units: 000  
 Lot Size(ft<sup>2</sup>): 15520  
 Ownership: No Field Reference  
 Leasehold:

**DISCLAIMER**

The MOA's GIS data is made available on the condition that users agree that the MOA shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the GIS data, even if such errors, inaccuracies or omissions are attributable in whole or in part to the MOA's negligence or failure to use due care in obtaining or presenting the GIS data. By accessing GIS data on this website, you accept this limitation on the MOA's liability. If you do not wish to accept this limitation on the MOA's liability, do not access the GIS data on this website.

**Parcel Values**

Year	Land	Building	Total
2004	\$8,200	\$0	\$8,200

**Deed Change**

Date	Book	Page	Plat
1981-10-14 00:00:00.0	0654	0000720	710105

## Municipality of Anchorage Property Card for 2004

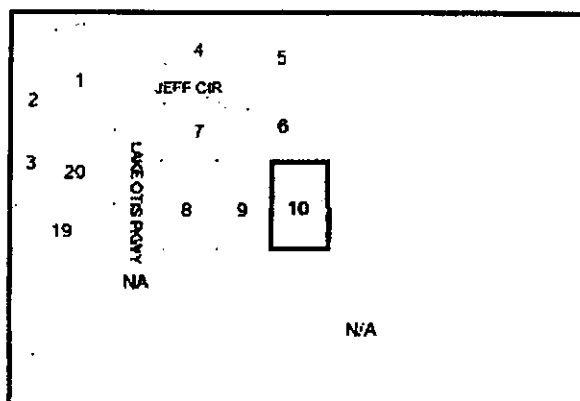
## Owner Information

Name and Address not Available

ANCHORAGE, AK 99518-1435

## Parcel Address

2641 MONA AVE



## Parcel Details

Parcel ID: 01527143-000  
 Deed Date: 1981-10-14 08:00:00.0  
 Deed Book: 0654  
 Deed Page: 0000720  
 Legal Description: SKYVIEW ESTATES , LT 10  
 Unit:  
 App: 143  
 Card: 01  
 Landuse: RESIDENTIAL VACANT LAND  
 Blue Book Page: No Field Reference  
 Small Grid: SW2634  
 Large Grid: No Field Reference  
 Tax District: 018  
 Zoning: R6  
 Living Units: 000  
 Lot Size(ft<sup>2</sup>): 16000  
 Ownership: No Field Reference  
 Leasehold:

## DISCLAIMER

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## Parcel Values

Year	Land	Building	Total
2004	\$8,400	\$0	\$8,400

## Deed Change

Date	Book	Page	Plat
1981-10-14 00:00:00.0	0654	0000720	710105

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

CLERK'S OFFICE  
AMENDED AND APPROVED

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

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

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

11 THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

23 Section 2. Special Limitations.

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

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

- 1           2.    **Greenbelt areas.** Greenbelt areas provided at the periphery of the  
2           development shall meet or exceed the Transition and Buffering  
3           Standards for buffering adjacent to urban and rural residential lots in  
4           AMC 21.45.200. This area will be under the control and management of  
5           the Homeowner's Association. The uses within the open space area will  
6           be trails and amenities such as lighting, landscaping and other uses as  
7           determined by the Homeowner's Association that reflect open space.
- 8           3.    **Private fences and walls bordering parks and open spaces.** Fences and  
9           walls in private yards that border on parks or greenbelts shall be open  
10          style fences (e.g. post and rail). Opaque fences and walls (e.g., privacy  
11          fences) shall not be erected in yards bordering parks and open spaces.
- 12          4.    **Short blocks and grid of streets.** Street block lengths between road  
13          intersections shall be a maximum of 800 feet, where possible.
- 14          5.    **Continuous network of pedestrian walks and paths.** A sidewalk or trail  
15          shall be provided along the side of any roadway where front entrances to  
16          residences front the street.
- 17          6.    **Greenbelt trail connectivity.** Where possible, and at no more than a 700  
18          foot distance, any pedestrian trails provided around the periphery of the  
19          petition site shall connect to neighboring streets and subdivisions.
- 20          7.    **Street design.** In addition to a minimum of two 12-foot wide travel lanes  
21          and one 8-foot wide parking lane, all public rights-of-way shall have a  
22          minimum of the following: a 5-foot wide sidewalk with a 3-foot to 5-foot  
23          border area or grass strip provided between the street edge of the  
24          sidewalk and the roadway curb face. Street edges shall be protected by  
25          vertical curbs on the central boulevard. The preliminary plat may  
26          propose narrower streets with wider sidewalk setbacks and swales to  
27          provide Best Management Practices to address run-off. These standards  
28          shall not apply where a greenbelt borders the street. Traffic calming  
29          measures, as approved by the Traffic Department, shall be applied where  
30          determined appropriate by the Traffic Engineer and Planning  
31          Department.
- 32          8.    **Mix of residential lot sizes in the R-1 SL district:** No more than 50% of  
33          the individual private lots may have a lot area of less than 7,000 square  
34          feet and lot width of less than 60 feet.

- 1 9. *Incentives for garage placement and design in the R-1 SL district.* Up to  
 2 75% of individual private lots may have a lot area of less than 7,000  
 3 square feet and a lot width of less than 60 feet, if the additional lots  
 4 (above that allowed in Subsection 8 above) reduce the visual prominence  
 5 of garage doors and paved parking through the following measures:
- 6 a. The width of the garage door on the dwelling unit shall comprise  
 7 less than half of the width of the front of the dwelling; and
- 8 b. The garage door wall is no closer to the street than the dwelling  
 9 unit's front door, or the front edge of a covered entry porch; and
- 10 c. Interior living areas both above and beside the garage are set back  
 11 no more than six feet from the street-facing garage, and feature  
 12 street-facing windows.
- 13 10. *Outdoor lighting.* The developer shall work with the Municipal Traffic  
 14 Engineer to provide fixtures and lighting levels that will avoid trespass  
 15 light, skyglow, or glare. Lighting fixtures shall incorporate full cut-off  
 16 fixtures as defined by the Illumination Engineering Society of North  
 17 America (IESNA), with flat lens fixtures.
- 18 11. *Slopes.* Working slopes within the pit at the exterior boundaries of  
 19 excavation established in the final site plan shall be no steeper than 1½:1.  
 20 Final restoration slopes within the pit shall be no steeper than 2:1.
- 21 12. *Pedestrian access.* A pedestrian access to Cange Road shall be provided.

22 **13. SEE ATTACHMENT A AMENDMENTS**

**Section 3. Plat Notes.**

**A. SEE ATTACHMENT A AMENDMENTS**

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

**B. SEE ATTACHMENT A AMENDMENTS**

**Section 4. Effective Clause.**

- 32 A. This rezoning shall not become effective until:



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

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

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

4. AND 5. SEE ATTACHMENT A AMENDMENTS

10 Section 5. Restoration Plans.

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

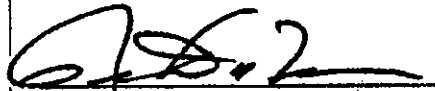
26    B.       The petition site has been voluntarily brought forward to the Municipality  
27              for abandonment of the natural resource extraction/gravel pit operations and  
28              restoration of the site, in accordance with AMC 21.55.090. If the rezoning  
29              does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

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

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

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

PASSED AND APPROVED by the Anchorage Assembly this 4<sup>th</sup> day of March 2003.



Chair

ATTEST

  
Municipal Clerk

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

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

**Section 2. Special Limitations.**

**Add the following subsection:**

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

**Section 3. Plat Notes.**

**Renumber existing paragraph to A.**

**Add the following subsection:**

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

**Section 4. Effective Clause.**

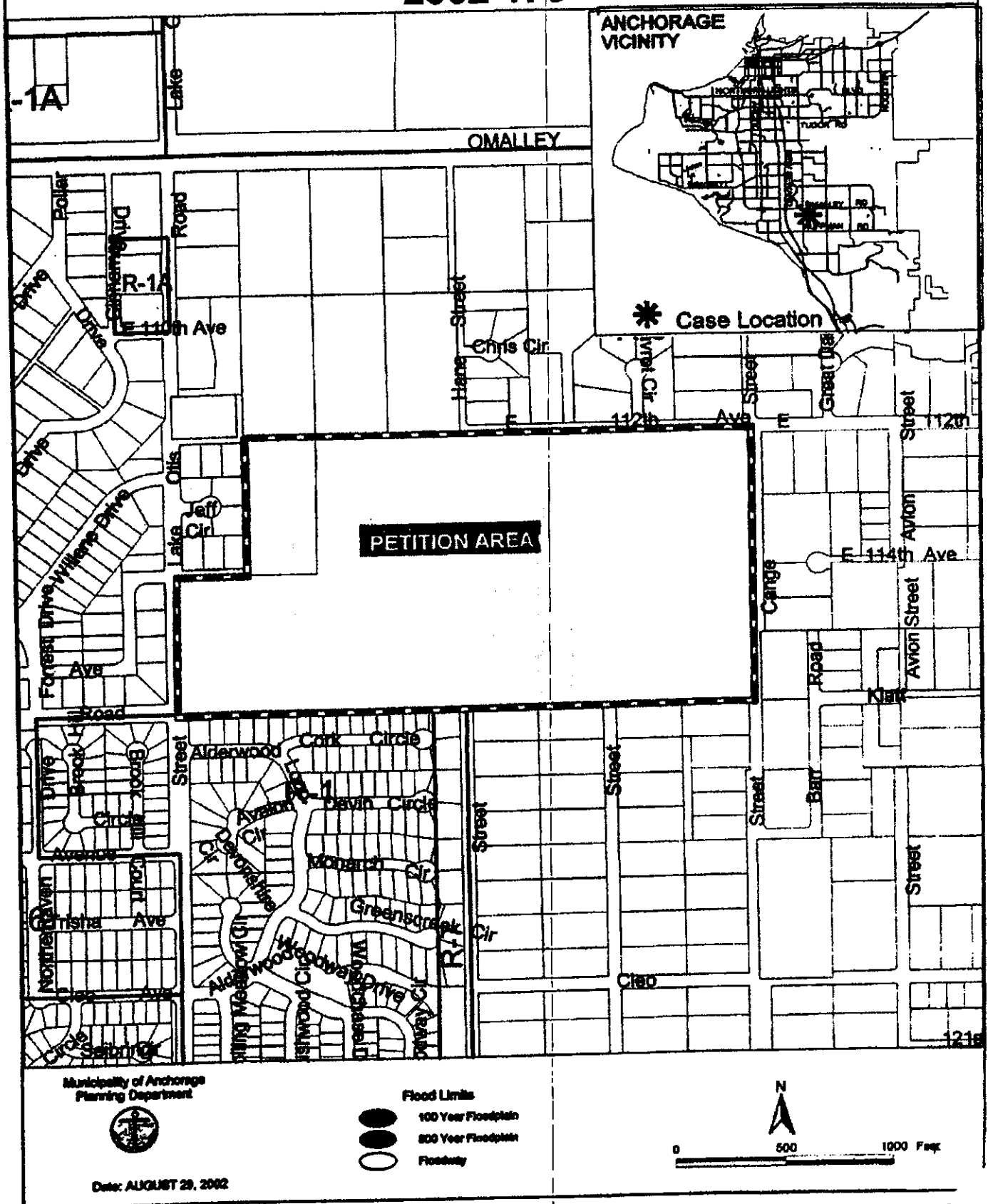
**Add the following subsections:**

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



# REZONING

## 2002-176



**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects – General Government**

AO Number: 2003-7

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

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

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

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

## PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by: Jerry T. Weaver Jr., Zoning AdministratorTelephone: 343-7939Validated by OMB: Date: 12-23-02Approved by: 

(Director, Preparing Agency)

Date: 12-19-02Concurred by: 

(Director, Impacted Agency)

Date: 12/23/02

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

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



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 47-2003

Meeting Date: January 28, 2003

From: Mayor

Subject: AO 2003- 7

Planning and Zoning Commission Recommendation on a Rezoning of Approximately 75 acres From R-6 to R-1 SL and R-7 SL for the E ½, NW ¼, SW ¼, NW ¼, the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK.

On December 2, 2002, the Planning and Zoning Commission approved the rezoning of approximately 75 acres, located in for E ½, NW ¼, SW ¼, NW ¼, the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK., from R-6 (Suburban Residential District – Large Lot) to R-1 SL (Single Family Residential District with Special Limitations) and R-7 SL (Intermediate Rural Residential District with Special Limitations).

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

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

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

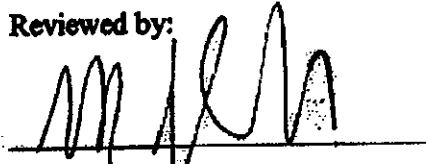
AO 2003-7



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

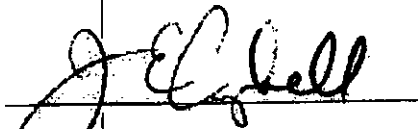
3  
4 Approval of this ordinance is recommended.

5  
6 Reviewed by:



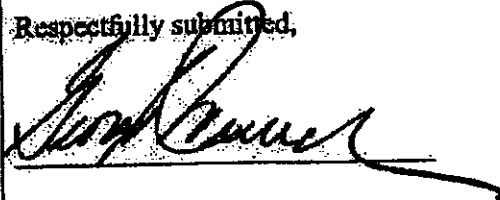
Harry J. Kielling, Jr.  
Municipal Manager

Reviewed by:



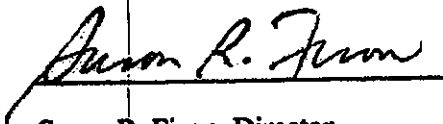
Craig E. Campbell, Executive Director  
Office of Planning, Development, and  
Public Works

Respectfully submitted,



George P. Wuerch  
Mayor

Prepared by:



Susan R. Fison, Director  
Planning Department

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

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

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

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

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

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

A. The Commission makes the following findings of fact:

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

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

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

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

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

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

19. The Commission finds that, in order to carry out the intent of Anchorage 2020 to accommodate the projected required amount of housing in Anchorage, this is the type of redevelopment of under-used lands that must be considered and supported. The Commission further noted that the developer has made a considerable effort to accommodate the concerns of the neighborhood, most particularly eliminating access to Cange Road and eliminating the multi-family development.

20. The Commission finds that the petitioner had done a good job in attempting to address the concerns of the individuals who testified before the Commission and the Assembly. The Commission noted that there are no assurances that the 271-unit density shown in the concept plan will be achieved. So long as something similar to what has been represented is done in final, the Commission finds it acceptable.

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

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

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

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

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

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

---

Susan R. Fison  
Director

---

Toni Jones  
Chair

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

acc

**5**

**POSTING  
AFFIDAVIT**



RECEIVED

SEP 20 2004

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

# AFFIDAVIT OF POSTING

Case Number: 2004-158

I, Joe Stinson, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Rezoning. The notice was posted on 9-20-04 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 20<sup>th</sup> day of SEPT, 2004

Joe Stinson  
Signature

## LEGAL DESCRIPTION

Tract or Lot 9a/D

Block

Subdivision SKYVIEW ESTATES



6

**HISTORICAL  
INFORMATION**

# **PARCEL INFORMATION**

## **APPRAISAL INFORMATION**

Legal SKYVIEW ESTATES  
LT 9

Parcel 015-271-42-000  
Owner MATTHEWS MAURICE K  
DBA SIX-M CEDAR HOMES



# Descr VACANT LAND  
Site Addr 2621 MONA AVE

2804 W NORTHERN LIGHTS #6  
ANCHORAGE AK 99517 3300

## **RELATED CAMA PARCELS**

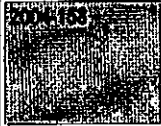
Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = Old to New	L = GIS to Lease
X = Old to New	P = New to Old	M = Lease to GIS

Get "Type" explanation  
Bring up this form focused  
on the related parcel

## **REZONE**



Case Number 2004-158 # of Parcels 2 Hearing Date 11/01/2004  
Case Type Rezoning to R-1SL One-family residential district with special limitations  
Legal A request to rezone approximately 0.73 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

## **PLAT**



Case Number	Grid	Proposed Lots0	Existing Lots
Action Type		Action Date	
Legal			

## **PERMITS**



Permit Number  
Project  
Work Desc  
Use

## **BZAP**



Action No.	Status
Action Date	Type
Resolution	

## **ALCOHOL LICENSE**



Business Address  
License Type  
Status

Applicants Name  
Conditions



# PARCEL INFORMATION

<b>OWNER</b> MATTHEWS MAURICE K DBA SIX-M CEDAR HOMES  2804 W NORTHERN LIGHTS #6 ANCHORAGE AK 99517 3300 Deed 2004 0026275 CHANGES: Deed Date Apr 16, 2004 Name Date May 22, 2004 Address Date May 22, 2004	<b>PARCEL</b> Parcel ID 015-271-42-000 Status Renumbr ID 000-000-00-00000 Site Addr 2621 MONA AVE Comm Concl HUFFMAN O'MALLEY Comments	# 01																																		
<b>LEGAL</b> SKYVIEW ESTATES LT 9  Unit Plat 710105 Zone R6	<b>TAX INFO</b> 2004 Tax 132.67 Balance 0.00 District 018  <b>HISTORY</b> <table border="1"> <thead> <tr> <th></th> <th>Year</th> <th>Building</th> <th>Land</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Assmt Final</td> <td>2002</td> <td>0</td> <td>8,100</td> <td>8,100</td> </tr> <tr> <td>Assmt Final</td> <td>2003</td> <td>0</td> <td>8,200</td> <td>8,200</td> </tr> <tr> <td>Assmt Final</td> <td>2004</td> <td>0</td> <td>8,200</td> <td>8,200</td> </tr> <tr> <td>Exemptions</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>State Credit</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td></td> <td></td> <td></td> <td>8,200</td> </tr> </tbody> </table>		Year	Building	Land	Total	Assmt Final	2002	0	8,100	8,100	Assmt Final	2003	0	8,200	8,200	Assmt Final	2004	0	8,200	8,200	Exemptions				0	State Credit				0	Tax Final				8,200
	Year	Building	Land	Total																																
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<b>PROPERTY INFO</b> <table border="1"> <thead> <tr> <th>#</th> <th>Type</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>RESIDENTIAL</td> <td>VACANT LAND</td> </tr> </tbody> </table>	#	Type	Land Use	01	RESIDENTIAL	VACANT LAND	<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>Mon</th> <th>Year</th> <th>Price</th> <th>Source</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>1981</td> <td>8,000</td> <td>OTHER</td> <td>LAND SALE</td> </tr> </tbody> </table>	Mon	Year	Price	Source	Type	10	1981	8,000	OTHER	LAND SALE																			
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01	RESIDENTIAL	VACANT LAND																																		
Mon	Year	Price	Source	Type																																
10	1981	8,000	OTHER	LAND SALE																																

**LAND & COMMON PARCEL INFORMATION****APPRAISAL INFORMATION**

Legal SKYVIEW ESTATES  
LT 9

Parcel 015-271-42-000

# 01 of 01

Owner MATTHEWS MAURICÉ K  
DBA SIX-M CEDAR HOMES

Site Addr 2621 MONA AVE

2804 W NORTHERN LIGHTS #6  
ANCHORAGE AK 99517

**LAND INFORMATION**

Land Use VACANT LAND

Class RESIDENTIAL

Living Units 000

Community Council 01E HUFFMAN O'MALLEY

Entry: Year/Quality 07 1987 LAND ONLY  
01 1980 0

Access Quality GOOD

Access Type

Leasehold (Y=Leasehold)

Drainage POOR

Front Traffic LOW

Street DIRT

Topography EVEN LEVEL

Utilities NONE

Wellsite N

Wet Land

**CONDOMINIUM INFORMATION**

Common Area 0

Undivided Interest 0.00

# RESIDENTIAL INVENTORY

## APPRAISAL INFORMATION

Legal SKYVIEW ESTATES  
 Site Addr 2621 MONA AVE  
 Property Info # Descr VACANT LAND

Parcel 015-271-42-000

# 01 of 01

# 01

Owner MATTHEWS MAURICE K

## RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

## AREA

1st Floor  
 2nd Floor  
 3rd Floor  
 Half Floor  
 Attic Area  
 Recroom Area  
 Basement  
 Finished Basement  
 Basement Garage  
 Total Living Area

## CONDOMINIUM INFO

Condo Style  
 Condo Level

## ADDITIONS

Basement

1st Floor

2nd Floor

3rd Floor

Area

## OTHER BUILDINGS & YARD IMPROVEMENTS

Type

Qty

Yr Built

Size

Grade

Condition

**COMMERCIAL INVENTORY****APPRAISAL INFORMATION**Legal SKYVIEW ESTATES  
LT 9

Parcel 015-271-42-000

# 01 of 01

#

01

Owner MATTHEWS MAURICE K  
DBA SIX-M CEDAR HOMESSite Addr 2621 MONA AVE  
Prop Info # VACANT LAND2804 W NORTHERN LIGHTS #6  
ANCHORAGE AK 99517**BUILDING INFORMATION**

Structure Type

Building SQFT

Year Built

Grade

Effective Year Built

Property Information # 01

Building Number

Identical Units

Number of Units

**INTERIOR DATA**

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional

**EXTERIOR DATA**

Floor	Level	Size	Perim	Use Type	Hgt	Wall	Type	Const Type

**BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS**

Type	Qty	Size1	Size2

**OTHER BUILDINGS AND YARD IMPROVEMENTS**

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

**BUILDING PERMIT INFORMATION**

<b>APPRAISAL INFORMATION</b> Legal SKYVIEW ESTATES LT 9	Parcel 015-271-42-000 Owner MATTHEWS MAURICE K DBA SIX-M CEDAR HOMES	# 01 of 01 # <div style="border: 1px solid black; padding: 2px;">01</div>
Prop Info # VACANT LAND Site Addr 2821 MONA AVE	2804 W NORTHERN LIGHTS #6 ANCHORAGE AK 99517	

<b>BUILDING PERMITS</b> Permit # <div style="border: 1px solid black; width: 80px; height: 30px; display: inline-block;"></div>  Class Type Class Use Date Address Cond Occ/Occ Certification Contract Type Name E-mail Phone ( ) - Fax ( ) - Address City/State/Zip Project  Sewer / Water Work Type Work Description	<b>CASES</b> 2004-158 <div style="border: 1px solid black; width: 80px; height: 30px; display: inline-block;"></div> Case Number 2004-158 # of Parcels 2 Hearing Date Monday, November 01, 2004
	<b>PERMIT COMMENT</b>

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal SKYVIEW ESTATES

LT 9

Parcel 015-271-42-000

# 01 of 01

#

01

Property Info # Descr VACANT LAND

Site Address 2621 MONA AVE

**Current** 04/16/04

MATTHEWS MAURICE K  
DBA SIX-M CEDAR HOMES

2804 W NORTHERN LIGHTS #6  
ANCHORAGE AK 99517 3300

**3rd**

0000 0000 //

**Prev**

0654 0000 10/14/81  
JOLIN CHARLES R & TAWANA J

2800 JEFF CIR  
ANCHORAGE AK 99516

**4th**

0000 0000 //

**2nd**

0000 0000 //

**5th**

0000 0000 //



**ON-SITE WATER \ WASTE WATER****APPRAISAL INFORMATION**

Legal SKYVIEW ESTATES  
LT 9

Parcel 015-271-42-000

# 01 of 01

01

Owner MATTHEWS MAURICE K  
DBA SIX-M CEDAR HOMES

#

Site Addr 2621 MONA AVE  
Land Use VACANT LAND

2804 W NORTHERN LIGHTS #6  
ANCHORAGE AK 99517

**ON-SITE PERMITS**

Permit id

Permit Number  
Date Issued  
Permit Bedrooms  
Permit Type ID  
Private Well Request  
Privy Request  
Receipt #  
Septic Tank Request  
Status ID  
Total Bedrooms

**AS BUILT**

AS Built Permit  
Date Completed  
Date Inspected  
Well Permit Type  
Well Depth  
Well H2O Level  
Well Yield  
Well Distance to Septic  
Well Distance to Absorp  
Well Distance to Hold  
Tank Type  
Bedroom Count

# SPECIAL ASSESSMENTS

## APPRAISAL INFORMATION

Legal SKYVIEW ESTATES  
LT 9

Parcel 015-271-42-000

# 01 of 01

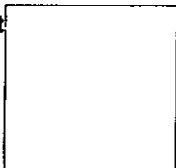
Owner MATTHEWS MAURICE K  
DBA SIX-M CEDAR HOMES

Site Addr 2621 MONA AVE  
Prop Info # VACANT LAND

2804 W NORTHERN LIGHTS #8  
ANCHORAGE AK 99517

## ASSESSMENT

Assessment:



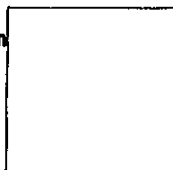
Description  
Assessment Area  
Original Assessment  
Original Principal  
Annual Payment  
YTD Payment  
Delinquent Payment  
Unbilled Payment

## RESOLUTION

Resolution

PLAT  
710105

Status  
Total Area



## LAST PAYMENT INFORMATION

Date  
Principal  
Payment  
Delinquent Interest  
Penalty  
Bond Interest  
Cost



**PLANNING & ZONING  
COMMISSION  
PUBLIC HEARING  
November 1, 2004**

**LATE COMMENTS**

**G.4. Case 2004-158  
Rezone to R-1SL**

Double-sided

# Zoning and Platting Cases On-line

## View Case Comments

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

**Questions?** If you have questions regarding a case, please contact Zoning at: **907-343-7943** or Platting & Variances at **907-343-7942**

### 1. Select a Case:

2004-158

[View Comments](#)

### 2. View Comments:

**Case Num:** 2004-158

**Rezoning to:** R-1SL One-family residential district with special limitations

**Site Address:** 2621 MONA AVE

**Location:** A request to rezone approximately 0.73 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**10/29/04**

Huffman OMalley Community Council  
PO Box 113006  
Anchorage AK 99511

On October 21st our council met and voted unanimously against supporting the proposed rezone with many adjacent property owners in attendance. .73 acres should not have been accepted by the Planning Department for a possible rezone. Although spot zoning is not limited by acreage,  $\frac{3}{4}$  of an acre is so far within the realm of spot zoning it sets a very dangerous precedent. This area was platted into 1/3-acre lots in the mid-1970s in anticipation of sewer and that density is comparable to the surrounding and adjacent lots. To rezone just to fit ONE more house in is ludicrous and serves no other purpose but the developer's pocketbook. If this rezone is to be approved, we would request a minimum 40-foot buffer to the south of the existing 10-foot utility easement and adjacent to the property to the west. These adjacent properties are the same 1/3-acre R-6 and by 2020 demand buffers of some nature to protect them from incompatible uses. We use 40' because it has been the precedent set within the council area on many properties.

**PLANNING & ZONING  
COMMISSION  
PUBLIC HEARING  
November 1, 2004**

**SUPPLEMENTAL INFORMATION**

**G.4. Case 2004-158  
Rezone to R-1SL**

Double-sided

**Long, Patty R.**

---

**From:** Staff, Alton R.  
**Sent:** Thursday, October 14, 2004 4:03 PM  
**To:** Pierce, Eileen A; Long, Patty R.  
**Cc:** Taylor, Gary A.  
**Subject:** Plat Comments/ Zoning Comments

RECEIVED

OCT 14 2004

The Public Transportation Department has no comment on the following plats:

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT 14 2004

S10933-5  
S11106-2  
S11302-1  
S11308-1  
S11310-1  
S11311-1  
S11312-1  
S11313-1  
S11314-1  
S11315-1  
S11316-1  
S11317-1  
S11813-2

Zoning case # 2004-166  
retail location.

our bus stops are located on Penland and on Northway. We do not drive up to this major

No comment on the following zoning cases:

2004-157  
2004-158  
2004-159  
2004-163  
2004-166  
2004-070  
2004-171  
2004-172  
2004-175

Thank you for the opportunity to review.

**Alton Staff**  
Operations Supervisor  
People Mover  
907-343-8230



# Municipal Light and Power

## ENGINEERING DIVISION

### MEMORANDUM

**DATE:** October 14, 2004  
**TO:** Department of Planning  
**FROM:** Charlene Carter, Senior Office Associate  
**SUBJECT:** Platting and Zoning Requests

RECEIVED

OCT 14 2004

Municipal Light & Power Engineering has reviewed the referenced request for zoning and platting comments.

Case No. 2004-157	No Comment	Out of our Service Area
Case No. 2004-158	No Comment	Out of our Service Area
Case No. 2004-159	No Comment	
Case No. 2004-163	No Comment	Out of our Service Area
Case No. 2004-172	No Comment	Out of our Service Area
Case No. 2004-175	No Comment	



View Comments.txt

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

Case Num: 2004-158  
Rezoning to R-1SL One-family residential district with special limitations

Site Address: 2621 MONA AVE  
Location: A request to rezone approximately 0.73 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

Public Comments

10/19/04

Mitch Jolin  
2640 Jeff Circle  
Anchorage AK 99516

I am concerned about the rezoning request put forth by Mr. Matthews in the Skyview Estates subdivision (lot 9 and 10). Currently there are 10 parcels in this subdivision. Eight parcels have existing dwellings. The smallest parcel is 15,237 square feet (slightly over 1/3 of an acre). The largest parcel is 19,836 square feet (slightly under 1/2 of an acre). Mr. Matthew's two parcels are 15,520 and 16,000 square feet (each over 1/3 of an acre). If he is allowed to create a third parcel, they would each be 10,506 square feet (EACH UNDER 1/4 OF AN ACRE). This is unacceptable for this subdivision of ten lots. Mr. Matthews was aware of the minimum lot size in this neighborhood prior to the purchase. His only intention for this request is for his sole profit. I believe cramming three houses, into what is currently zoned for two, would only devalue the surrounding properties and be a disadvantage for the current homeowners. Like the majority of the owners in Skyview Estates we have lived here for over 20 years, and do not believe Mr. Matthews has the right to come in and devalue our subdivision for his profit.

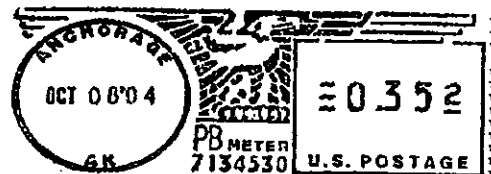
10/18/04

Charles Jolin  
2600 Jeff Circle  
Anchorage AK 99516

I am the prior owner of these lots. I sold them to the current owner last Spring. When he bought them I asked his intentions for the land. He told me he was going to build a nice big Ranch style home on each lot. I would never have sold to him had he told me about trying to rezone. These lots should remain as they are and not be changed. I live on lot 7 of this subdivision and do not want smaller lots on this property. All the other lots already have homes on them under the R6 zoning and these should not be changed for this builders greed or more taxes for the city by dense packing more homes.

Municipality of Anchorage  
P. O. Box 198650  
Anchorage, Alaska 99519-6650  
(907) 343-7943

PRESORTED  
FIRST CLASS



FIRST CLASS MAIL

015-271-37-000  
FARNSWORTH ERWIN L & RUTH ANN  
2605 JEFF CIRCLE  
ANCHORAGE, AK 99516

AL 11 03

**NOTICE OF PUBLIC HEARING --****Monday, November 01, 2004****Planning Dept Case Number: 2004-158**

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

**CASE:** 2004-158  
**PETITIONER:** Maurice K. Matthews  
**REQUEST:** Rezoning to R-1SL One-family residential district with special limitations  
**TOTAL AREA:** 0.730 acres  
**SITE ADDRESS:** 2621 MONA AVE  
**CURRENT ZONE:** R-8 Suburban residential district  
**COM COUNCIL(S):** 1—Huffman OMalley

**LEGAL/DETAILS:** A request to rezone approximately 0.73 acres from R-6 (Suburban Residential) to R-1SL (Single Family Residential with Special Limitations). Skyview Estates, Lot 9 & 10. Located at 2621 and 2641 Mona Avenue.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, November 01, 2004 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 198650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Erwin and Ruth Farnsworth

Address: 2605 Jeff Circle - Sky View Estate Lot 4

Legal Description: Lot 4 Sky View Estates

Comments:

See attached sheets

Thank you!

Erwin Farnsworth

REZONING/RESIDENTS-PLANNING COMMISSION

2004-158

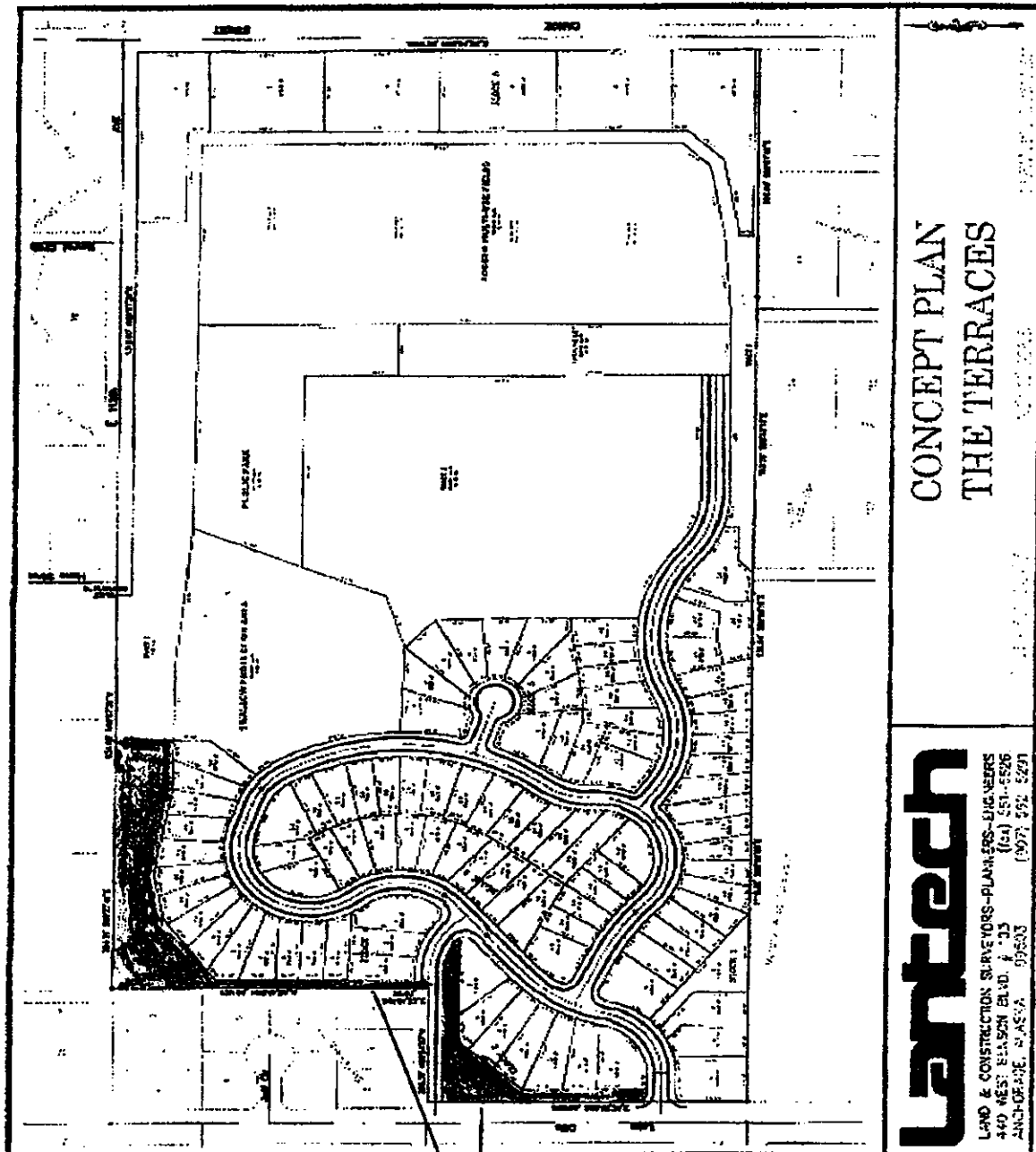
**FAX**

**Date:** October 24, 2004  
**To:** Department of Zoning and Planning  
Municipality of Anchorage  
**From:** Erwin and Ruth Farnsworth  
2605 Jeff Circle  
Anchorage, AK 99516  
Sky View Estates Lot 4  
**Re:** Case 2004-158  
Maurice K. Matthews  
Rezoning request

The residents of Sky View Estates are against the rezoning of lots 9 and 10 as requested by Maurice K. Matthews, for the following reasons:

1. It is a request for spot zoning and should not be allowed.
2. The Residents of Sky View Estates were promised a buffer or green belt between the R-6 Suburban Residential Lots of Sky View Estates and the Gravel Pit Project to protect our borders and views. By allowing Lots 9 and 10 to rezone, it virtually does away with that protection. (See enclosed map)
3. It opens the door for the joint owners of Lots 6 and 7 to sell out and ask for spot zoning and add an additional lot between their homes. This would in effect rezone half of Sky View Estates from R-6 to R-1.
4. Sky View Estate Lots are currently zoned for sewer and water so it is not necessary to rezone Lots 9 and 10 to connect to city sewer and water.

We respectfully request that you protect Sky View Estates and keep the zoning of all Lots R-6. Thank you very much!



Greenbelt - Buffer

## Content Information

**Content ID :** 002457

**Type:** Ordinance - AO

**Title:** Planning and Zoning Commission Recommendation of Approval to rezone approximately 32,021 square feet (0.74 acres) from R-6 to R-1 SL for Lots 9 and 10, *Skyview Estates Subdivision*; generally located east of Lake Otis Parkway, and north of Mona Avenue.

**Author:** weaverjt

**Initiating Dept:** Planning

**Description:** Planning and Zoning Commission Recommendation of Approval to rezone approximately 32,021 square feet (0.74 acres) from R-6 to R-1 SL for Lots 9 and 10, *Skyview Estates Subdivision*; generally located east of Lake Otis Parkway, and north of Mona Avenue.

**Date Prepared:** 12/14/04 5:03 PM

**Director Name:** Tom Nelson

**Assembly**

**Meeting Date** 01/25/05

**MM/DD/YY:**

**Public Hearing** 03/01/05  
**Date MM/DD/YY:**

2006 JAN 14 10:10:12  
CLERK OF SUPERIOR COURT

## 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	12/14/04 5:06 PM	Checkin	weaverjt	Public	002457
Planning_SubWorkflow	12/15/04 6:04 PM	Approve	nelsontp	Public	002457
ECD_SubWorkflow	12/17/04 5:48 PM	Approve	thomasm	Public	002457
OMB_SubWorkflow	1/6/05 2:13 PM	Approve	pearcydl	Public	002457
Legal_SubWorkflow	1/6/05 4:01 PM	Approve	fehlenrl	Public	002457
MuniManager_SubWorkflow	1/13/05 5:39 PM	Approve	leblancdc	Public	002457
MuniMgrCoord_SubWorkflow	1/14/05 8:16 AM	Approve	abbottmk	Public	002457