

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: August 14, 2007

CLERK'S OFFICE
APPROVED

Date: 9-11-07 Anchorage, Alaska
AO 2007- 112

1 AN ORDINANCE AMENDING THE **GIRDWOOD AREA PLAN** DESIGNATING AN
2 AREA OF OPEN SPACE (GOS) AND COMMERCIAL RECREATION AS
3 RESIDENTIAL; AN AREA OF SINGLE-FAMILY RESIDENTIAL (GR-2) AND
4 OPEN SPACE (GOS) TO ENTIRELY OPEN SPACE; AND AN AREA OF OPEN
5 SPACE (GOS) TO MULTI-FAMILY RESIDENTIAL (GR-4), IN ALPINE VIEW
6 ESTATES PHASE 2, TRACT B, AND IN A PORTION OF TRACT 17C, T10N,
7 SECTION 17, S.M., AK.

8
9 (Planning and Zoning Commission Case 2007-086)

10
11 THE ANCHORAGE ASSEMBLY ORDAINS:

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13 **Section 1:** The *Girdwood Area Plan* is amended in Chapter 7 on Land Use Maps 10 and
14 11 (Exhibit A) with the following land use designation changes, per the attached map
15 (Exhibit B):

- 16
17 1. An approximate area of 1.93 acres in HLB Parcel 6-036 is changed from open
18 space and commercial recreation to single-family residential.
19
20 2. An approximate area of 8.74 acres in the Alpine View Estates Subdivision is
21 changed from single-family residential and open space to entirely open space.
22
23 3. An approximate area of 2.5 acres in Alpine View Estates Subdivision is changed
24 from open space to multi-family residential.
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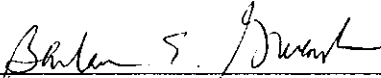
26 **Section 2:** This ordinance shall become effective immediately upon its passage and
27 approval by the Assembly.

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29 PASSED AND APPROVED by the Anchorage Assembly this 11th day of
30 September 2007.

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Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2007- 112

Title: An Ordinance of the Anchorage Municipal Assembly Amending the Girdwood Area Plan Designating an Area of Open Space (GOS) and Commercial Recreation as Residential, an Area of Single-family Residential (GR-2) and Open Space (GOS) to Entirely Open Space; and an Area of Open Space (GOS) to Multi-family Residential (GR-4), in Alpine View Estates Phase 2, Tract B, and in a portion of Tract 17C, T10N, SECTION 17, S.M., AK. (Planning and Zoning Commission Case No. 2007-086)

Sponsor:

Preparing Agency: Planning Department

Others Impacted: None

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance for a plan amendment will not lead to public sector costs.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance for a plan amendment should have no significant impact on the private sector.

Prepared by: Thede Tobish, Physical Planning Division

Telephone: 343-7918



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 474 -2007

Meeting Date: August 14, 2007

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AMENDING THE GIRDWOOD AREA PLAN
4 DESIGNATING AN AREA OF OPEN SPACE (GOS) AND
5 COMMERCIAL RECREATION AS RESIDENTIAL; AN AREA OF
6 SINGLE-FAMILY RESIDENTIAL (GR-2) AND OPEN SPACE
7 (GOS) TO ENTIRELY OPEN SPACE; AND AN AREA OF OPEN
8 SPACE (GOS) TO MULTI-FAMILY RESIDENTIAL (GR-4), IN
9 ALPINE VIEW ESTATES PHASE 2, TRACT B, AND IN A
10 PORTION OF TRACT 17C, T10N, SECTION 17, S.M., AK.
11
12

13 **Background**

14
15 The Assembly is being asked to review and approve an amendment to the land use maps
16 of the Girdwood Area Plan (GAP). Glacier View LLC requested that the *GAP* Land Use
17 Maps 10 and 11 (Exhibit A) be amended to redesignate three areas in lower Girdwood
18 Valley:
19

- 20 1) an area of open space (GOS) and commercial recreation (GCR-1) as
21 residential;
- 22 2) an area of single-family residential (gR-2) and open space to entirely
23 open space; and
- 24 3) an area of open space to multi-family residential (gR-4).
25

26 These parcels (Exhibit B) are located south of the Alyeska Highway and west of
27 Timberline Drive, in Heritage Land Bank (HLB) Parcel 6-036 (*T10N R2E Section 17*
28 *S.M., AK Tract 17C*), and in Alpine View Estates Phase 2, Tract B. This *GAP*
29 amendment accompanies a rezoning action, Planning and Zoning Commission Case
30 2007-082 (see map, Exhibit C), which will amend relevant zoning maps in Anchorage
31 Municipal Code 21.09.
32

33 **Action**

34
35 Glacier View LLC's *GAP* amendment is a condition of approval from Assembly
36 Ordinance 2005-72(S). This ordinance culminated a public process by which Glacier
37 View LLC negotiated a land exchange with the Heritage Land Bank. The Assembly
38 authorized an equal-value exchange of a portion of HLB Parcel 6-036 in lower Girdwood
39 Valley containing approximately 1.93 acres, for an approximate 8.74-acre portion of land
40 owned by the applicant in Alpine View Estates Subdivision (Exhibit B). That exchange
41 underwent a formal HLB disposal review and was recommended for Assembly adoption

by the HLB Advisory Commission. As part of that public process, the Planning Department provided an issues analysis of the land trade to the HLB Advisory Commission, which included generally supportive findings and conclusions relative to a land use and *GAP* consistency analysis. Terms of the formal Exchange Agreement between HLB and the applicant required that Glacier View LLC:

- 1) create and plat the relevant land parcels for the exchange;
- 2) rezone the areas as appropriate; and
- 3) amend the *Girdwood Area Plan*.

The applicant has initiated a subdivision proposal for the new area of formerly HLB land, and the future new municipal open space will be platted into a single tract within Alpine View Estates.

The Planning and Zoning Commission held a public hearing on this GAP amendment and recommended approval of the amendment request to the Assembly (Planning and Zoning Commission Resolution No. 2007-035 attached).

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AMENDING THE GIRDWOOD AREA PLAN DESIGNATING AN AREA OF OPEN SPACE (GOS) AND COMMERCIAL RECREATION AS RESIDENTIAL; AN AREA OF SINGLE-FAMILY RESIDENTIAL (GR-2) AND OPEN SPACE (GOS) TO ENTIRELY OPEN SPACE; AND AN AREA OF OPEN SPACE (GOS) TO MULTI-FAMILY RESIDENTIAL (GR-4), IN ALPINE VIEW ESTATES PHASE 2, TRACT B, AND IN A PORTION OF TRACT 17C, T10N, SECTION 17, S.M., AK.

Prepared by:	Planning Department
Approved by:	Tom Nelson, Director, Planning Department
Concur:	Mary Jane Michael, Executive Director Office of Economic and Community Development
Concur:	James N. Reeves, Municipal Attorney
Concur:	Denis C. LeBlanc, Municipal Manager
Respectfully submitted,	Mark Begich, Mayor

Attachments: Exhibit A: Maps 10 and 11, Land Use Plan, Girdwood Area Plan
Exhibit B: GAP Land Use Map Designation Changes
Exhibit C: Planning and Zoning Commission Rezone 2007-082 Map
Planning and Zoning Commission Resolution No. 2007-035
Planning and Zoning Commission Minutes of June 4, 2007
Staff Analysis for Planning and Zoning Commission Case 2007-086

Exhibit A

Girdwood Area Plan

Land Use Plan (Lower Valley Enhancement)



[Pattern]	Single-family Residential
[Pattern]	Multi-family Residential
[Pattern]	Commercial/Residential
[Pattern]	Commercial
[Pattern]	Industrial
[Pattern]	Transportation
[Pattern]	Parks
[Pattern]	Public Lands and Institutions
[Pattern]	Resort
[Pattern]	Commercial Recreation
[Pattern]	Resort Reserve
[Pattern]	Recreation Reserve
[Pattern]	Development Reserve
[Pattern]	Open Space

Municipality of Anchorage, Department of Community Planning and Development, December 1985

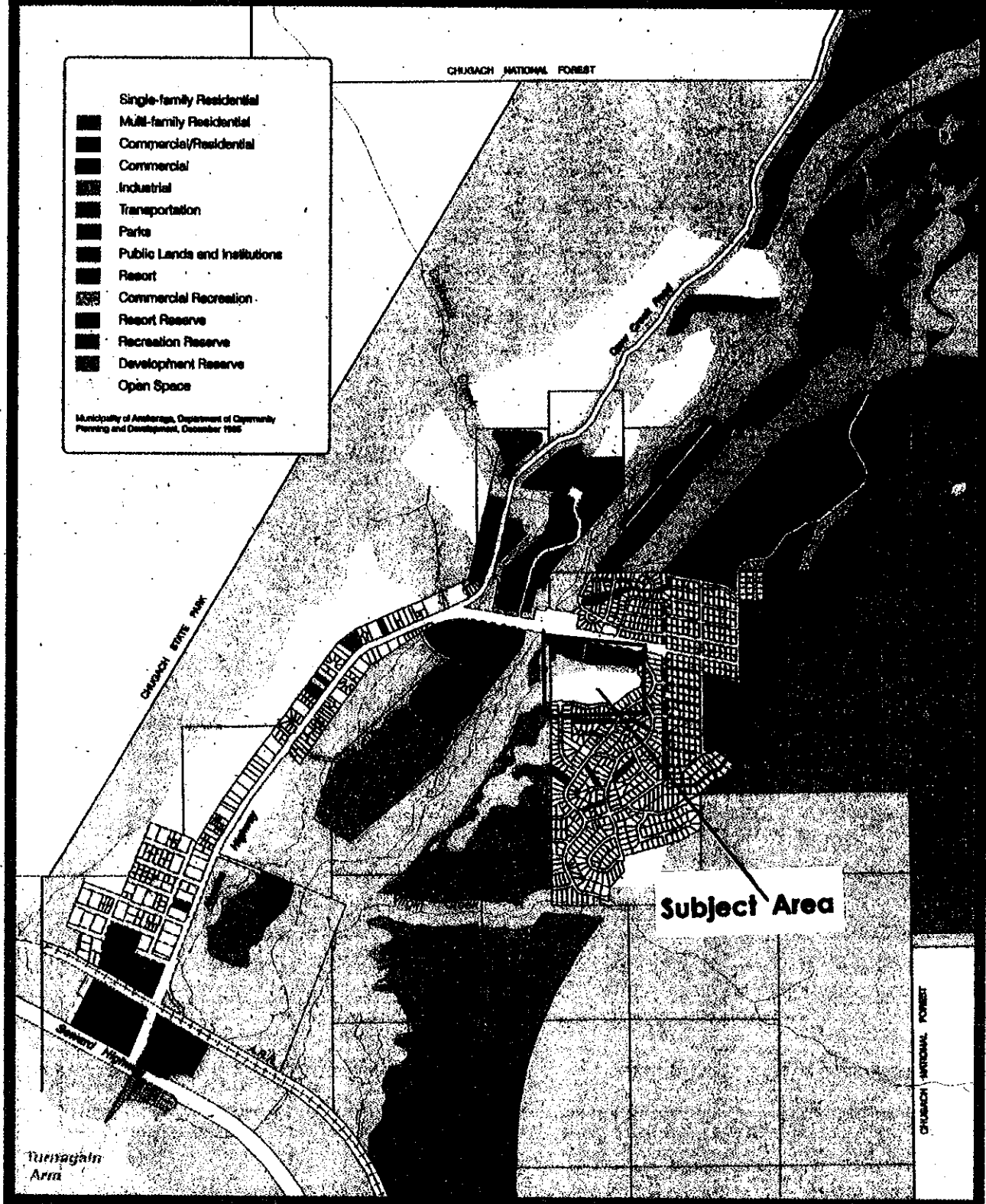


Exhibit A, Map 10

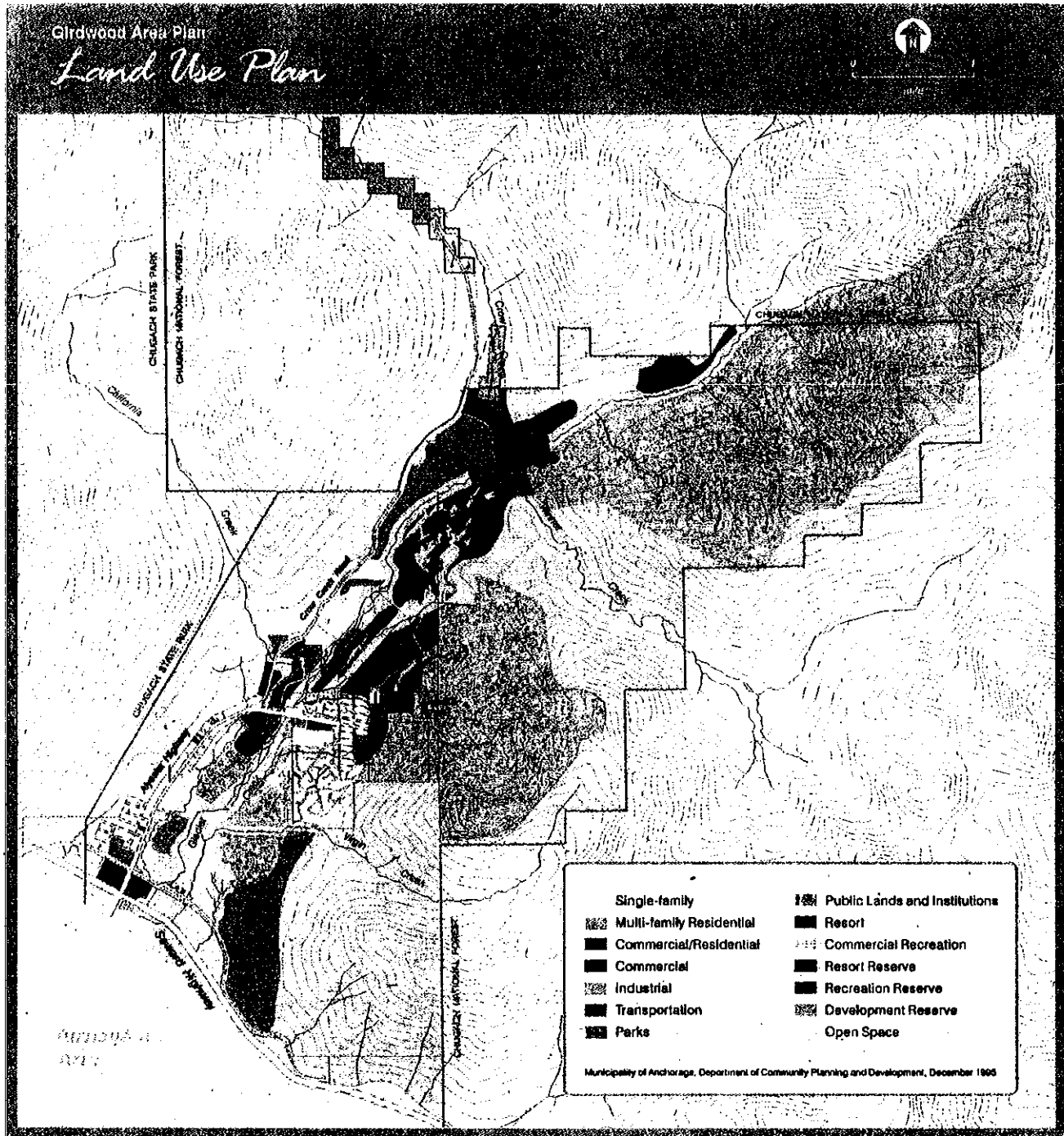
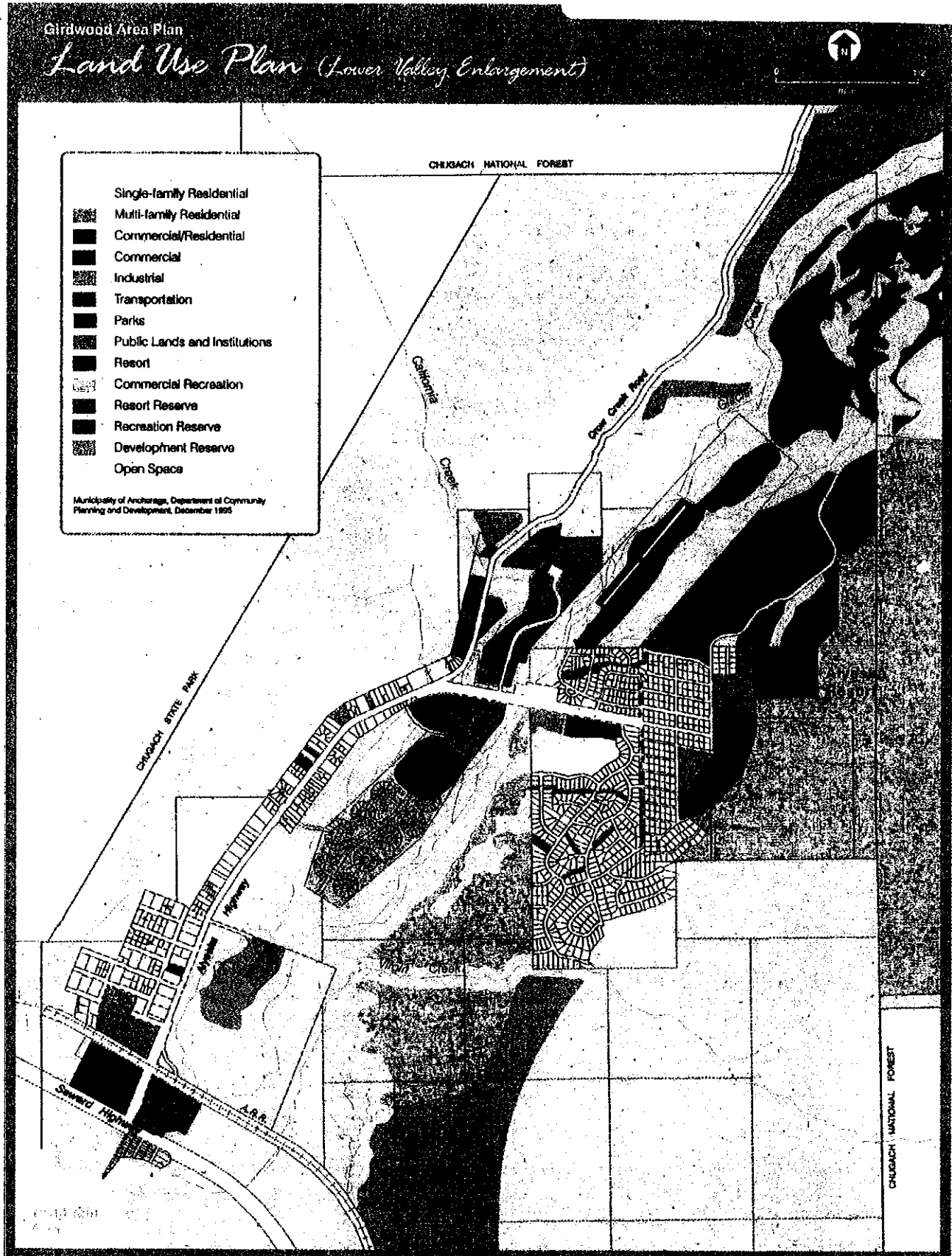


Exhibit A, Map 11

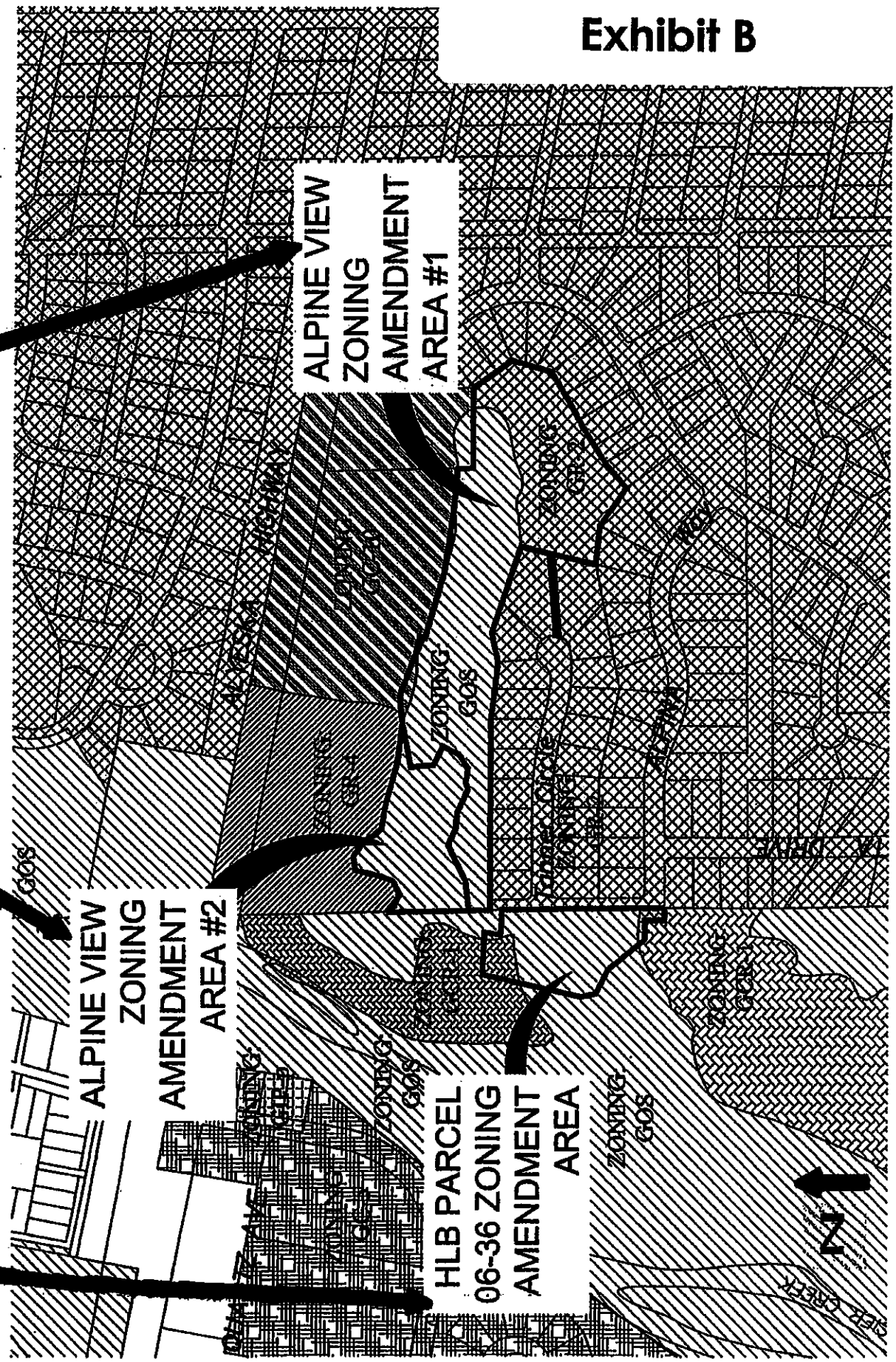


HLB 1.93 acres
GOS & GCR-1
TO GLACIERVIEW
TO BECOME GR-2

AREA 2
TO BECOME GR-4

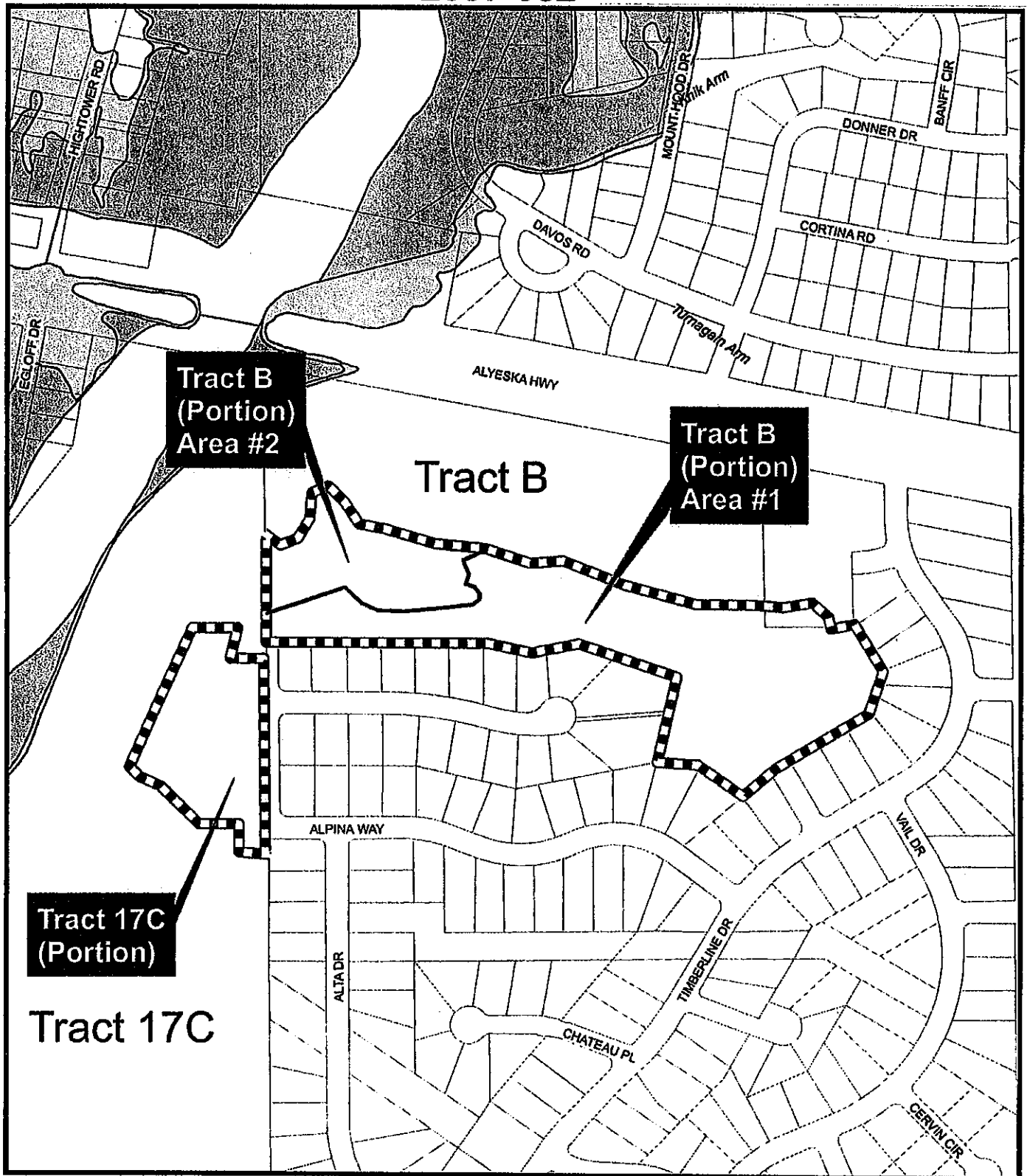
AREA 1 8.74 acres
GOS & GR-2
TO THE MUNI
TO BECOME GOS

Exhibit B



REZONE 2007-082

Exhibit C



Municipality of Anchorage
Planning Department

Date: July 29, 2007

Flood Limits
100 Year
600 Year
Floodway



Resolution No. 2007-035

Planning and Zoning Commission

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-035

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE GIRDWOOD AREA PLAN DESIGNATING AN AREA OF OPEN SPACE (GOS) AND COMMERCIAL RECREATION (GCR-1) AS RESIDENTIAL; AN AREA OF SINGLE-FAMILY RESIDENTIAL (GR-2) AND OPEN SPACE (GOS) TO ENTIRELY OPEN SPACE; AND AN AREA OF OPEN SPACE TO MULTI-FAMILY RESIDENTIAL (GR-4), IN ALPINE VIEW ESTATES PHASE 2 AND IN TRACT B AND T10N, R2E, SECTION 17, S.M., AK TRACT 17C.

(Case 2007-086)

WHEREAS, the Heritage Land Bank Commission recommended that the Municipality enter into an agreement for a land swap in Girdwood between the ownership party of Alpine View Estates, wherein the Municipality would receive approximately 8.74 acres of open space in exchange for 1.93 acres of nearby HLB lands; and

WHEREAS, the Municipal Assembly approved this land exchange with Assembly Ordinance 2005-072, which included a condition that the landowner amend the Girdwood Area Plan (GAP) and submit a subdivision plat to represent the changes in land uses at the site affected by the exchange; and

WHEREAS, the Planning Department undertook an analysis of this land exchange relative to the land use intentions for this area, which found that the exchange and this GAP amendment will result in a net gain of natural open space (GOS) in this section of Girdwood; and

WHEREAS, this GAP amendment is consistent with applicable municipal environmental plans and regulations, particularly the Anchorage Wetlands Management Plan and the Anchorage Coastal Management Plan, as implemented in the previous and forthcoming wetland permits, and it reflects the recommendations of Volume 3, of the 1987 Anchorage Park, Greenbelt, and Recreation Facility Plan; and

WHEREAS, no adverse comments were received during the case review; and

WHEREAS, the GAP's land use and development intentions and assumptions for this area remain in place with this amendment, and the associated changes in development patterns, and the representative public and the public process remain well served with these relatively minor land use changes.

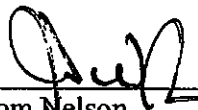
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

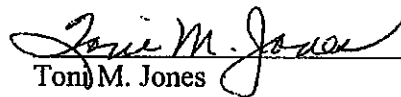
1. That a great deal of work was involved in surveying and examining parcels involved in this land use exchange and GAP amendment.

2. The open space, recreational, and residential rezonings associated with this GAP amendment are in the Municipality's best interest.
 3. This GAP amendment fulfills a condition of approval from the Assembly ordinance that consummated the land exchange.
- B. The Planning and Zoning Commission recommends that the Girdwood Area Plan, Chapter 7, Land Use Maps 10 & 11 (following page 46), shall be amended (subject to final surveys) as follows:
1. An approximate area of 1.93 acres in HLB Parcel 6-036 is changed from open space and commercial recreation to single-family residential.
 2. An approximate area of 8.74 acres in Alpine View Estates is changed from single-family residential and open space to entirely open space.
 3. An approximate area of 2.5 acres in Alpine View Estates is changed from open space to multi-family residential.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 4th day of June, 2007.



for Tom Nelson
Secretary



Toni M. Jones
Chair

(2007-086)

Minutes of June 4, 2007

Planning and Zoning Commission

amending condition 8 to add after the words "be completed" after "shall".
COMMISSIONER PALMER seconded.

COMMISSIONER ISHAM supported his motion, finding that this is an upgrade of an existing site. From the conceptual drawings, it appears the appearance of the store front will be greatly improved. The petitioner is doing its best to meet the recommendations put in place by the Department. His concerns regarding signage will be addressed through condition 10 and, with the approval of the Traffic Department required, the situation on 88th Avenue will be improved.

CHAIR JONES stated she has watched this store grow since its construction and she was pleased that traffic flow on 88th Avenue would improve with this proposal. She commented on the vehicular and pedestrian issues she observes when at this site and felt this proposal is an opportunity to enhance the experience of shoppers and vehicular and pedestrian travelers.

AYE: Cotton, Josephson, Jones, Isham, Fredrick, Palmer
NAY: None

PASSED

2. 2007-086

Glacier View LLC. A request to amend the Girdwood Area Plan, designating open space (GOS) as residential and residential (GCR-1, GR-2, GR-3, GR-4) to GOS for approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

3. 2007-082

Glacier View LLC. A request to rezone approximately 10.3 acres from GCR-1 and GOS to GR-2, from GR-2 and GOS to entirely GOS, and from GOS to GR-4. Alpine View Estates Phase 2, Tract B and T10N R2E Section 17 S.M., AK Tract 17C. Located south of the Alyeska Highway and west of Timberline Drive.

Staff member AL BARRETT explained the first case is an amendment to the Girdwood Area Plan (GAP) and the second is a rezoning. These actions result from a 2005 land exchange agreement between Glacier View LLC and the Municipality of Anchorage (MOA) represented by the Heritage Land Bank (HLB). The Department has supported the land exchange since the agreement in 2005. Physical Planning prepared an evaluation of the land exchange and the Department's support was unqualified. The Department reviewed community facilities (primarily roads and parks), public utilities, the potential mix of uses (generally residential and commercial), land use compatibility, and the GAP for this area. Nothing has changed since that evaluation. The Department continues to support the land exchange. The first item to affect this exchange is to amend the GAP, the second is to rezone the areas to the appropriate new districts, and the third is to plat the parcels for the actual exchange. The platting will likely be the most difficult process because the properties are wet, Glacier Creek traverses the site, and the road alignments will depend on creeks, wetlands, and suitable soils. The Department recommends approval of the amendment to the GAP.

MR. BARRETT stated that for case 2007-082, 179 public hearing notices were mailed, two were received in mild opposition, which he suspected were because they did not understand the details of the land exchange, and one was received in support. The Girdwood Land Use Committee and the Girdwood Board of Supervisors support the rezoning and the GAP amendment. MR. BARRETT reviewed the boundaries of the exchange as shown on page 02 of the packet in case 2007-082. He indicated the MOA currently owns a 1.9-acre site that is Girdwood Open Space (GOS) property; there are two pieces at the north and south zoned Girdwood Commercial Recreation 1 (GCR-1), which means golf course or Nordic skiing. If the exchange is approved, the GOS and GCR-1 areas will go into ownership of Glacier View LLC and the land will be rezoned GR-2 for single-family and/or duplex. Further to the east is an area zoned GOS. Some of that area is wet. That land is owned by Glacier View LLC and it will stay in their ownership but will be rezoned GR-4 for multi-family development with this rezoning. Because of soils and wetlands issues and the existence of a branch of the creek, the Department is recommending a density limitation of 8 dwelling units per acre (DUA). The area furthest to the east is 8.75 acres and is owned by Glacier View LLC and is zoned GOS and GR-2. This property would come under MOA ownership and it would become entirely GOS, if this rezoning were approved. This has pleased residents on Alpina and Timberline. Vis-à-vis the

requirements for a rezoning, the rezoning would conform to the GAP if case 2007-086 is approved. The change is essentially a shuffle of zonings and the environmental conditions are so widespread that there is no particular zoning district that is more appropriate in one area than another. In terms of the cumulative effect of the rezoning, this is essentially a shuffling of uses; the existing uses will either be buffered from any changes or the changes will be compatible with existing uses. Transportation and drainage will be the preliminary concerns. New roads are being installed and the area is wet. A 60-foot collector will be built. The applicant intends to develop this property over the next three to seven years after all approvals are in place. The conditions include special limitations and effective clauses to address concerns.

COMMISSIONER JOSEPHSON asked if the commentators from the public misunderstood what is being done, given that they indicated they like open spaces and they do not want developed park uses or high density residential. MR. BARRETT agreed that the commentators like open space and do not want developed recreational uses, which will not happen because the area is too wet and the Staff reviewers do not even favor constructed trails. He thought some of the homeowners did not understand the proposal, particularly regarding the GR-4, which it is adjacent to existing GR-4. That land is uplands and is more suitable for higher density development. Furthermore, the new area south of the GR-4 that would become GR-4 does not represent a net loss of GOS because other GOS is being created. In addition, the density will be 8 DUA and the development will be buffered by a wide GOS property and Glacier Creek. COMMISSIONER JOSEPHSON remarked that although the MOA gets a net acreage gain, his sense is that the land is inferior. MR. BARRETT responded that in 2005 the HLB noted that issue in the initial land exchange. The advantage to the MOA is that the GR-2 property, which is marginally developable, will be taken out of development status and put into open space. In return, the applicant will be given a slight density increase for the property to the south of the existing GR-4. The property currently owned by HLB has a possible Class A or Class C wetland and a branch of Glacier Creek runs across the north end of it; nothing more will be gained by the applicant than what could be done under the GR-2 that the petitioner is relinquishing. COMMISSIONER JOSEPHSON asked if the proposed golf course is to the southwest of parcel 0636. MR. BARRETT replied that GOS zoning allows open space, whereas golf courses are allowed in GCR-1. COMMISSIONER JOSEPHSON asked if the golf course is a fate accompli. MR. BARRETT did not have the answer. He noted that the area is encumbered by Class A wetland and

Glacier Creek and would be marginal for a golf course. COMMISSIONER JOSEPHSON asked who initially proposed the land exchange. MR. BARRETT presumed it was the petitioner, Glacier View LLC. COMMISSIONER JOSEPHSON asked why some more significant land use exchanges have been on the ballot and this is not. MR. BARRETT was aware that in 2005 the Department prepared a position paper that went to the HLB Advisory Committee, which took it to the Assembly where it was approved.

COMMISSIONER ISHAM noted on page 7 of case packet 2007-082 that the Girdwood Board of Supervisors did not give written comments, but Staff said they have indicated verbal agreement. MR. BARRETT explained that at the time the report was written there was nothing in writing, but since that time the Girdwood Board of Supervisors has submitted written comment.

COMMISSIONER JOSEPHSON noted the packet indicates that the 25-foot buffer will remain in HLB ownership and other boundaries of the HLB parcel shall be enlarged in order to convey 1.93 acres to Glacier View LLC. He understood that the city wants to protect the wetlands, but will give the petitioner 1.93 acres in any case. In the next paragraph that same guarantee is not made. MR. BARRETT stated that any boundary adjustments would reflect that kind of equivalency.

The public hearing was opened.

TONY HOFFMAN, representing the petitioner, stated the land exchange agreement is in the packet. He clarified that the property to the east of the property line is being developed under a current Corps of Engineers (COE) fill permit. The petitioner is familiar with the soil conditions and wetlands in the area. To the west of the boundary the petitioner is mapping the edge of the Class A/Class C boundary, to be verified by the MOA Wetlands Coordinator. It will be difficult to capture 1.93 acres, given the issues on the property. To the west is an alignment for the Alyeska Highway that must also be considered. The 1.93-acres is constrained on all four sides. The petitioner is currently in a platting action and the plat is scheduled for hearing on July 19, 2007.

COMMISSIONER JOSEPHSON commented on the public hearing comment from individuals on Timberline on page 45 of the packet in case 2007-082 and asked if the commentators understand where the change will occur. MR. HOFFMAN believed there was a misunderstanding on the part of that

commentators. He stated that what is currently zoned GR-2 will become open space, rather than potentially being developed with homes. If they understood that the density is being transferred to open space, he did not believe they would object. Most people see the wetland along the east. The exchange creates a larger open space.

The public hearing was closed.

COMMISSIONER JOSEPHSON asked if Mr. Barrett concurred with Mr. Hoffman that the commentators on page 45 misunderstand the area that will become GR-4. MR. BARRETT indicated he did agree with Mr. Hoffman. The most common concern with the telephone calls he received began with an explanation of the meanings of the zoning districts. The residents along Timberline, including the commentators referenced, did not realize that the rear of their property would back up to open space rather than a home. There will be a loss of some area in the GR-4 zone, but that has been identified by the wetlands reviewers as appropriate for the land exchange.

COMMISSIONER PALMER moved for approval of case 2007-086, Amendment to the Girdwood Area Plan, subject to the three Department recommendations. COMMISSIONER ISHAM seconded.

COMMISSIONER PALMER supported his motion, noting that after reading the evidence, listening to the Staff report, and hearing the petitioner it is apparent a great deal of work has been involved in surveying and examining the parcels involved in this request. He believed the open space, recreational, and residential rezonings are in the city's interest.

CHAIR JONES noted that the Commission's approval is advisory to the Assembly.

AYE: Cotten, Josephson, Jones, Isham, Fredrick, Palmer
NAY: None

PASSED

COMMISSIONER PALMER moved for approval off case 2007-082, a request to rezone 10 acres, subject to Staff recommended Effective Clause 1.a, 1.b, 1.c, and 1.d and Special Limitations 2.a and 2.b. COMMISSIONER ISHAM seconded.

COMMISSIONER PALMER stated this action is necessary to implement the intent of the GAP amendment. From the Staff's report and written materials and testimony, it is apparent this action will benefit the city.

COMMISSIONER JOSEPHSON supported the motion with some hesitancy given the concerns that were expressed. Without visiting the site, his sense is that the HLB will receive unusable land. His other concern is that Glacier View LLC is aware the land is not usable. There are comments on page 92 from AWWU asking what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts, etc. without expectation of land trade or compensation. He viewed this exchange as being linked to the golf course. He assumed the properties to the south of Parcel 06-36 are for the golf course. Girdwood residents have decided on an atmosphere and appearance for their community and he thought they feared they would lose that character. He supported the motion because every agency supports the proposal.

CHAIR JONES noted regarding AO 2005-72(S) authorizing the land exchange that Section 2 has some very key language where it states, "This ordinance shall be effective upon corresponding amendments to the Girdwood Area Plan recommended by the Planning and Zoning Commission and approved by the Anchorage Assembly." This means nothing is final until there is a final review by the Assembly.

AYE: Cotten, Josephson, Jones, Isham, Fredrick, Palmer
NAY: None

PASSED

4. S-11587

Jaguar Development Group LLC. To subdivide two (2) tracts land and a portion of land into four (4) tracts and sixty-one (61) lots with vacation of a 50 ft access easement, a 10 ft right-of-way easement, a 10 ft buffer landscape easement, a 10 ft trail easement, an approximate 37 ft water & sewer easement, a 10 ft water easement, a 15 ft utility easement and a 10 ft utility easement. Hollywood Vista, Tract 2 A, US Survey 3026, Tract 1 and a portion of US Survey 1170 ARR Anchorage Terminal Reserve, all located within the SW1/4 of Section 8, T15N, R3W, S.M., Alaska. Located south of

Staff Analysis for Case 2007-086


Planning and Zoning Commission


Municipality of Anchorage

MEMORANDUM

DATE: June 4, 2007

TO: Planning and Zoning Commission

THRU:  Tom Nelson, Director
Planning Department

FROM:  Thede Tobish, Senior Planner
Physical Planning Division

SUBJECT: Case 2007-086 Amendment to the *Girdwood Area Plan*

Request:

Glacier View LLC requests that the *Girdwood Area Plan* (GAP) Land Use Maps 10 and 11 (see *Exhibit A*) be amended to redesignate three areas in lower Girdwood Valley: 1) an area of open space (GOS) and commercial recreation (GCR-1) as residential; 2) an area of single-family residential (gR-2) and open space to entirely open space; and 3) an area of open space to multi-family residential (gR-4). These parcels are located south of the Alyeska Highway and west of Timberline Drive, in Heritage Land Bank (HLB) Parcel 6-036 (*T10N R2E Section 17 S.M., AK Tract 17C*), and in Alpine View Estates Phase 2, Tract B (see *Exhibit B*). This GAP amendment accompanies a rezoning action (Case 2007-082), which will amend relevant zoning maps in Anchorage Municipal Code 21.09.

Background:

Glacier View LLC's GAP amendment is a condition of approval from Assembly Ordinance 2005-72 (S). This ordinance culminated a public process by which Glacier View LLC negotiated a land exchange with the Municipal HLB. The Assembly authorized an equal-value exchange of a portion of HLB Parcel 6-036 in lower Girdwood Valley containing approximately 1.93 acres, for an approximate 8.74 acre portion of land owned by the applicant in Alpine View Estates Subdivision (see *Exhibits B & D*). That exchange underwent a formal HLB disposal review and was recommended for Assembly adoption by the HLB Advisory Commission. As part of that public process the Planning Department provided an issues analysis of the land trade to the HLB Commission, which included generally supportive findings and conclusions relative to a land use and GAP consistency analysis. Terms of the formal Exchange Agreement between HLB and the applicant required that Glacier View LLC 1) create and plat the relevant land parcels for the exchange; 2) rezone the areas as appropriate; and 3) amend the GAP. The applicant has initiated a subdivision proposal for the new area of formally HLB land and the future new Municipal open space will be platted into a single tract within Alpine View Estates.

Land Use and GAP Analysis:

The GAP land use maps reflected an intent to buffer single-family residential land uses (e.g. Alpine View Estates, Phases 1 & 2) from more intense multi-family and commercial uses along the Alyeska Highway with natural open space located in-between. This open space included native forest, a stream, and wetlands that were marginal to unsuitable for development. The petitioner's new acreage within HLB Parcel 6-036 was identified in the GAP mostly as open space with a small section of commercial recreation in uplands.

The *Girdwood Land Use Regulations* (Anchorage Municipal Code Chapter 21.90) represent an essential implementation component for the GAP. These regulations provide detail and unique land use, dimensional, and design standards for a suite of new Girdwood-specific zoning districts. For the subject area in this amendment request, most of the land in HLB Parcel 6-036 was included as GOS, which reflected the original GAP land use maps. Much of the area owned by Glacier Creek LLC that is to be placed in Municipal ownership as a result of the land exchange was originally zoned GOS also since it was constrained by wetlands, peat soils, and a small stream. That area will now be consolidated into a single tract and will become GOS. Although the square footage of land exchange reflects a seeming imbalance of area in favor of the Municipality and new public open space, the actual developable area of this new GOS section was already restricted by environmental features.

The applicant has requested that a small area of land north of and not included in the new public open space tract, which is currently zoned GOS, be changed to residential multi-family and rezoned to gR-4. While this would extend the adjacent multi-family (gR-4) area south from its frontage along Alyeska Highway, it is not inappropriate and is consistent with the intent of the GAP and its original land use maps. Since this small area is at the south end of this multi-family district, it is appropriate that either an administrative site plan review or a conditional use review will determine a suitable density range, as currently required should the landowner wish to develop the area at greater than 4 DUA. The new open space parcel will serve as a buffer from this potentially higher density area to the single-family residential (gR-2) development to the south.

There remain outstanding land use issues for this section of lower Girdwood Valley that this plan amendment and its associated rezoning case may not resolve. These include what will be the future location of a new Girdwood Access Road, which is to be a two-lane collector thru this area between Alyeska Highway and the Seward Highway. Its alignment will be determined in future platting actions for this subdivision. It should not otherwise be affected by these land use amendments. Final platting for the exchange area within HLB Parcel 6-036 must include proper representation of Corps permit conditions and relevant wetland and creek setbacks. The issue of where a future neighborhood park is to be located, as identified and discussed in the GAP, still requires study. The GAP (page 96) offers the appropriate means and recommendations to locate this 5-15 acre park. In fact this GAP amendment in part addresses the issue of future parks since the area that is to become public GOS includes areas identified in the subdivision process that are more appropriately delineated as natural open space intended for public uses. However, wetland conditions will preclude its use as an active neighborhood park area.

Findings and Recommendation:

This GAP amendment is otherwise consistent with applicable Municipal environmental plans and regulations, particularly the *Anchorage Wetlands Management Plan* and the *Anchorage Coastal Zone Management Plan*, as implemented in the previous and forthcoming wetland permits. It reflects the recommendations of the Volume 3, 1987 *Anchorage Park, Greenbelt, and Recreation Facility Plan*. No adverse comments were received during the case review. As long as the current plat case for this new single-family area in HLB Parcel 6-036, and future platting actions in the north sections of Alpine View Estates provide for the new Girdwood Access Road and other utility and trail features outlined in Municipal plans, the Planning Department finds this plan amendment consistent with the intent of the GAP for this section of Girdwood Valley. The GAP's land use and development intentions and assumptions for this area remain in place with this amendment and the associated changes in development patterns. The representative public and the public process remain well served with these relatively minor land use changes.

The Planning Department recommends:

- The Girdwood Area Plan, Chapter 7 Land Use Maps 10 & 11 (following page 46) shall be amended (subject to final surveys), per *Exhibit D*, as follows:
 1. An approximate area of 1.93 acres in HLB Parcel 6-036 is changed from open space and commercial recreation to single-family residential.
 2. An approximate area of 8.74 acres in Alpine View Estates is changed from single-family residential and open space to entirely open space.
 3. An approximate area of 2.5 acres in Alpine View Estates is changed from open space to multi-family residential.

ATTACHMENTS:

Exhibit A	GAP Land Use Map 11
Exhibit B	Outline of GAP Amendment Area and Rezone
Exhibit C	Proposed Amendments to GAP Land Use Map 11
Exhibit D	Details of GAP Amendments

Exhibit "A"

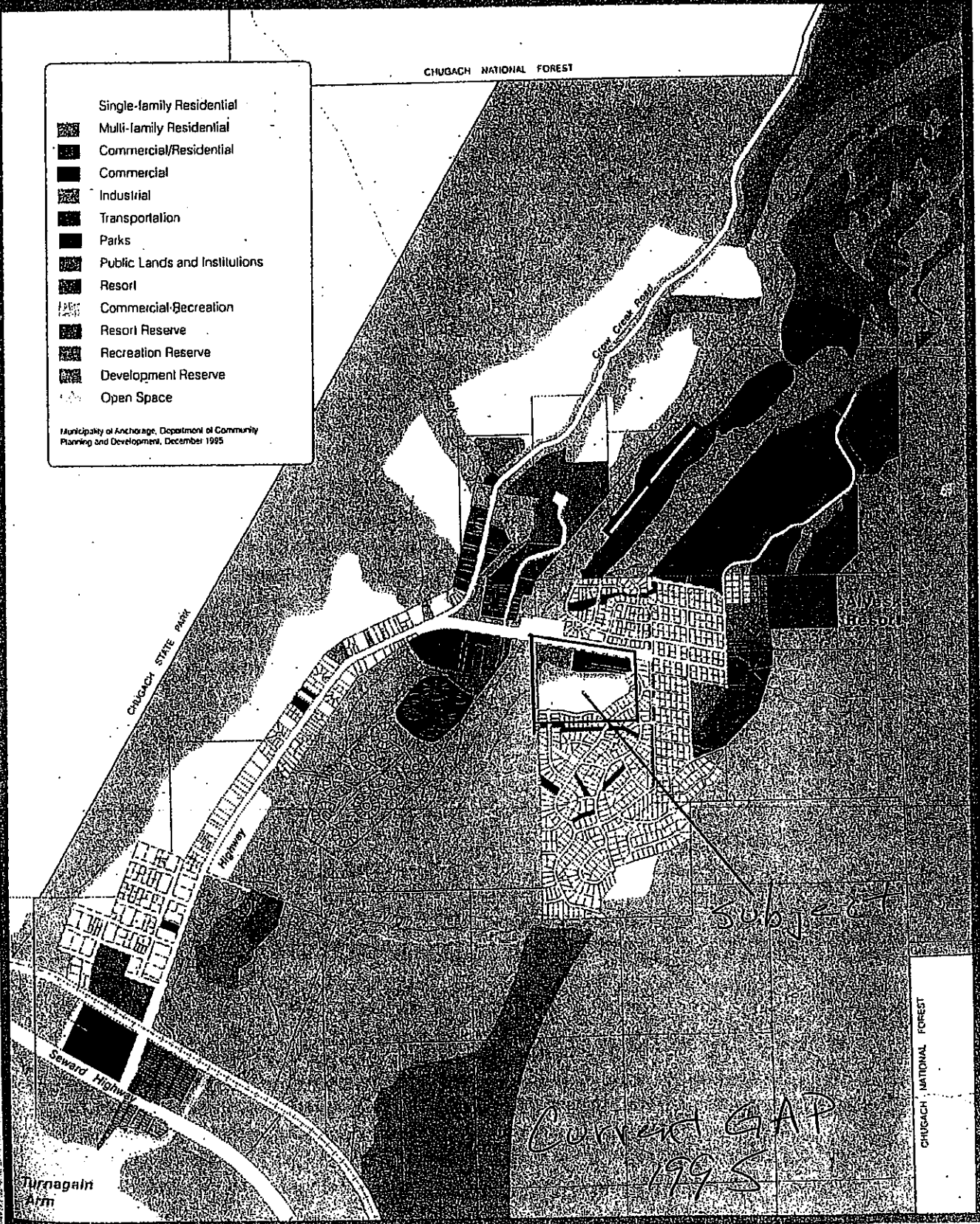
Girdwood Area Plan

Land Use Plan (Lower Valley Enlargement)



[Pattern]	Single-family Residential
[Pattern]	Multi-family Residential
[Pattern]	Commercial/Residential
[Pattern]	Commercial
[Pattern]	Industrial
[Pattern]	Transportation
[Pattern]	Parks
[Pattern]	Public Lands and Institutions
[Pattern]	Resort
[Pattern]	Commercial-Recreation
[Pattern]	Resort Reserve
[Pattern]	Recreation Reserve
[Pattern]	Development Reserve
[Pattern]	Open Space

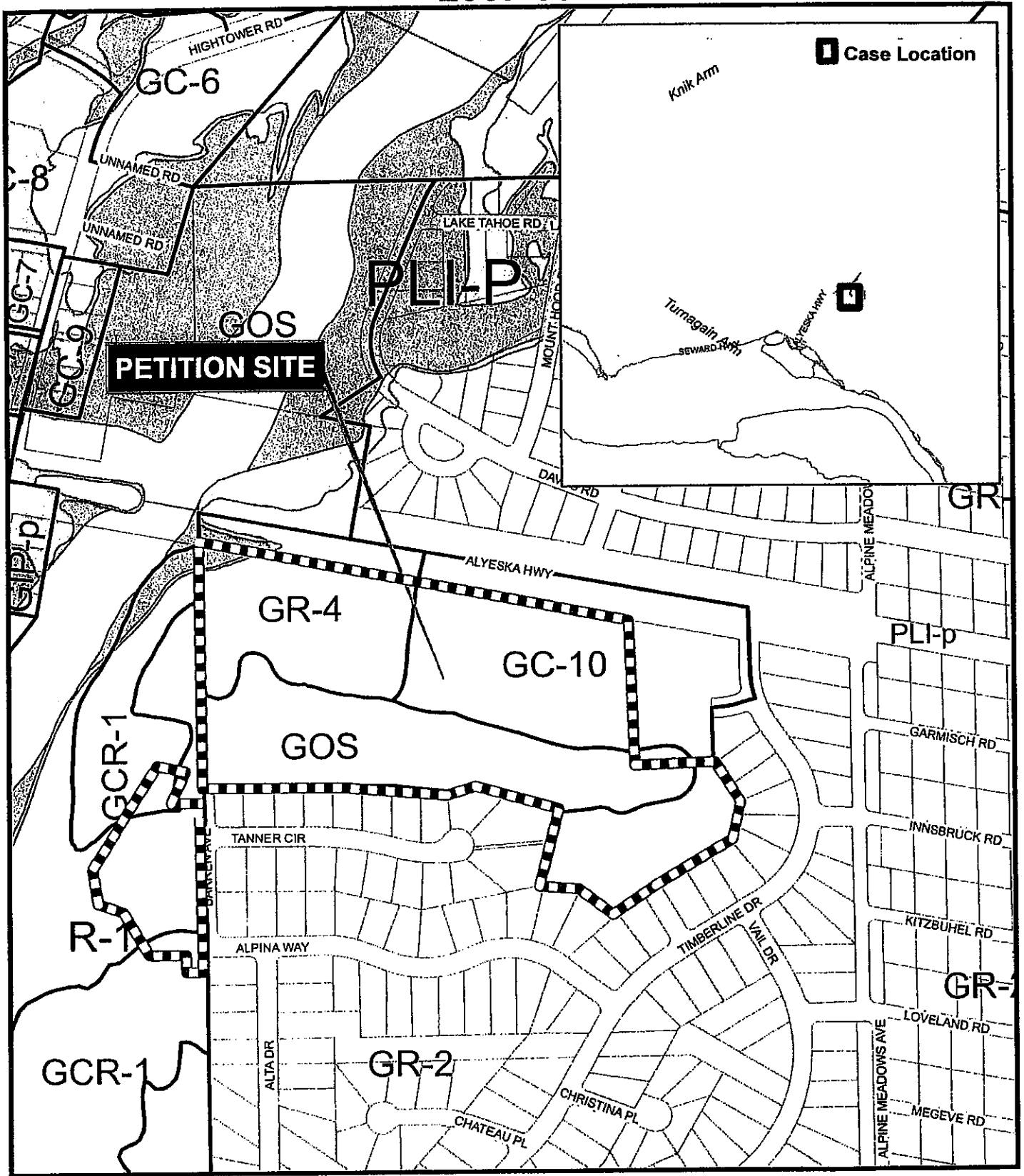
Municipality of Anchorage, Department of Community Planning and Development, December 1995



Correct GAP
1995

REZONE EXHIBIT "B"

2007-082



Municipality of Anchorage
Planning Department

Date: May 23, 2007

Flood Limits

- 100 Year
- 500 Year
- Floodway



EXHIBIT C

THE GIRDWOOD AREA PLAN

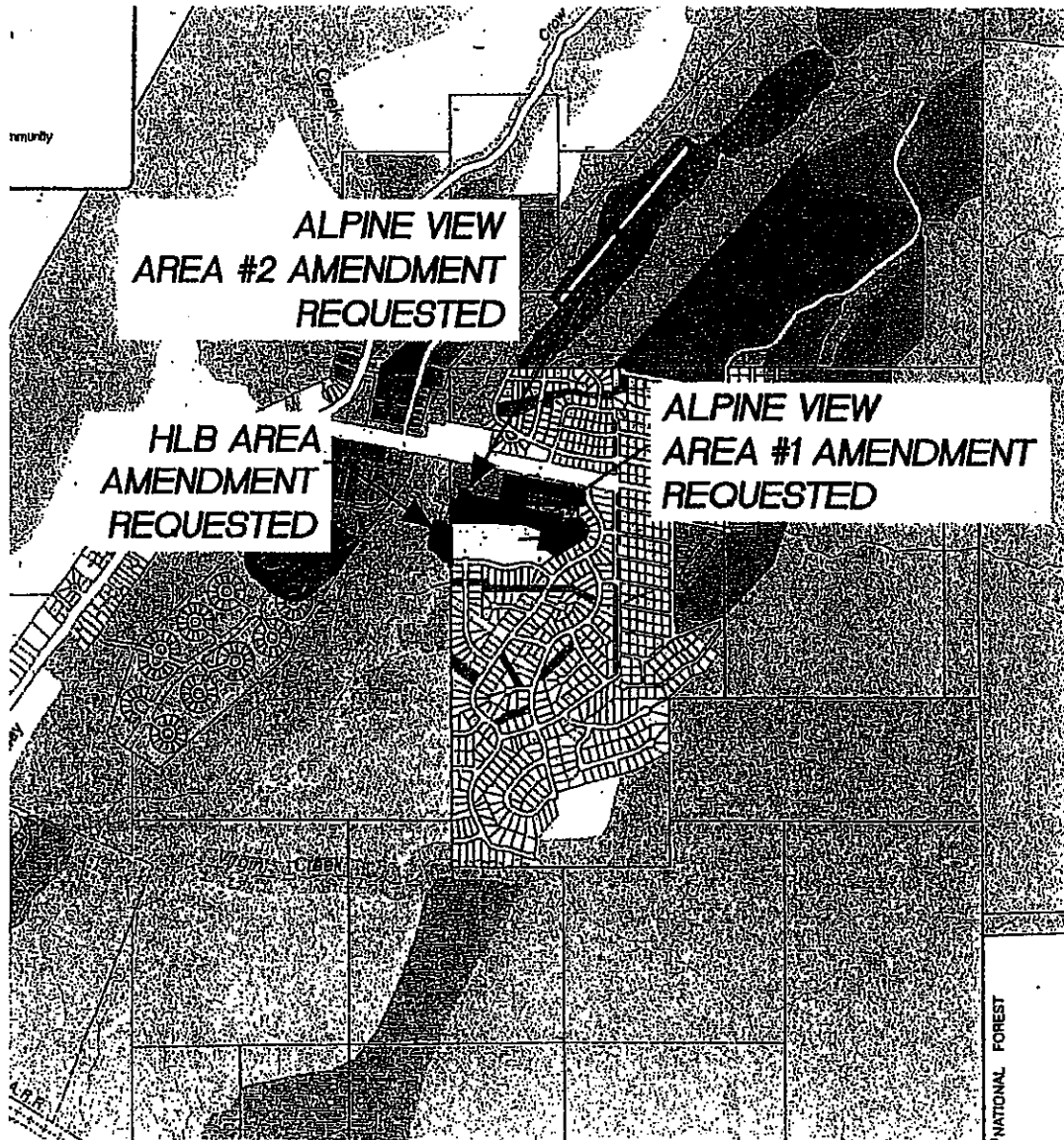
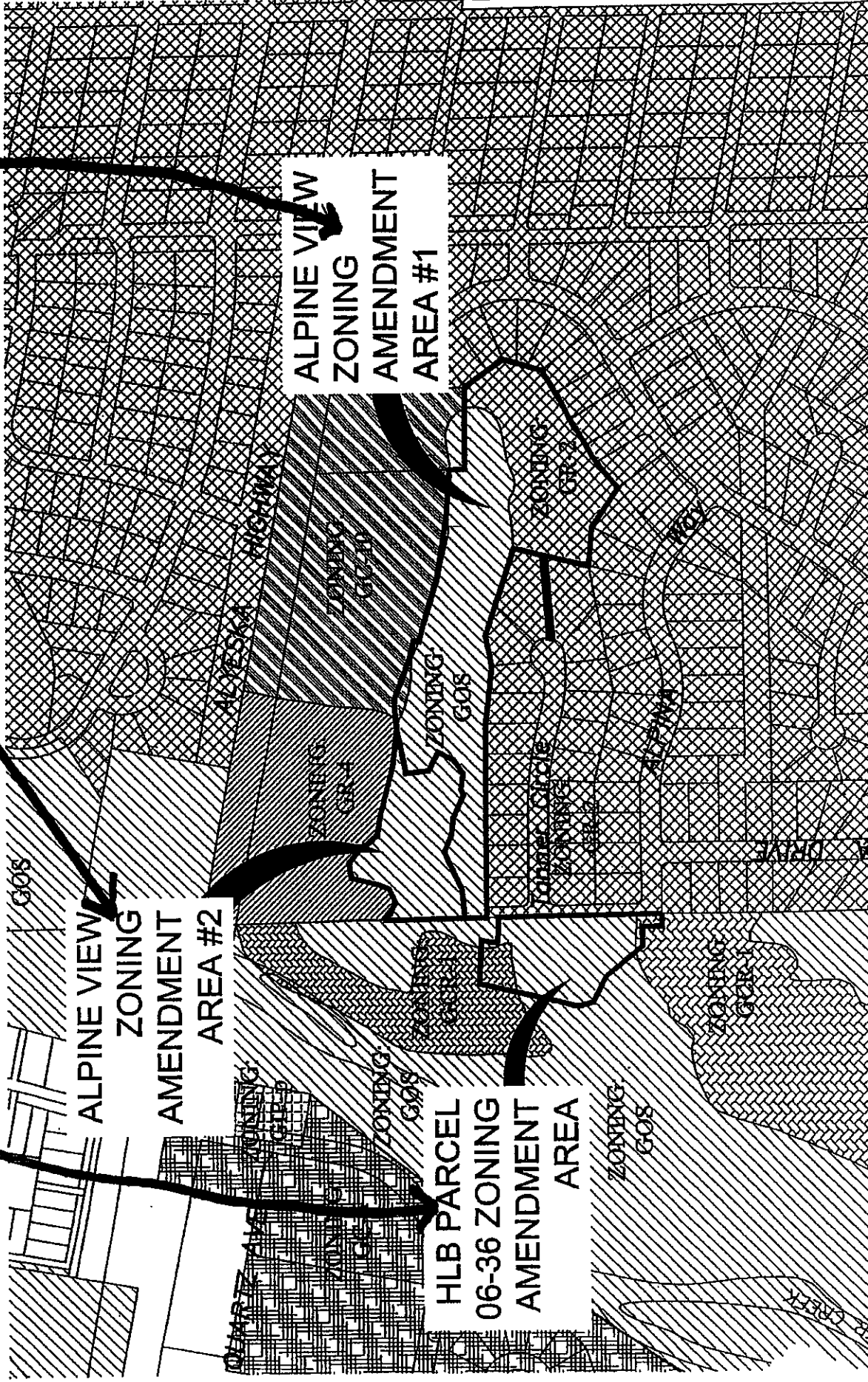


EXHIBIT D

HLB 1.93 ac.
GOS & GCR-1
to Glacier View
to become GR-2

to become
GR-4

area 8.74 ac
GOS & GR-2
to the Muni
to become GOS



APPLICATION SUBMITTAL



07-082
07-086

4/26/2007

Municipality of Anchorage
Planning and Zoning
Attn: Jerry Weaver

Re: Request for Amendment to the Girdwood Area Plan

Dear Mr. Weaver;

Attached is a narrative that outlines our request for an Amendment to the Girdwood Area Plan. The amendment is to facilitate the rezone and platting action necessary to fulfill the agreement between Tim Caban (Alpine View Estates) and the Municipality of Anchorage Heritage Land Bank, per A.O. 2005-72.

If you have any questions or comments, please don't hesitate to let me know.

Regards,

Tony Hoffman PLS
Lantech Inc

REQUEST FOR AMENDMENT TO THE GIRDWOOD AREA PLAN

TR 17C, T10N R2E SEC 17 (Plat 73-220)

And

Tract B, Alpine View Estates Phase 2 (Plat 2005-54)

Introduction:

The purpose of this narrative \ application is to facilitate an Exchange Agreement between the Municipality of Anchorage, Heritage Land Bank and Glacier View, LLC, dated February 22, 2007. In essence, the exchange agreement authorized a land swap between Glacier View LLC, and the Heritage Land Bank. Heritage Land Bank is to receive 8.74 acres owned by Glacier View LLC, located in Alpine View Estates Phase 2, in exchange for 1.93 acres of land located in HLB parcel 06-36, which is located adjacent to and west of Alpine View Estates. HLB parcel 06-36 was subdivided as Tract 17C, Plat 73-220.

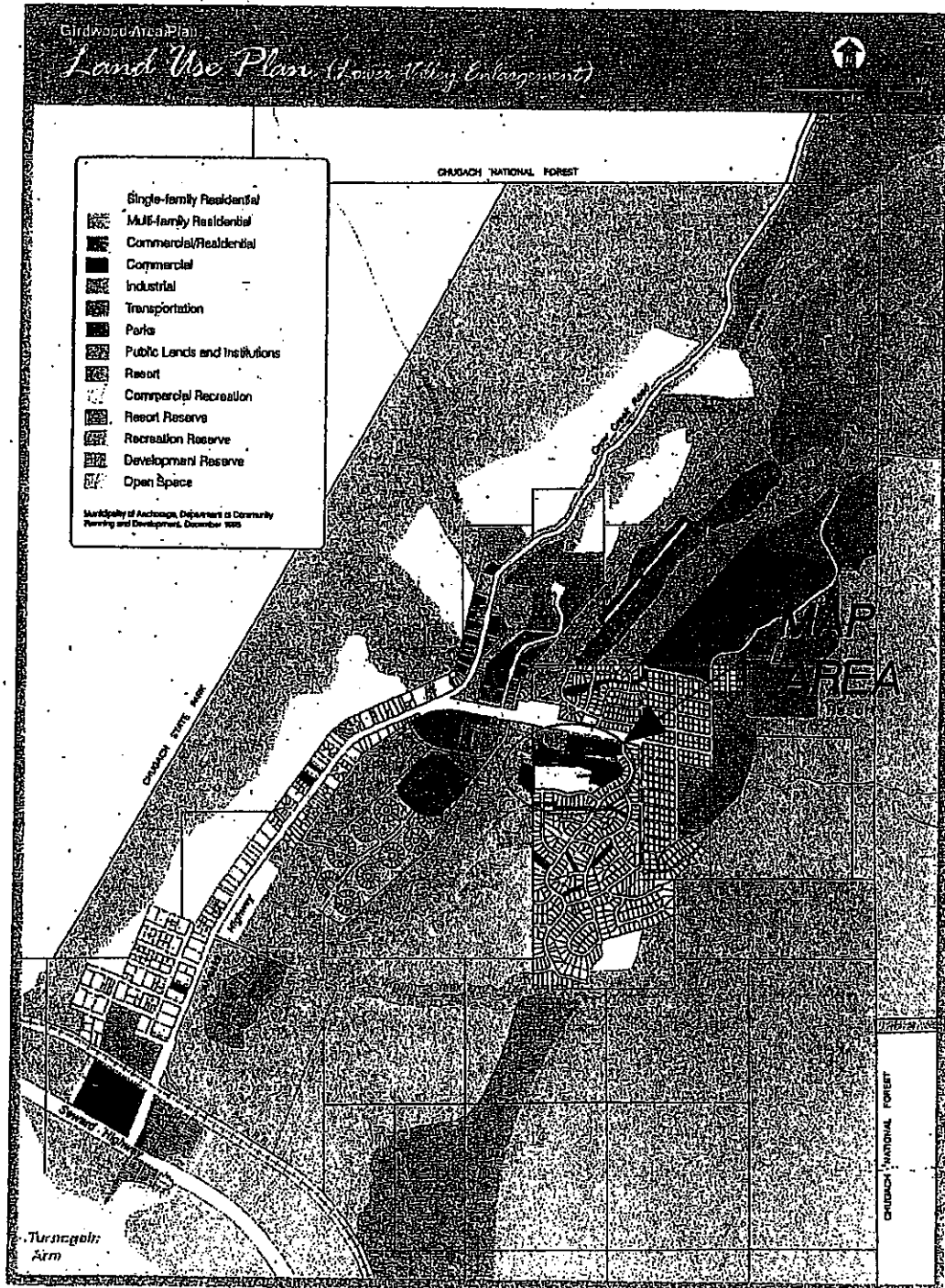
History:

AO 2005-72 was passed by the Assembly on 7/26/2005, and it authorizes the Heritage Land Bank to enter into the Exchange Agreement with Glacier View. The actual Exchange Agreement spells out the terms and responsibilities of both parties in the exchange of land. In the agreement, Glacier View LLC is required to create the parcels of land necessary to facilitate the land swap. To do that, both parcels must be platted to the appropriate areas, and they must be rezoned from the zoning imposed per AMC 21.09 (A.O. 2005-81). Additionally, the Girdwood Land Use Plan must be amended, which is the intent of this request.

Our Proposal:

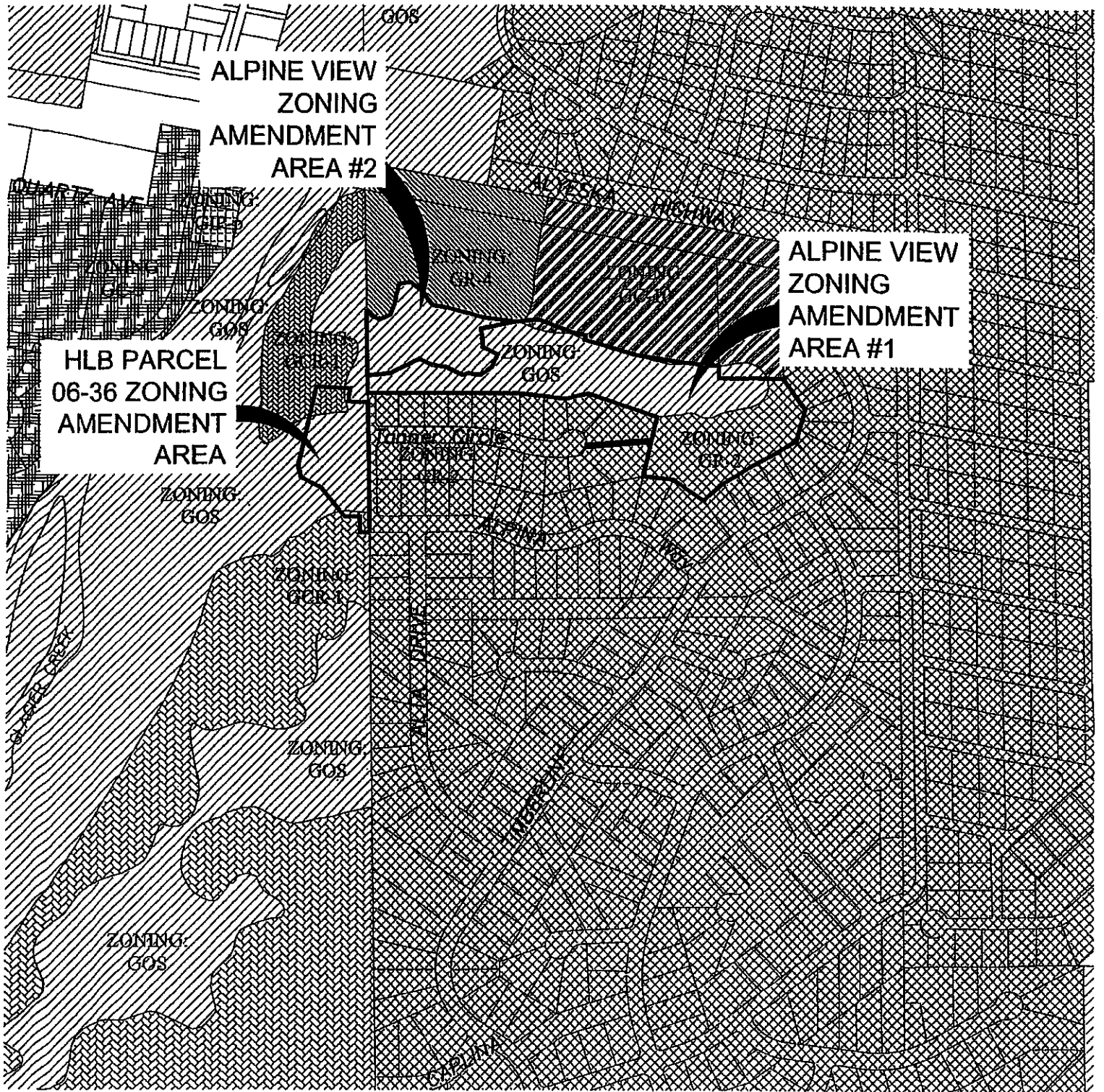
We are requesting amendment of the Girdwood Land Use Maps 10 and 11, that outline the general use areas (see attached Exhibits "A" and "B"). Specifically, we request that the HLB area (*referred to as HLB Area Amendment Area on the attached exhibit map "B"*) be designated Residential, and the area referred to as *Alpine View Area #1 Amendment Area on the attached exhibit map "B"* be redesignated as Open Space. Additionally, we request that the area referred to as *Alpine View Area #2 Amendment Area on the attached exhibit map "B"* be redesignated as Multi Family Residential in the Girdwood Area Plan.

REQUEST FOR AMENDMENT TO THE GIRDWOOD AREA PLAN



Chapter 7. Land Use Plan Map 11

EXHIBIT "A"



There is a large number of people who are not interested in the study of the history of the world, but who are interested in the study of the history of their own country. This is a very common mistake, and it is one that should be corrected. The history of the world is not only interesting, but it is also very important. It is the history of the world that has shaped the world we live in today. It is the history of the world that has given us the world we live in today. It is the history of the world that has given us the world we live in today.

Company Name, U.S.
P.O. Box 278
City-State, Zip Code

Notary Acknowledgment
Subscribed and sworn to before me this _____ day of _____, 20____.
Notary Public for the State of Texas

only a few

10-10-67 725 10/10/67 10/10/67

Approved By: _____ Date: _____
 I declare that the above is a true and correct copy of the original.

Notary Acknowledgment:

Submitted and sworn to before me this _____ day of _____, 2007,
by _____
Notary Public _____ by _____

Daily Max - Scale: 1"=4000'

7	8	9	10
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15	20	25	30
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Alpine View Estates
Phase 3
Plot 02

**Tracts 82A and 82B; and Lots 1-3, Block 2,
and Lots 1-5, Block 3**

October 22

Start

**WORLDWIDE CONSTRUCTION SURVEYORS-ALTCAD
PLANNERS
ENGINEERS**

DATE & TIME	12-0000	2/20/2007	20070215
BY	CARL M. J. VOLZ	18/02	2007-18
			ACAD 1700

LINE TABLE		
LINE	W/BOARD	INSTRANCE
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There shall be no direct vehicular access to the Alameda Highway from Lot 1, Block 2, Tract 223, or Tract 225.

All vehicular driveways and driveways are shown per old 2025-141 unless otherwise noted.

The 30' Secondary Easement along the North boundary of Lot 1, Block 2, Tract 223 shall be used for utility easements.


All front and lot lines are measured within driveways noted.

All lot corners shall be set with 3/4" IPS" rebar with 1/4" "V" marks.

This quarterly publication contains *very* disquieting articles on the present state of the economy in the United States, and on the problems of the United Kingdom, and on the problems of the Commonwealth. The articles are written by leading economists, and are of a high standard of quality. The publication is well written, and is well illustrated. It is a very good read, and is well worth the price. It is a very good read, and is well worth the price. It is a very good read, and is well worth the price.

[illegible]

	Completed by Participant
--	--------------------------

<p>Surveyor's Certificate</p> <p>I, <u>James L. McHenry</u>, President of the <u>Board of Surveyors</u> of the <u>State of Alaska</u>, do hereby certify that <u>James L. McHenry</u> is a duly qualified and licensed Surveyor of the State of Alaska, and is entitled to practice his profession in the State of Alaska.</p> <p>Witness my hand and the Seal of the State of Alaska, at <u>Juneau</u>, this <u>1st</u> day of <u>January</u>, 19<u>14</u>.</p>	<p>Acceptance</p> <p>The Municipality of <u>Juneau</u>, Alaska, do hereby accept of the foregoing Certificate of the Surveyor of the State of Alaska, and do hereby certify that the same is a true and correct copy of the original.</p> <p>Given at <u>Juneau</u>, Alaska, this <u>1st</u> day of <u>January</u>, 19<u>14</u>.</p> <p>Mayor</p> <p>Surveyor of Municipality</p> <p>Municipal Clerk</p>
<p>Print Approval</p> <p>Read and approved by me, _____</p> <p>My Commission Expires _____</p> <p>Signature of _____</p>	

Legend:

- Fund Growth Investment
- ◆ Fund Maturity
- Fund 3/78 Matur
- Telecommunication and Electric
- Chicago Electric Association, Inc.

Canton, Ohio
June 1980

1000

1

11

Certificate of Ownership and Dedication

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and is being offered for sale to the public by the undersigned.

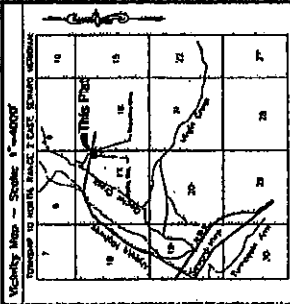
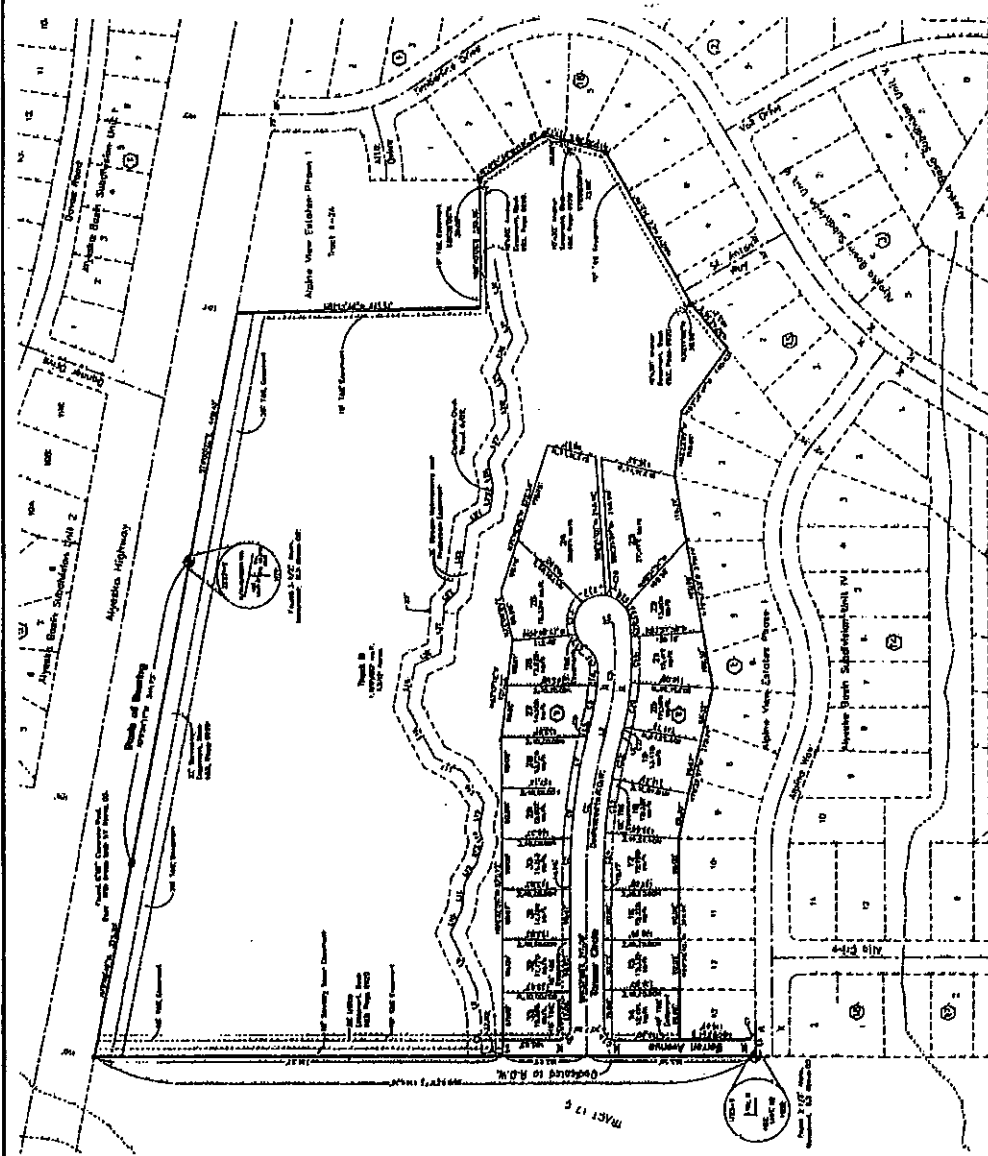
For Sale

County of Canyon

City of...

Table 1: Easement Table

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Alpine View Estates

Phase 2

Lot 14 thru 33, Block 1 and Tract B

Section 4

Map 17-5

City of...

County of...

State of...

Surveyor's Certificate

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and is being offered for sale to the public by the undersigned.

For Sale

County of Canyon

City of...

Acceptance of Dedication

I, the undersigned, do hereby accept the dedication of the above described property for the use and benefit of the public.

For Sale

County of Canyon

City of...

Notarization

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and is being offered for sale to the public by the undersigned.

For Sale

County of Canyon

City of...

Legend

- 1. Road Centerline
- 2. Road Right-of-Way
- 3. Road Easement
- 4. Road Right-of-Way
- 5. Road Easement
- 6. Road Right-of-Way
- 7. Road Easement
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- 95. Road Easement
- 96. Road Right-of-Way
- 97. Road Easement
- 98. Road Right-of-Way
- 99. Road Easement
- 100. Road Right-of-Way

Include w/plan amendment

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)		Name (last name first)	
Glacier View LLC		Lantech, Inc.	
Mailing Address		Mailing Address	
P.O. BOX 201		440 West Benson Blvd., Suite 103	
Girdwood, Alaska 99587		Anchorage, Alaska 99503	
Contact Phone: Day: 907-783-3297	Night:	Contact Phone: Day: 562-5291	Night:
Fax:		Fax: 561-6626	
E-mail:		E-mail: mail@lantechi.com	

*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): 075-163-39-000 , 075-104-01-000

Site Street Address:

Current Legal Description (use additional sheet if necessary)

Tract "B", Alpine View Estates, Phase 2 (Plat 2005-54) and Tract 17C, T10N R2E SEC 17 (Plat 73-220)

Zoning: Various

Acreage: 10.3

Grid #: SE4815

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.

4.9.07

Date

Signature (Agents must provide written proof of authorization)

Accepted by:

PL per JW

Poster & Affidavit:

YES

Fee:

\$88.00

Case Number:

2007-082

Application for Zoning Map Amendment continued

COMPREHENSIVE PLAN INFORMATIONAnchorage 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/Open Space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre.

Girdwood-Turnagain Arm:

- ☐ Commercial ☐ Industrial ☒ Parks/Open Space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☒ Residential at _____ dwelling units per acre.

ENVIRONMENTAL INFORMATION

- Wetlands Classification: ☐ None ☒ "C" ☐ "B" ☒ "A"
Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
Floodplain: ☒ None ☐ 100 Year ☐ 500 Year
Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in the last 5 years for all or portion of site)

- ☐ Rezoning Case Number: _____
☒ Preliminary Plat ☒ Final Plat Case Number(s): S-10930
☒ Conditional Use Case Number(s): _____
☐ Zoning Variance Case Number(s): _____
☐ Land Use Enforcement Action for: _____
☐ Building of 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 time frame for development.
☒ Draft Assembly ordinance to effect rezoning.
- Optional: ☐ 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.

2007 082

Wed Apr 11, 10:23:38, 2007

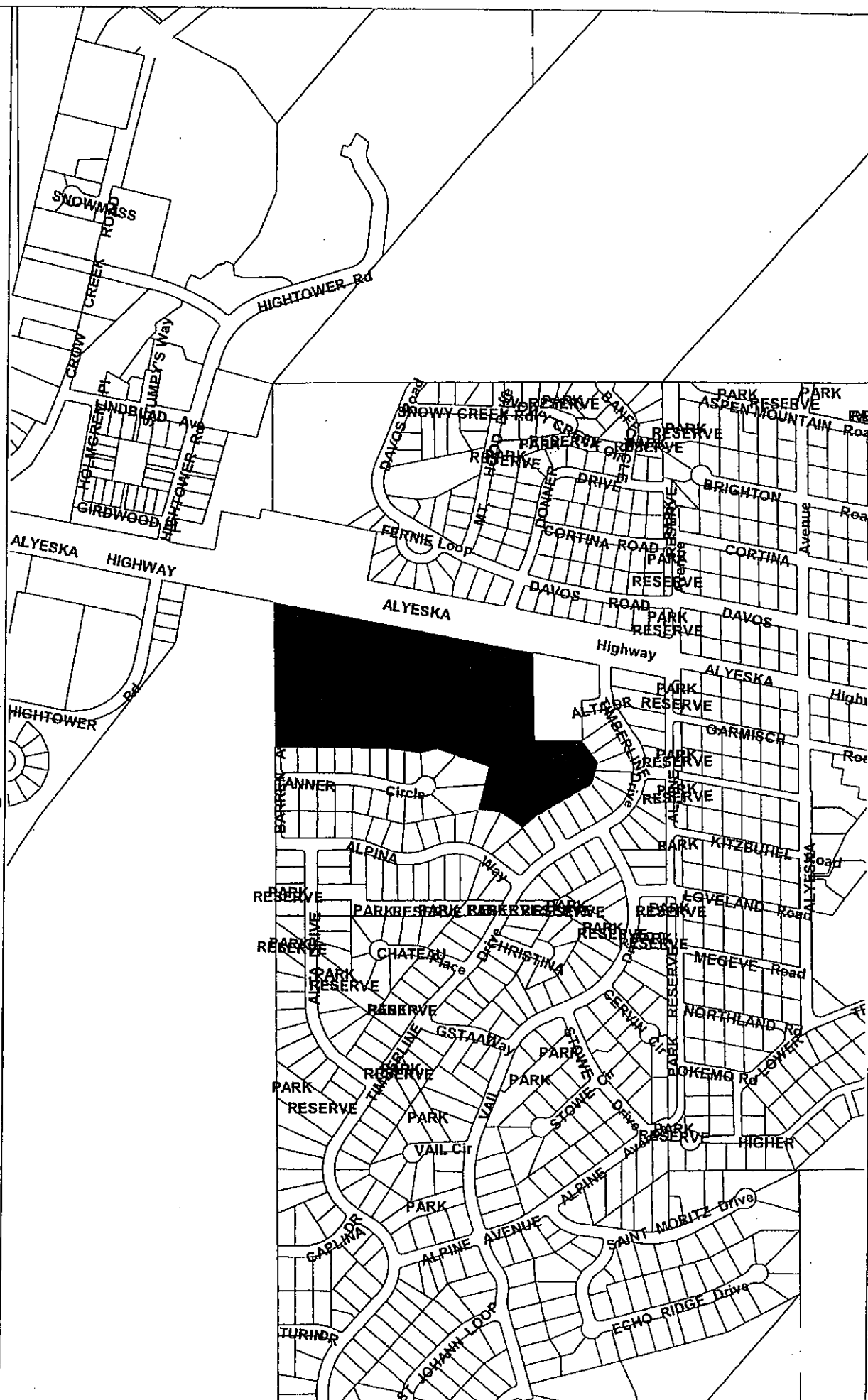
Map: Parcels-Basic Layers



Scale 1:8000

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REQUEST FOR REZONE - NARRATIVE

TR 17C, T10N R2E SEC 17 (Plat 73-220)
And
Tract B, Alpine View Estates Phase 2 (Plat 2005-54)

"ATTACHMENT A"

Introduction:

The purpose of this narrative \ application is to facilitate an Exchange Agreement between the Municipality of Anchorage, Heritage Land Bank (HLB) and Glacier View, LLC, dated February 22, 2007. In essence, the exchange agreement authorized a land swap between Glacier View LLC, and the HLB. HLB is to receive 8.74 acres owned by Glacier View LLC, located in Alpine View Estates Phase 2 (*referred to as Alpine View Zoning Amendment Area #1 on the attached exhibit maps*), in exchange for 1.93 acres of land located in HLB parcel 06-36, which is located adjacent to and west of Alpine View Estates (*referred to as HLB Parcel 06-36 Zoning Amendment Area on the attached exhibit maps*). HLB parcel 06-36 was subdivided as Tract 17C, Plat 73-220.

History:

AO 2005-72 was passed by the Assembly on 7/26/2005, and it authorizes the HLB to enter into the Exchange Agreement with Glacier View. The actual Exchange Agreement spells out the terms and responsibilities of both parties in the exchange of land. In the agreement, Glacier View LLC is required to create the parcels of land necessary to facilitate the land swap. Additionally, both parcels must be platted to the appropriate areas, and they must be rezoned from the zoning imposed per AMC 21.09 (A.O. 2005-81).

The Girdwood Land Use Plan must be amended, and that request has been submitted to the Planning and Zoning Commission as well .

Our Proposal:

We are requesting amendment of the HLB Tract, and portions of Tract B, Alpine View Estates, as outlined and shown on the attached exhibits. Specifically, we request that the HLB area, (*referred to as HLB Parcel 06-36 Zoning Amendment Area on the attached exhibit maps*) currently designated as GCR-1 and GOS, be designated GR-2 (Residential) and the area within Alpine View Estates , (*referred to as Alpine View Zoning Amendment Area #1 on the attached exhibit maps*) currently designated as GR-2 and GOS, be entirely designated as GOS (Open Space). Finally, we are requesting another small area within Tract "B" of the Alpine View Estates (*referred to as Alpine View Zoning Amendment Area #2 on the attached exhibit maps*) currently designated as GOS, be entirely designated as GR-4 (Residential).

REQUEST FOR REZONE - NARRATIVE

Narrative

This proposed rezoning is appropriate for the following reasons:

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;*
- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or*
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.*

Once the proposed amendment to the Girdwood Area Plan is amended, this proposed zoning amendment will conform to it

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:*
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.*
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.*
- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.*
- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.*

The proposed zoning amendment will allow a density that is consistent with the multi-family type development of the surrounding property. It is also consistent with the Comprehensive Development Plan goals and policies in the area.

B. A zoning map amendment may be approved only if it is in the best interest of

REQUEST FOR REZONE - NARRATIVE

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 effect.):

a. Environment;

The proposed amendment will benefit the environment by allowing development in a suitable area of the HLB parcel 06-36, in exchange for expanding an existing area of open space land.

b. Transportation;

The proposed amendment will not significantly impact the surrounding area in terms of transportation. The existing vehicular and pedestrian circulation system will be sufficient to accommodate the additional 5 units that are proposed.

c. Public Services and Facilities;

The parcel will be serviced by public sewer, water, gas, telephone and electricity, which are all readily available near by.

C. Land Use Patterns;

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?

The zoning in the subject area that was enacted by AMC 21.09 (Girdwood Land Use Regulations) did not take into account the Land Exchange Agreement, A.O. 2005-72. The exchange has necessitated this rezone.

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?

The planned development for the property is planned to start in the Spring/Summer of 2007 or 2008, and should be completed within 3 to 7 years. Public utilities are readily available in the area, and should not be a factor in the timing of the project.

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

REQUEST FOR REZONE - NARRATIVE

*of land from this use category (i.e., residential, commercial, industrial)
might be regained elsewhere in the community?*

This rezoning does not effectively change the use or density of this area. The Girdwood Area Plan will be modified so the zoning will be consistent with our proposed zoning.

Content Information**Content ID :** 005314**Type:** Ordinance - AO

Ordinance amending Girdwood Area Plan in Alpine View Estates

Title: Phase 2, Tract B, and in a Portion of Tract 17C, T10N, Section 17, S.M., AK,**Author:** perrysu**Initiating Dept:** Planning**Description:** Girdwood Area Plan Amendment PZC Case 2007-086**Keywords:** Girdwood Area Plan Amendment**Date Prepared:** 8/2/07 2:01 PM**Director Name:** Tom Nelson**Assembly Meeting Date:** 8/14/07**Public Hearing Date:** 9/11/07

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 CLERK'S OFFICE
 H.O.A.

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	8/2/07 2:19 PM	Checkin	perrysu	Public	005314
Planning_SubWorkflow	8/2/07 6:42 PM	Approve	nelsontp	Public	005314
ECD_SubWorkflow	8/3/07 9:28 AM	Approve	thomasm	Public	005314
OMB_SubWorkflow	8/3/07 1:01 PM	Approve	mitsonjl	Public	005314
Legal_SubWorkflow	8/3/07 1:05 PM	Approve	fehlenrl	Public	005314
MuniManager_SubWorkflow	8/3/07 4:31 PM	Approve	abbottmk	Public	005314
MuniMgrCoord_SubWorkflow	8/3/07 4:31 PM	Approve	abbottmk	Public	005314