

Application for Zoning Map Amendment

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



PETITIONER*			PETITIONER REPRESENTATIVE (if any)		
Name (last name first):			Name (last name first):		
Mailing Address:			Mailing Address:		
City	State	Zip	City	State	Zip
Contact Phone – Day:		Evening:	Contact Phone – Day:		Evening:
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):		
Site Street Address:		
Current legal description: (use additional sheet if necessary)		
Existing Zoning:	Acreage:	Grid #:
Proposed Zoning:		
Existing use:	Proposed use (if any):	

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 ensure 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.

Signature

☐ Owner

☐ Representative

(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Meeting Date:
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): ☐ Class A ☐ Class B

Anchorage 2040 Land Use Designation:

☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

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 Zone
Floodplain: ☐ None ☐ 100 year ☐ 500 year
Seismic 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 Corps of Engineers ☐ Municipality of Anchorage

SUBMITTAL REQUIREMENTS (Only one copy of applicable items is required for initial submittal)

1 copy required: ☐ Signed application (original)
☐ Ownership and beneficial interest form

14 copies required: ☐ Signed application (copies)
☐ Signatures of other petitioners (if any)
☐ Map of area to be rezoned
☐ Map of area surrounding proposed rezoning, including zoning and existing uses
☐ Narrative statement explaining:
☐ need and justification for the rezoning
☐ the proposed land use and development
☐ the probable timeframe for development
☐ an analysis of how the proposal meets the rezoning criteria on page 3 of this application
☐ Summary of community meeting(s)
☐ Proposed special limitations, if any

(Additional information may be required.)

APPLICATION CHECKLIST

1. Contact Current Planning at 907-343-7931 to verify which criteria below need to be addressed (A or B) for the rezoning being requested.
2. Zoning map amendments require a minimum of 21,000 square feet of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160C.)
3. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

(A) REZONINGS WHEN A COMPREHENSIVE PLAN MAP AMENDMENT IS REQUIRED (AMC 21.03.160H)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160H.7. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

(B) REZONINGS TO IMPLEMENT THE COMPREHENSIVE PLAN OR REMOVE A SPECIAL LIMITATION (NO COMPREHENSIVE PLAN AMENDMENT REQUIRED) (AMC 21.03.160I)

The assembly may approve a rezoning initiated under this subsection if it is found that:

1. It is consistent with the comprehensive plan; and
2. It would not result in an objective risk to health or safety; and
3. It does not conflict with other City, State and Federal codes, regulations, and ordinances.