

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-026

A RESOLUTION RECOMMENDING DENIAL OF THE REZONE OF APPROXIMATELY 72.66 ACRES FROM R-8 (RURAL RESIDENTIAL – LARGE LOT) DISTRICT TO R-6 (SUBURBAN RESIDENTIAL – LARGE LOT) DISTRICT FOR PROPERTY DESCRIBED AS THE N ½ OF THE SE ¼ OF SECTION 25, T12N, R3W, S.M., ALASKA EXCEPTING THE NW ¼ OF THE NW ¼ OF THE SE ¼ OF SECTION 25, T12N, R3W, S.M., ALASKA, AND LOT 2, VERGASON-JONES SUBDIVISION (PLAT 98-178); GENERALLY LOCATED SOUTH OF UPPER DE ARMOUN ROAD, WEST OF CANYON ROAD AND EAST OF MESSINIA STREET, IN ANCHORAGE.

(Case 2014-0219; Parcel ID Nos. 017-073-06 and 017-074-06)

WHEREAS, a request was received from Big Country Enterprises, LLC, to rezone approximately 72.66 acres from R-8 (rural residential – large lot) district to R-6 (suburban residential – large lot) district for property described as the N ½ of the SE ¼ of Section 25, T12N, R3W, S.M., Alaska excepting the NW ¼ of the NW ¼ of the SE ¼ of Section 25, T12N, R3W, S.M., Alaska, and Lot 2, Vergason-Jones Subdivision (Plat 98-178), generally located south of Upper De Armoun Road, west of Canyon Road and east of Messinia Street, in Anchorage; and

WHEREAS, public hearing notices were published, posted, and mailed, and a public hearing was opened on April 6, 2015; and

WHEREAS, all present wishing to testify had the opportunity to address the Commission on April 6, 2015; and

WHEREAS, the Chair, having called for anyone else wishing to testify and hearing no response, closed the public hearing on April 6, 2015; and

WHEREAS, the case was continued to the June 1, 2015 meeting at which time the Commissioners deliberated and decided the matter before the Commission.

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

- A. The Commission makes the following findings of fact:
1. The request before the Commission is to rezone a 72.66-acre parcel and Lot 2, Vergason-Jones Subdivision from R-8 (rural residential – large lot) district that requires a minimum five acre lot size, to R-6 (suburban residential – large lot) district that requires a minimum 1.25 acre minimum lot size.
 2. The Commission addressed the need for more housing in Anchorage, but found that an increase in density does not need to happen on this particular site with the proposed R-6 zoning. The 2012 Housing Study found that there is a need for more housing in Anchorage; however the

results of the study determined that there was an oversupply of large lot zoned land for single-family residential development. What the Anchorage community does not have enough of is small lot development served by public utilities and services.

3. The Commission could not support the rezone request based on the soils tests that were submitted and the comments from On-Site Services that some of the lots will not be able to support on-site septic systems. Soils tests have been performed, and the soils report indicates that most of the property has marginal to impermeable soils.
4. The Commission referenced comments from On-Site Water and Wastewater Services that stated further research on the dry drainageways is needed to determine if there is surface water, as septic tanks and drainfields are required to be at least 100 feet from surface water. There are elevated nitrates in neighboring wells and a nitrate study will be required prior to development of a subdivision.
5. The *Hillside District Plan*, which is the guiding comprehensive plan for this property, doesn't indicate that the rezone is inconsistent with the Land Use Plan Map in terms of density. However, one of the policies in the *Hillside District Plan* indicates that the same land use designations should be maintained in this area as were established prior to the beginning of this plan. In that respect, the rezone is not consistent with the *Hillside District Plan*.
6. From a general point of view, this proposal is not necessarily a good urban plan. It is not necessarily good to expand the low-density sprawl in the community throughout the Hillside. What is needed is more compact development concentrated near employment centers as the comprehensive plan recommends.
7. Adding more housing to the Hillside is clearly a risk with respect to the groundwater and the flow into Rabbit Creek. It would add more vehicle trips onto a substandard street which is strip paved without shoulders or sidewalks. This is not the right proposal at this particular site.
8. The issue is that this property is in an area where there are lots that are the same size as what is proposed to be developed with this rezone petition. However, those lots were platted and developed prior to the implementation of the current zoning. If the adjoining property were to be zoned today, the zoning would be reconsidered as public testimony has proved that there are some problems with some of those smaller lots.

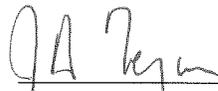
9. With the R-8 zoning it is less likely that problems will be created with larger lot development in a fragile environment, and the R-8 zoning is the most appropriate zoning for this particular area.
- B. The Commission recommends DENIAL to the Anchorage Assembly that approximately 77.62-acres be rezoned from R-8 (rural residential - large lot) district to R-6 (suburban residential - large lot) district by a vote of 8 nays and 1 abstention.

DENIED by the Anchorage Planning and Zoning Commission on June 1, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 6th day of July, 2015.



Jerry T. Weaver, Jr.
Secretary



J.A. Fergusson
Chair

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