



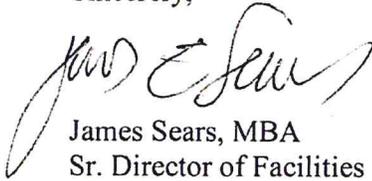
May 23, 2019

RE: Southcentral Foundation 4330 Elmore Property

To Whom It May Concern:

This Letter Authorizes R&M Consultants, Inc. to represent Southcentral Foundation on 4330 Elmore Road properties for Municipal Planning, Permitting and Platting activities. If you have questions or concerns, please contact me at 907-729-5261 or at jsears@SouthcentralFoundation.com.

Sincerely,



James Sears, MBA
Sr. Director of Facilities

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): Zernia, Ed, Project Manager, Southcentral Foundation		Name (last name first): Le, Van, AICP, R&M Consultants, Inc.	
Mailing Address: 4501 Diplomacy Drive, Anchorage, AK 99508		Mailing Address: 9101 Vanguard Drive, Anchorage, AK 99507	
Contact Phone – Day: 907-729-4955 Evening:		Contact Phone – Day: 907-646-9659 Evening:	
Fax:		Fax:	
E-mail: EZernia@SouthcentralFoundation.com		E-mail: vle@rmconsult.com	

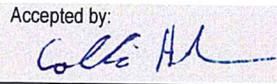
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 008-024-05-000, and 008-024-06-000		
Site Street Address: 4330 Elmore Road, Anchorage, AK 99508		
Current legal description: (use additional sheet if necessary) Athenian Village Tract G5, and Athenian Village Tract G6		
Existing Zoning: PLI-SL	Acreage: 1.7	Grid #: SW1735
Proposed Zoning: B3 - General Business District		
Existing use: Habilitative Care, Health Services, Vacant		Proposed use (if any): Habilitative Care, Health Services, Office

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.


 Signature Owner Representative 11/22/2019
 (Representatives must provide written proof of authorization) Date


 Print Name

Accepted by: 	Poster & Affidavit: 2/1/	Fee: \$2,830	Case Number: 2020-0014	Requested Meeting Date: 2/11/20 PZC 2/10/20
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COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 Major Elements - site is within or abuts:

- Major employment center Redevelopment/mixed use area Town center
 Neighborhood commercial center Industrial reserve
 Transit-supportive development corridor District/area plan area: University Medical (UMED) District Plan

Chugiak-Eagle River Land Use Classification:

- Commercial Industrial Parks/open space Public lands/institutions Town center
 Transportation/community facility Alpine/slope affected Special study area Development reserve
 Residential at _____ dwelling units per acre Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

- Commercial Industrial Parks/open space Public lands/institutions Resort
 Transportation/community facility Alpine/slope affected Special study area Reserve
 Residential at _____ dwelling units per acre Mixed use Rural homestead

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): S12514
 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

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

- 1 copy required: Signed application (original)
 Ownership and beneficial interest form
- 35 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. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. 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). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
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.

INTRODUCTION

The Southcentral Foundation (SCF) is exploring the development potential of three lots at the northwest corner of Elmore Road and Tudor Road (site address 4330 Elmore Road). The site is currently home to SCF's Detox Services (Ernie Turner building) and SCF aims to redevelop the site to provide improved detox services, habilitative care, and health care services, as well as office space to meet more of their customer-owner needs. The proposed project will include construction of a new building and other site improvements. SCF intends to continue use of the existing facilities on site during construction of the proposed building to provide uninterrupted services to customers at the Ernie Turner center.

Preliminary Plat S12514 for proposed Tracts G5 and G6 (Plat 83-62) and Tract G4-1 (Plat 2007-114), Athenian Village Subdivision has been submitted and conditionally approved by the MOA Planning Department on October 7, 2019. The outstanding condition of approval for the replat is the approval of this proposed rezone. See [Attachment 1. Preliminary Plat S12514 Application and Approval.](#)

In order to allow the new development, a replat of the three lots into one must occur. Two lots, Tracts G5 and G6, are currently zoned Public Lands and Institutions with Special Limitations (PLI-SL) and the third, Tract G4-1, is zoned General Business District (B3). Since the replat will create an unallowable split-zoned lot, this application is being submitted to rezone the two PLI-SL zoned parcels to B3 as a condition of the replat approval.

Background:

Due to changes in State guidelines related to Residential Drug and Alcohol Treatment Centers, detox services must be run by a medical provider. These services were previously provided by Cook Inlet Tribal Council (CITC), as part of the Ernie Turner Center located at 4330 Elmore Road. Since CITC does not provide medical services, they are no longer permitted to operate the detox portion of the facility. SCF partnered with CITC to operate the detox portion of the program. As part of the partnership, SCF purchased the former Ernie Turner Center building and land owned by CITC. SCF previously owned the two adjacent properties (to the north and to the west). Now that SCF owns all three properties, they are proposing to develop a building that meets more of their customer-owner need of the Tudor Centre Campus.

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

LOCATION

The proposed rezone is located at northwest corner of Tudor Road and Elmore Road, site address 4330 Elmore Road, Anchorage, 99508.

Property Tax ID: 008-024-05-000 and 008-024-06-000

Current Legal Description: Athenian Village Tract G5 and Athenian Village Tract G6

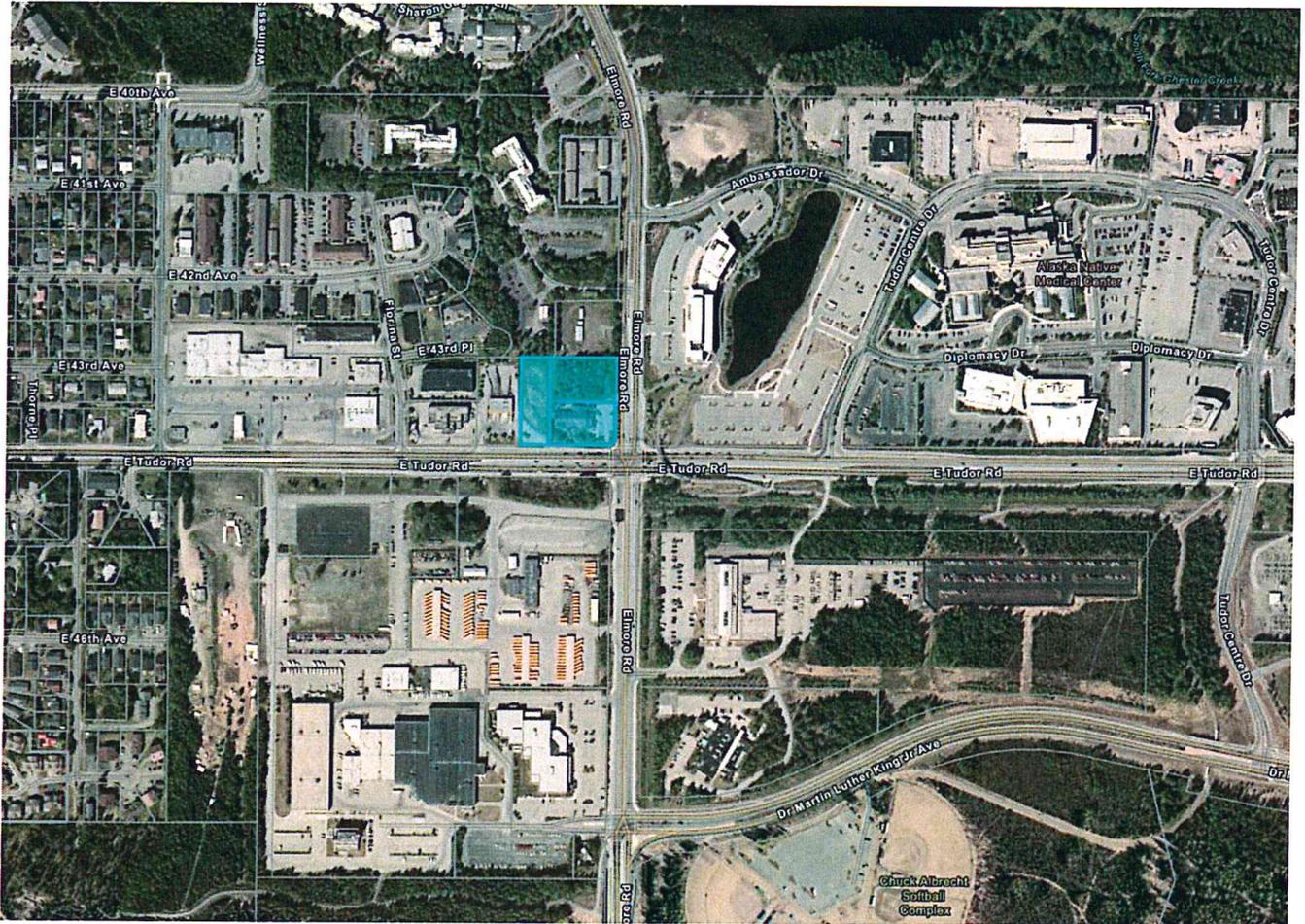


Figure 1. Project Location

LAND USE & ZONING

Existing Zoning:

Zoning for Tract G5 and G6 is PLI-SL. The Special Limitations were placed on the property through AO No. 2002-106(s) and include limitations on principal permitted uses, accessory uses and conditional uses allowed on site. Conditional uses allowed by AO 2002-106(s) include quasi-institutional uses, health care facilities and health services, and correctional community residential centers (CCRCs). See Attachment 3 AO No, 2002-106(s).

Adjacent zoning includes R-3 to the north, B-3 to the west, east and south, and PLI to the southeast. See Figure 2. *Area Zoning Map* below:

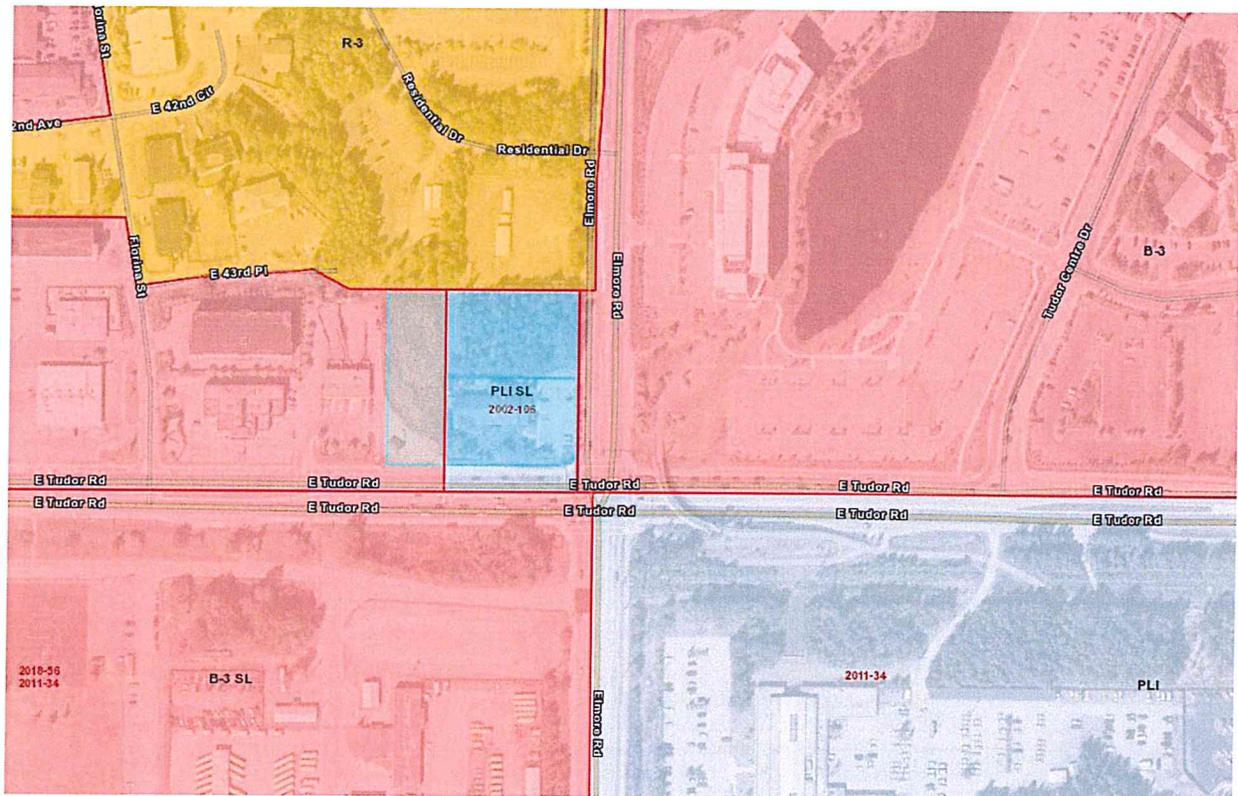


Figure 2. *Area Zoning Map*

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

Existing Land Use:

Athenian Village Tract G5 is currently being used for the SCF Detox Services center, also known as the Ernie Turner center. Currently the municipal land use classification is commercial nursing home and meets the definition of “quasi-institutional house” as stated in the Use Determination Letter from the MOA Planning Department, Land Use Review Section.

As stated in a Use Determination Letter, AMC Title 21 currently has no definition for a “quasi-institutional use.” In 2002 when the ordinance containing the special limitations was written, AMC 21.03.020 defined Quasi-institutional house as “a residential facility located in a structure or residence or any living unit thereof designed, used or intended for use as a human habitation, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, or emotional infirmity, or any combination thereof, in a family setting as part of a group rehabilitation and/or recovery program utilizing counseling, self-help or other treatment or assistance.” See Attachment 4. Use Determination Letter, 4330 Elmore Road.

Adjacent properties to the north in the R-3 zoning district are currently used for commercial activities, including an office building owned by Alaska Pipeline Co and the University of Alaska campus. Multifamily apartment complexes are to the northwest, and commercial uses including a car wash and retail stores are to the west of the proposed rezone properties. South of Tudor Road is the Anchorage School District’s bus storage center, classified as warehouse use. To the east of Elmore Road, land uses include commercial office buildings, parking lots, and the Campbell Creek Greenbelt corridor.

Proposed Zoning:

SCF proposed to rezone Tracts G5 and G6 from **PLI-SL to B-3**. B-3 is the adjacent zoning district of the properties to the west and would more appropriately accommodate the use of the proposed development, has more flexibility in future potential uses of the property, and allow the proposed uses by right.

Proposed Land Use:

Three different functions are proposed for the new building; a detox facility, medical office space and administrative offices. The detox facility will be a 24-hour a day, seven days a week, voluntary customer admission program. The program typically maintains a three to seven day length of stay, occasionally as long as 14 days. The medical office will offer traditional exam spaces as well as behavioral health services.

MOA Planning Department, Land Use Review Section made a use determination that the proposed detox use most closely resembles a Habilitative Care Facility as described in AMC Title 21.05.030B.3, the medical office space is a Health Services use as described in AMC Title 21.05.040F.1, and the administrative offices are Offices as defined in AMC 21.05.050F.3. See Attachment 4. Use Determination Letter, 4330 Elmore Road. A Habilitative Care Facility, Health Services, and Offices are permitted by-right uses in the B-3 zoning district.

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

Overall, discussion at the meeting was in agreement that the project is needed and supported. Council members are in favor of fewer surface parking spaces if possible, but at this stage the number of parking spaces is still undetermined. SCF and the project team are committed to keeping the conversation going with the University Area community. As the project moves forward, following a successful rezone and final replat approval of the property, SCF plans to go back to the council to share new milestones. See [Attachment 6. Community Meeting Summary, Notice and Sign In](#) for more information.

ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.

Rezoning the property to B-3 will allow the by-right use of the land for an improved detox and health services facility that is providing essential services to the Anchorage and greater southcentral Alaskan community. The existing detox facility, housed in the former Ernie Turner Center, provides needed health and habilitative care services to Alaskans. The proposed rezone will support an expansion of the services available, allowing for more Anchorage residents to be treated, as well as new medical office and administrative office space to support the direct improvement of the public's health.

2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s.)

The rezone is in conformance to the comprehensive plan and associated plan maps, and the UMED District Plan.

The 2040 Land Use Plan Map identifies the site as, *Town Center, Traditional Neighborhood Development, Residential Mixed Use, and Transit Corridor without Parks* (some of these designations may be in conflict with one another). General Business district, B-3, is identified as an implementing zoning district of the Town Center, Transit Corridor, and Mixed Use designations.

The UMED District Land Use Plan, approved March 8, 2016 by AO 2015-140, identified Athenian Village Tracts G4-1, G5 and G6 to continue to support a community facility, major institutional use, which includes medication centers and social service providers. This will be accomplished within the B-3 zoning district much the same way as other SCF and Alaska Tribal Health Consortium properties with the UMED district retain their major institutional uses within the B-3 zoning district. Therefore, the proposed development and planning actions are in compliance with the UMED District Plan and the 2040 Land Use Plan Map.

Anchorage 2020, Anchorage Bowl Comprehensive Plan identifies the area of the proposed rezone as a major employment center, a redevelopment/mixed use area, and is within the University Medical District Plan (UMED Plan). Major employment center are intended to be the most intensely developed

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

areas of the Municipality and serve as focal points for the highest concentrations of office employment, together with supporting retail and commercial uses. The proposed expansion of the detox center and development of additional medical office space, supported by this rezone, supports the UMED major employment center designation by providing more opportunity for future employment. The redevelopment/mixed use areas have been identified near all major employment centers, supporting medium and high residential densities to enable more people to live close to work.

The proposed rezone support and implements Anchorage 2020, Anchorage Bowl Land Use & Transportation Policy #23: *Major Employment Centers exist at the Downtown, Midtown, and University/Medical areas. Characteristics of these Centers are as follows:*

- *Concentrations of medium-to high density office develop with employment densities of more than 50 employees per acre;*
- *Promotion of compact, mixed commercial/office development where businesses are close enough to walk between;*
- *New buildings oriented to the street with parking located in parking structure or to the side or behind the buildings(s)*
- *A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.*

3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.

The proposed rezoning to B-3 is consistent with the district's purpose. The B-3 General Business district is *"intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities....In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed- use projects are allowed,"* (AMC 21.04.030.D). Anthenian Village Tract G4-1 is currently zoned B-3 and the rezoning of the two currently zoned PLI-SL parcels would continue to meet the intent of the established B-3 district; and allow the replat of the three lots into one.

The proposed expanded detox and health services facility will remain at the Tudor Road and Elmore Road location, on the northwest corner of a major arterial and minor arterial, within a 2040 Land Use Plan identified town center. Adequate public services and facilities are available, including utilities, motorized and non-motorized access, and transit services in the area. The proposed use of the property complies with the intent of the B-3 district.

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

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.

The existing detox facility, housed in the former Ernie Turner Center on site, is an allowed use in the PLI-SL district, and would remain so in the proposed B-3 district. The use of the rezoned and replatted property will carry forward the detox center use while also providing for expanded health and human services benefiting the Anchorage community. B-3 zoned parcels are adjacent to the SCF property to the west, south and east. To the north is the UAA campus residential housing parking area, zoned R-3. The proposed rezone would be compatible with the surrounding zoning and also supports the existing development of the UMED district.

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.

All facilities and services, including roads, public transit, water, gas, electricity, policy and fire protection, and sewage and waste disposal are currently supporting the uses on site and will continue to support the proposed expanded uses which are allowed in the B-3 district. Adequate levels of service will remain for existing development. Access to the three properties to be replatted are currently from Tudor Road and Elmore Road; proposed driveway access will be from the existing driveway, a relocated driveway on Elmore Road, and the construction of a new cul-de-sac and driveway off East 43rd Place, allowing for increased onsite circulation and access (to be reviewed and permitted through a different land use entitlement). A new non-motorized separated pathway is proposed adjacent to Elmore Road on the property to increase pedestrian connectivity and access around and within the site, improving the facilities and services available to the uses allowed in the B-3 zoning district. See Attachment 5. 4330 Elmore Property Planning, Proposed Detox Facility Site Concept.

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.

The rezone will not result in significant adverse impacts upon the natural environment. Two of the three parcels are already fully or partially developed; including the former Ernie Turner Center and its parking lots, landscaping, and supporting structures, as well as a cleared lot with an established, paved driveway access that currently hosts a drive-through coffee stand. The proposed rezone is taking place adjacent to high traffic volume corridors (Tudor Road, a major arterial, and Elmore Road, a minor arterial), commercial development, utility facilities, and other developed UMED institutions (UAA campus housing and parking area, Alaska Native Tribal Health Consortium, Alaska Native Medical

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

Center, MOA School District bus warehouse to the south, etc.). Rezoning Tracts G5 and G6 from PLI-SL to B-3 will not result in significant adverse impact for water, noise, wildlife as the area is already developed in a manner consistent with the B-3 zoning district. Effective storm water management and use of vegetation will be integrated into the design of the site and will be reviewed as part of the site development and land use approval process.

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.

The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses. Uses to the east are commercial and would be supported by the rezoning from PLI to B-3. The rezone would bring the two tracts in question into the same zoning designation as properties adjacent to the east, south and west, therefore supporting the existing development. ENSTAR has a commercial warehouse adjacent to the north in the R-3 zoning district that will not be significantly impacted by the proposed rezone, replat and expansion of the detox center. The UAA residential parking area in the R-3 zoning district adjacent to the north will not be significantly impacted by the proposed rezone as the new proposed access drive from E 43rd Place and the use of vegetative buffering will be incorporated into the site design to mitigate potential noise, light or other potential adverse impacts.

8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.

The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan. The proposed rezone is in compliance with the policies and goals of the comprehensive plan, supports the UMED district plan, and is consistent with the 2040 Land Use Plan Map (see response to question 2).

9. The rezoning does not result in a split-zoned lot.

The rezoning will not result in a split-zoned lot. Athenian Village Tracts G5 and G6 are currently zoned PLI-SL. Athenian Village Tract G4-1 is zoned B-3. Rezoning Tracts G5 and G6 to B-3 will allow for a successful replat of the three individual lots into one lot without split zoning.

SOUTHCENTRAL FOUNDATION: 4330 ELMORE ROAD REZONE

Application for Zoning Map Amendment from PLI-SL to B3 Supplemental Application Information

ATTACHMENTS

1. Preliminary Plat S12514 Letter of Approval
2. Athenian Village Tracts G1 through G6, Plat 1983-717, and Tracts G3-1 & G4-1 Plat 2007-114
3. AO No. 2002-106(S)
4. Use Determination Letter, 4330 Elmore Road
5. 4330 Elmore Property Planning, Proposed Detox Facility Site Concept
6. Community Meeting Summary, Notice and Sign In

MUNICIPALITY OF ANCHORAGE



Planning Department
Current Planning Division

Phone: 907-343-7943
Fax: 907-343-7927

Mayor Ethan Berkowitz

October 10, 2019

Southcentral Foundation
4501 Diplomacy Drive
Anchorage, AK 99508--5919

RE: Case S12514
Athenian Village Subdivision and Vacation

Dear Applicant:

On Monday, October 07, 2019, the Platting Authority acted on your petition S12514 to subdivide three (3) lots into one (1) tract and vacate a twenty-foot (20') Telephone & Electric and Sanitary Sewer Easement (Plat 83-62 & 2007-114).

The petition was APPROVED.

Special conditions, in addition to those of Title 21, attached by the Platting Authority are on the enclosed Summary of Action. If you have any questions on these conditions or changes, please call our office at 907-343-7943.

PRELIMINARY APPROVAL IS VALID ONLY FOR 24 MONTHS or as otherwise stated in the Summary of Action. Within that time, you must accomplish the following to finalize your request:

1. Negotiate a subdivision agreement with the Development Services Department, Private Development Division, if required.
2. Meet the conditions specified by the Platting Authority which are included in the attached Summary of Action and all applicable provisions of Title 21 of the Anchorage Municipal Code.
3. In the case of subdivision, submit to the Planning Department a properly executed final plat ready for filing.

If you wish to appeal this decision or any of the conditions, we will furnish copies of our appeal procedures. Please note that all appeals must be made within fifteen (15) days of the Platting Authority's action.

Sincerely,

Planning Department
Current Planning Division

cc: R & M Consultants, Inc.
Attn: Dave Hale
9101 Vanguard Drive
Anchorage, AK 99507

S12514 Athenian Village Subdivision, Tract G5-1

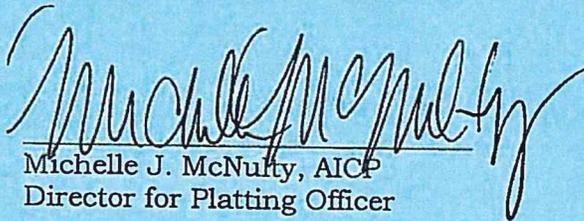
Approval of the vacation of a 20' Telephone, Electric, and Sanitary Sewer Easement running north/south and central within this plat, dedicated via plat 83-62 subject to the following condition:

- 1) Recording a suitable plat within 24 months of approval and any approved time extensions.

Approval of the plat for 24 months subject to the following conditions:

- 1) Resolve utility easements.
- 2) Place the following notes on the plat:
 - a. The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
 - b. Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- 3) Make the following drafting changes:
 - a. In the Platted Area:
 - i. Correct the labels and property boundaries for parcels located south of Tudor Road to reflect those established via plat 2019-15.
 - b. In the Vicinity Map:
 - i. New Seward Hwy shall read as "Seward Hwy."
- 4) Resolve with AWWU Planning, any service connection issues. All unused or unnecessary water and sanitary sewer services must be disconnected per the 2018 AWWU Design and Construction Practices Manual.
- 5) Resolve with AWWU Field Services Office, the need to conduct a private system review to develop proposed Tract G5-1 for commercial or multi-family purposes with public water and sanitary sewer service.
- 6) Successful completion of a rezoning (zoning map amendment) of the platted area to one contiguous zoning district.

- 7) Resolve with Private Development, the need to dedicate a 5 foot public sidewalk easement along the eastern and southern boundaries of this subdivision.
- 8) Enter into a subdivision agreement with Private Development to install the required public improvements to include street, sidewalk, drainage, and street lighting.
- 9) Construct the south half of East 43rd Place and a 41.5 radius cul-de-sac bulb (measured to back of curb) at the eastern terminus as required to meet Access Street standards in accordance with 21.08.050.F.
- 10) Construct a 5-foot attached sidewalk on west side of Elmore Road adjacent to proposed Tract G5-1.
- 11) Resolve with Alaska Department of Transportation & Public Facilities, the need to modify existing and future direct vehicular access to Tudor Road.



Michelle J. McNulty, AICP
Director for Platting Officer

CERTIFICATE OF DIMENSION AND DESIGNATION

THE MUNICIPALITY OF ANCHORAGE, ALASKA, HEREBY CERTIFIES THAT THE PROPERTY INTEREST IN THE PARCELS SHOWN ON THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE MUNICIPALITY'S ZONING ORDINANCES AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER RESTRICTIONS OR EASEMENTS. THE MUNICIPALITY'S ZONING ORDINANCES ARE AVAILABLE FOR REVIEW AT THE MUNICIPAL CLERK'S OFFICE, 1000 W. 11TH AVENUE, ANCHORAGE, ALASKA 99518.

I, **Wendy E. Dowd**, Mayor of the Municipality of Anchorage, Alaska, do hereby certify that the plat shown hereon is a true and correct copy of the original as recorded in the public records of the State of Alaska.

OWNER:
HOME DEVELOPMENT, INC.
11800 W. 11TH AVENUE
ANCHORAGE, ALASKA 99518

BY: **Wendy E. Dowd**
MAYOR
DATE: **9/17/07**

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF August, 2007, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

BY: **Larry E. Dowd**
MAYOR
DATE: **9/17/07**

BY COMMISSION EXPIRES

BENEFICIARY INTEREST

NORTHERN BANK
NORTHERN FINANCIAL CENTER
P.O. BOX 3750
ANCHORAGE, ALASKA 99514-1489

BY: **Robert L. Sisk**
SIGNATURE
DATE: **9/17/07**

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF August, 2007, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

BY: **Robert L. Sisk**
SIGNATURE
DATE: **9/17/07**

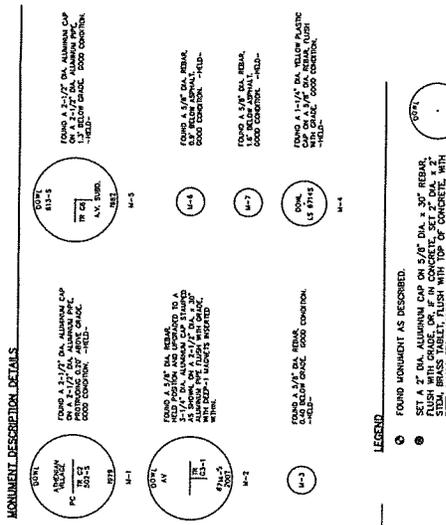
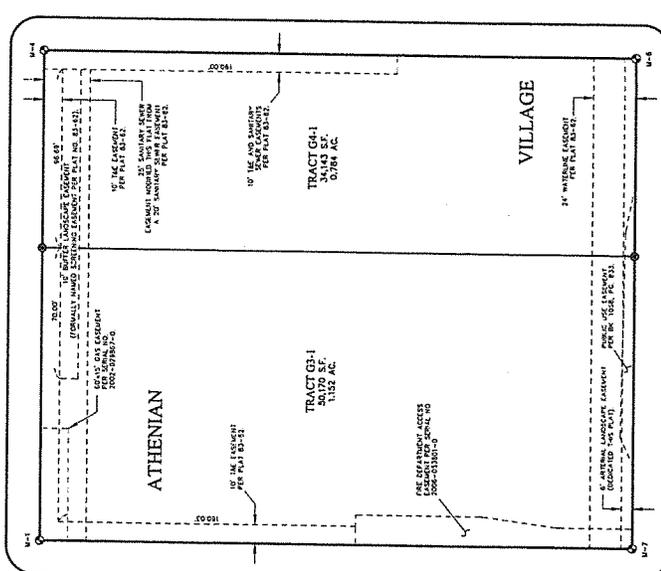
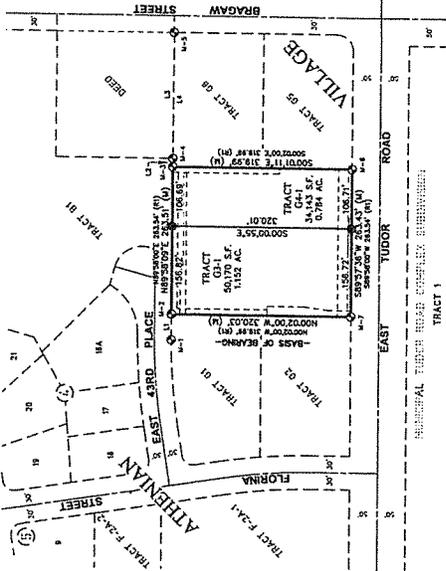
BY COMMISSION EXPIRES

SUBDIVISION CERTIFICATE

I, **Stanley E. Prosser**, Professional Land Surveyor, do hereby certify that the plat shown hereon is a true and correct copy of the original as recorded in the public records of the State of Alaska. The plat shown hereon is a subdivision of the land shown on the plat shown hereon and is subject to the same restrictions and easements as the land shown on the plat shown hereon. The plat shown hereon is a subdivision of the land shown on the plat shown hereon and is subject to the same restrictions and easements as the land shown on the plat shown hereon.

BY: **Stanley E. Prosser**
SIGNATURE
DATE: **9/17/07**

BY COMMISSION EXPIRES



LEGEND

- (M) FOUND MONUMENT AS DESCRIBED.
- (R) SET 1/4" AT 90° TO THE CENTERLINE OF THE ROAD, PLACED WITH CORNER OR IN CONCRETE SET 2" OF REBAR. STEEL BRASS TABLE FLUSH WITH TOP OF CONCRETE. WITH 1/2" DIA. 1" LONGER INSERED WITHIN. TYPICALLY STAMPED: (R)
- (R) RECORD INFORMATION FOR PLAT NO. 83-82.
- (M) MEASURED.
- (T) TELECOMMUNICATIONS AND ELECTRIC.
- (M-1) MONUMENT REFERENCE NUMBER TO DESCRIPTION DETAILS.

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	N 89° 59' 00" E	45.84
L2	N 89° 59' 00" E	45.84
L3	N 89° 59' 00" E	13.00
L4	N 89° 59' 00" E	242.84
L5	N 89° 59' 00" E	242.84
L6	N 89° 59' 00" E	242.84

GENERAL INFORMATION
 APPROVED AND SWORN TO BEFORE ME THIS 17th DAY OF August, 2007, IN ANCHORAGE, ALASKA.
 BY: **Robert L. Sisk**
 SIGNATURE
 DATE: **9/17/07**

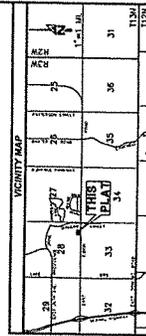
APPROVALS
 DATE: **9/17/07**
 AUTHORIZED OFFICIAL

TAX CERTIFICATION
 ALL REAL PROPERTY TAXES DUE BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT, INCLUDING FULLY PAID TAXES, HAVE BEEN PAID IN FULL AND THE TAX DUE DATE, THERE IS NO DEFERRED TAX DUE ON ANY PROPERTY SUBJECT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

PLAT APPROVAL
 PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY THIS 17th DAY OF August, 2007.

ACCEPTANCE OF DESIGNATION
 THE MUNICIPALITY OF ANCHORAGE, ALASKA, HEREBY CERTIFIES THAT THE PROPERTY INTEREST IN THE PARCELS SHOWN ON THIS PLAT, INCLUDING FULLY PAID TAXES, HAVE BEEN PAID IN FULL AND THE TAX DUE DATE, THERE IS NO DEFERRED TAX DUE ON ANY PROPERTY SUBJECT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

ACCEPTANCE OF DESIGNATION
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ATHENIAN VILLAGE
 TRACTS G3-1 AND G4-1
 1.108 ACRES REZONED FROM R-1 TO R-2.5
 TRACTS G3-1 AND G4-1
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA

4 BOWL
 ANCHORAGE, ALASKA
 DATE: **9/17/07**
 SHEET: **148-13**

NOTARY PUBLIC
 STATE OF ALASKA
 DATE: **9/17/07**

CLERK'S OFFICE
APPROVED
Date: 7-16-02

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: July 16, 2002

Anchorage, Alaska
AO No. 2002- 106(S)

1 AN ORDINANCE APPROVING A REZONING FROM B-3 (GENERAL BUSINESS) TO
2 PLI-SL (PUBLIC LANDS AND INSTITUTIONS) FOR TRACTS G5 AND G6,
3 ATHENIAN VILLAGE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF
4 TUDOR ROAD AND BRAGAW STREET (THE ERNIE TURNER CENTER AND
5 ADJACENT TRACT).

6
7 (University Area Community Council) (Planning and Zoning Commission case 2002-104)(tax Id. No. 008-024-05 and -06)

8
9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

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11 **Section 1.** The zoning map shall be amended by designating the following described
12 property as PLI-SL (Public Lands and Institutions with Special Limitations) zone:

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14 Tracts G-5 and G-6, Athenian Village Subdivision

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20 landscaping shall be installed along Tracts G-5 and G-6 lot lines adjacent to Bragaw
21 Street and Tudor Road. The west lot lines of Tracts G-5 and G-6 shall be planted with
22 visual enhancement landscaping. Landscaping for Tract G-6 lot lines shall be installed at
23 the time of building permit approval for Tract G-6. All other landscaping shall be per
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- 25
26 2. Submitting a current as built for Tract G-5 to Land Use Enforcement and the Planning
27 Department.
- 28
29 3. Estimating the maximum anticipated staffing for Tracts G-5 and G-6 and submitting a
30 current parking plan for Tract G-5.
- 31
32 4. Development of Tract G-6 will require a Planning and Zoning Commission public
33 hearing to amend the conditional use and site plan.
- 34
35 5. Access via Bragaw Street is preferred; access to Tudor Road requires a valid driveway
36 permit and approval from the Alaska Department of Transportation and Public Works,
37 and would be a shared driveway with Tract G-4.

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6. All other conditions of the existing Conditional Use Permit remain in effect.

7. A Notice of Zoning Action and the Resolution shall be filed with the State of Alaska District Recorders office. Proof of such shall be submitted to the Department of Planning.

Special Limitations – the following uses are allowed:

Principal permitted uses

- a. parks, parkways, greenbelts, land reserves, open spaces and related facilities
- b. day care and 24 hour child care facilities
- c. housing for the elderly
- d. offices and centers for family self sufficiency service

Accessory uses

- a. uses and structures clearly incidental and customarily accessory to permitted uses and structures

Conditional uses

- a. quasi-institutional uses
- b. health care facilities and health services
- c. correctional community residential centers (CCRCs)

Section 2. The Director of the Planning Department shall change the zoning map accordingly.

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

1 | immediately upon passage and approval. The Director of the Planning Department shall
2 | change the zoning map accordingly.

3 |
4 | PASSED AND APPROVED by the Anchorage Assembly this 16th day of
5 | July 2002.

6 |
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8 | 
9 | _____
10 | Chair

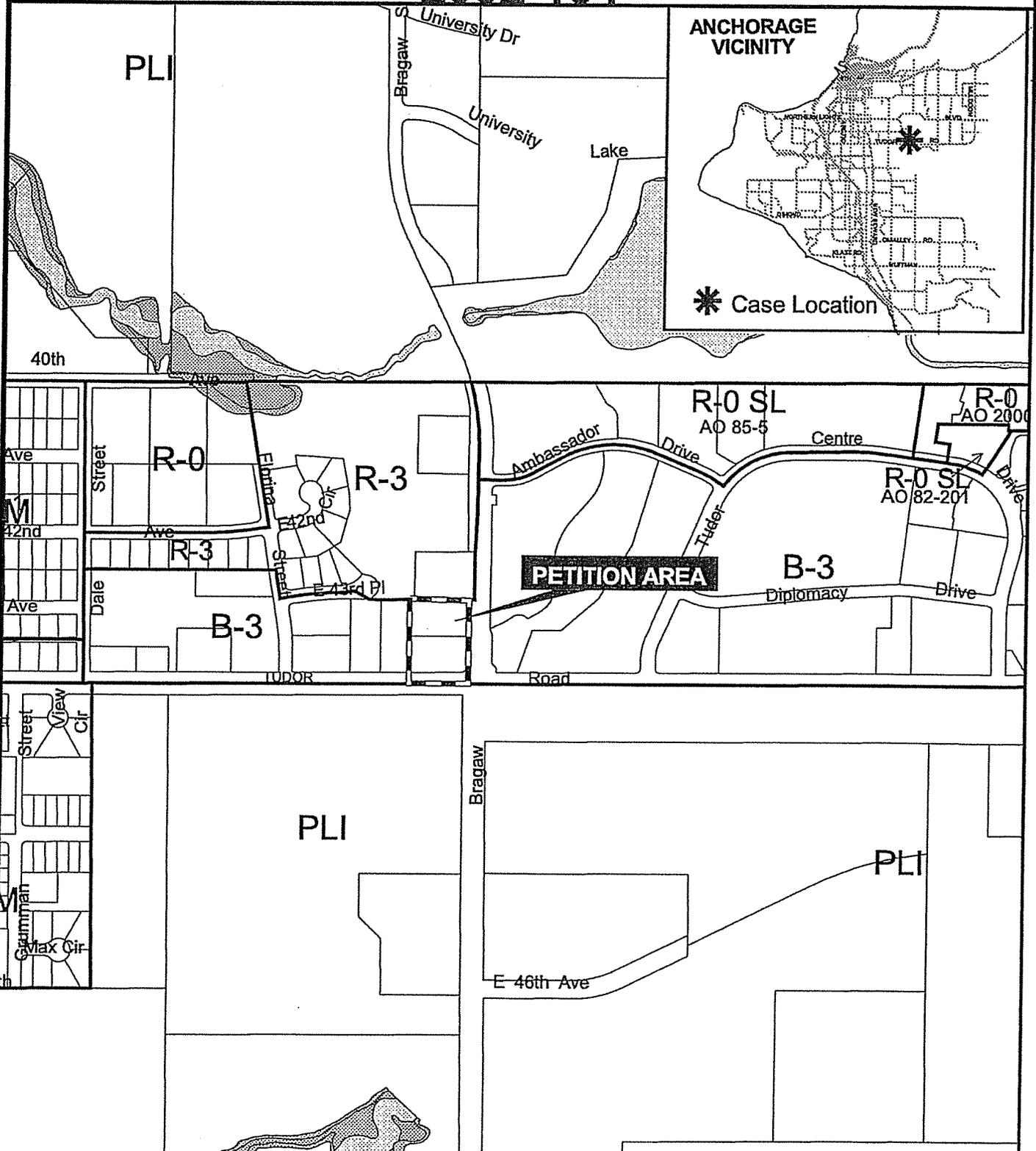
11 | ATTEST:

12 |
13 |
14 | 
15 | _____
16 | Municipal Clerk
17 |
18 |

(2002-104) (008-024-05, -06)

EXHIBIT - A

2002-104



Municipality of Anchorage
Planning Department



Date: APRIL 11, 2002

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet



MUNICIPALITY OF ANCHORAGE



Planning Department
Land Use Review Section

Phone: 907-343-7909
Fax: 907-343-7927

Mayor Ethan Berkowitz

July 31, 2019

Ed Zernia, Construction Project Manager
Southcentral Foundation
4501 Diplomacy Drive
Anchorage, AK 99508

Mr. Zernia,

This letter is in response to the request submitted on your behalf by Van Le, AICP, of R&M Consultants, Inc. for Southcentral Foundation's proposed development at 4330 Elmore Road, Anchorage, Alaska. The site is legally described as Tracts G-4-1, G-5, and G-6 of Athenian Village Subdivision, Parcel ID #008-024-09-000, 008-024-05-000, and 008-024-06-000.

Taryn Oleson, AICP, Planner & Public Involvement Coordinator for R&M Consultants, Inc., provided a narrative for the proposed use of a new five-story building for the Southcentral Foundation. The narrative and application describe three different functions in the new building. A detox facility is described as a 24-hour a day, seven days a week, voluntary customer admission program. The program typically maintains a three to seven day length of stay; occasionally as long as 14 days. Secondly, a medical office will offer traditional exam spaces as well as behavioral health services, and the third function will be administrative offices to support the detox and medical office areas.

This office determines the proposed detox use most closely resembles a Habilitative Care Facility as described in AMC Title 21.05.030B.3., the medical office space is a Health Services use as described in AMC Title 21.05.040F.1., and the administrative offices are Offices as defined in AMC 21.05.050F.3.

The proposed site, Tracts G-5 and G-6 of Athenian Village Subdivision at 4330 Elmore Road, is located within the PLI-SL (Public Lands and Institutions with Special Limitations) zoning district. Anchorage Ordinance 2002-106(s) (enclosed) contains the special limitations for this site. The special limitations include landscaping requirements, a Planning and Zoning Commission public hearing, and dictate the allowed uses. By-right uses include parks, day care, housing for the elderly and offices and centers for family self-sufficiency services. Conditional uses allowed under the special limitations include quasi-institutional uses, health care facilities and health services, and correctional community residential centers.

AMC Title 21 currently has no definition for a "quasi-institutional use." In 2002 when the ordinance containing the special limitations was written, AMC 21.35.020 defined *Quasi-institutional house* as "a residential facility located in a structure or residence or any living unit thereof designed, used or intended for use as a human habitation, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, or emotional infirmity, or any combination thereof, in a family setting as part of a group rehabilitation and/or recovery program utilizing counseling, self-help or other treatment or assistance."

Use Determination
Habilitative Care, Health Services and
Associated Administrative Offices
July 31, 2019

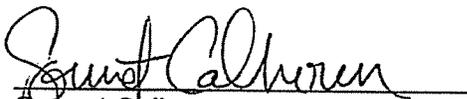
AMC 21.05.030B.3 currently defines a *Habilitative Care Facility* as "a residential facility, other than a correctional center or transitional living facility, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, or emotional infirmity, or any combination thereof, as part of a group rehabilitation and/or recovery program utilizing counseling, self-help, or other treatment or assistance, including, but not limited to, substance abuse rehabilitation..."

The PLI-SL district allows for a Habilitative Care Facility as a conditional use under the quasi-institutional uses listed in the special limitations, and the Health Services and Office as a conditional use under the healthcare facilities and health services section listed in the special limitations of AO 2002-106(s).

Tract G-4-1 is zoned B-3 (General Business) district. A Habilitative Care Facility, Health Services, and Offices are permitted by-right uses in the B-3 zoning district.

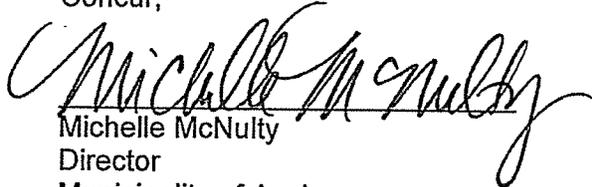
Please feel free to contact our office if you have any additional questions or concerns.

Sincerely,



Sonnet Calhoun
Land Use Reviewer
Municipality of Anchorage
Planning Department
907-343-8353

Concur,



Michelle McNulty
Director
Municipality of Anchorage
Planning Department

Appeal: This use determination may be appealed to the Zoning Board of Examiners and Appeals (ZBEA) in accordance with AMC 21.03.050B. The appeal may be brought by any party of interest for the application no later than 20 days after the date of service of the decision. The appeal fee is \$1,080 and is required to be paid at the time the appeal is submitted. If the ZBEA fully overturns the decision of the director, then the fee will be returned. If the ZBEA overturns the decision of the director in part, then half of the fee will be returned. Please contact the Current Planning Section for more information.

Enclosure:

Anchorage Ordinance 2002-106(s)

CLERK'S OFFICE
APPROVED
Date: 7-16-02

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: July 16, 2002

Anchorage, Alaska
AO No. 2002- 106(S)

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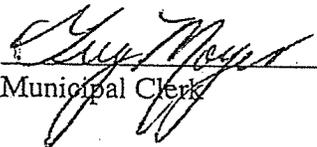
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5 July 2002.

6
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9 _____
Chair

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11 ATTEST:

12
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14 
15 _____
16 Municipal Clerk
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18 (2002-104) (008-024-05, -06)

4330 ELMORE LAND USE PLANNING PUBLIC MEETING SUMMARY

University Area Community Council Meeting

October 2, 2019

ATTENDEES:

- Van Le, AICP, R&M Consultants, Inc. Planning Manager
- Alex Cetina, Southcentral Foundation Improvements Specialist

ATTACHMENTS:

- 4330 Site Concept Figure
- Sign in from Meeting (to be provided by UACC when available)

SUMMARY

To keep the community informed and to meet the MOA's Title 21 Public Meeting requirement for a rezone, South Central Foundation (SCF) and R&M Consultants, Inc. (R&M) attended the October 2nd, 2019 University Area Community Council (UACC) Meeting. Prior to this meeting, postcard mailers advertising the meeting were sent out to 300 addresses of record within 600 feet of the project address (500 feet is required by code) with 21 days of notice. The adjacent community council, Campbell Park, was also included in the mailer notification.

In the lead up to the October 2nd public meeting, R&M and SCF attended the September 4th, 2019 UACC to introduce the project and share preliminary information.

PROJECT OVERVIEW:

SCF is proposing to replat three lots into one lot to facilitate a new detox facility, also known as Habilitative Care Facility. Title 21 land use regulations prevent a new building from crossing lot lines. Combining the three lots into one lot allows for a new building to be constructed that will serve SCF's new detox facility needs as well as support services on the other floors. These uses, yet to be determined, may include administrative offices and behavioral health services.

Because the three lots are in different zoning districts, SCF is required to rezone the three lots into one zoning district before any development is permitted. Currently, two of the lots are B3 (General Business District) and one lot is PLI-SL (Public Lands and Institutions District with Special Limitations). The existing detox facility has 16 beds and the proposed new medical detox facility will have 26 beds to meet growing demand and complies with the number of beds permitted by Title 21 within the B3 Zoning District.

DISCUSSION

PURPOSE AND NEED

Overall there was agreement that the project is needed and supported. One person mentioned they have visited friends and family at the current detox facility. As part of this project, SCF is providing public benefits including better pedestrian amenities through a pathway along Elmore Road, connectivity through the proposed northern driveway access, pedestrian access to the building without having to cross the parking lot, open space for patrons, buffer landscaping etc.

LAND USE

The rezoning to B3 implements and furthers the goals of the adopted Anchorage 2040 Land Use Plan. The B3 zoning district is also compatible with the rest of the Alaska Native Medical campus, as well as properties to the west, which are also zoned B3.

UACC supports Anchorage's Live.Work.Play initiative and would like to see mixed use at this location if possible. Mixed use with residential will be incompatible since medical detox service is a private and confidential treatment program for SCF customers.

PARKING

Parking is determined by several factors including the uses within the facility which has not been determined beyond the first floor detox use, Title 21 land use code requirements and MOA Traffic Engineer requirements for a traffic impact analysis (TIA). At this stage, the number of parking spaces is still undetermined. The project will analyze the necessary number of parking spaces for operations and balance that with ensuring there is adequate parking provided to not impact the rest of the medical campus and surrounding area. UACC is in favor of fewer surface parking spaces.

The Rustic Goat on West Northern Lights Boulevard is an example of how reduced on-site parking can have off-site impacts to the surrounding neighborhood. The Municipality worked with the property owners of Rustic Goat to develop a new parking lot across the street to meet the parking demands and to mitigate the spillover impacts.

SCF is also proposing to add parking spots in the basement of the building. Surface and structure parking are very expensive to build, which is another reason why SCF is committed to limit parking spaces to what is necessary and justifiable. Someone mentioned a shared parking agreement with the Native Hospital on the east side of Elmore Road. Shared parking agreements are not permitted if they require the crossing of an arterial such as Elmore Road.

ACCESS

SCF is proposing a new access at the northwest corner of the site as recommended by the Anchorage Fire Department and Traffic Department during early site concept discussions of the proposed new detox facility. The access will require the construction of a cul-de-sac at the east end of East 43rd Place. This additional driveway will ease emergency response, refuse pick-up, and mail deliveries. The proposed driveway requires an easement across University of Alaska – Anchorage (UAA) property. Early discussions with UAA show

support for the easement. The proposed driveway will also be signed as private to discourage cut through traffic and will be maintained by SCF.

UACC prefers that the existing driveway onto Tudor be eliminated because of concerns of traffic coming east on Tudor and slowing down near the Elmore Road intersection to access the detox facility. SCF prefers to maintain that current driveway for right-in, right out only egress for connectivity and circulation. The Alaska Department of Transportation and Public Facilities (DOT&PF) ultimately decides if that can be remain. A follow up meeting with DOT&PF is necessary to negotiate keeping the existing driveway. The driveway could be positioned to take advantage of the bus pull-out for deceleration.

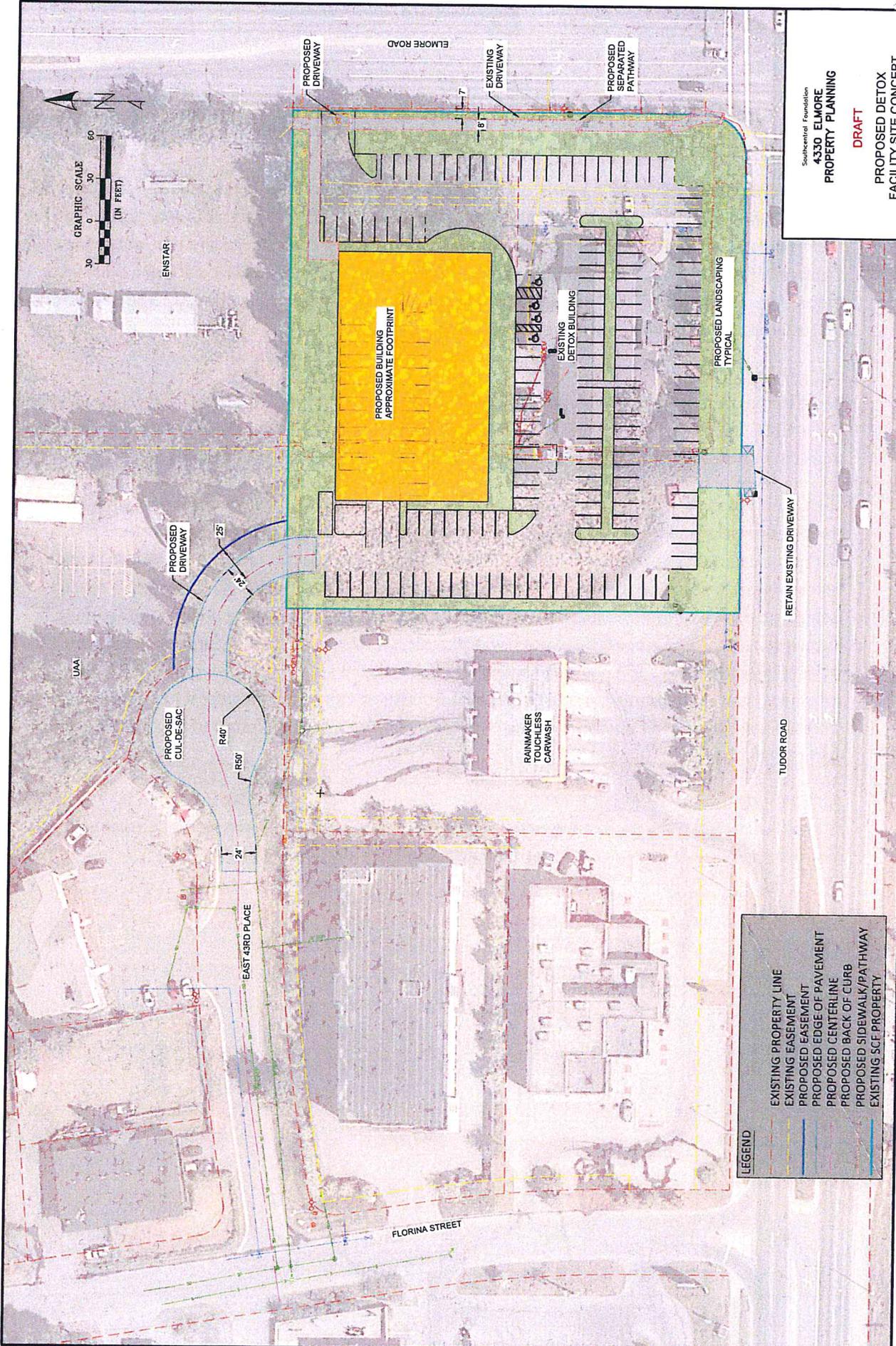
FACILITY DESIGN

There was interest in how many stories the new facility would be and what the building may look like from the outside. The B3 zoning district allows a maximum of 60 feet and anything above that would require additional permitting in the form of a conditional use, which requires a public hearing also.

UACC would like to see design plans for the building. At this phase in the project, the land use permitting through the replat and the rezoning to B3 are the only decisions made by SCF. Design is a future phase once the land use permitting is approved. While the first floor of the new facility will be dedicated to medical detox services, the uses on other floors have not been determined at this phase. A basement is feasible based on the geotechnical investigations. The basement floor could house some underground parking, a kitchen etc. that would support the detox use. This project is moving through the process in the most feasible order: geotechnical investigations, engineering research and land surveying to determine site and ground conditions, land use permitting, use determination and space programming to inform future building design. Once the uses have been established through space programming, SCF will return to the UACC to provide updated information.

FUTURE COMMUNITY COUNCIL MEETINGS

SCF and the project team are committed to keeping the conversation going with the UACC community. As more information is available, SCF plans to come back to share any new milestones.



Southcentral Foundation
4330 ELMORE
PROPERTY PLANNING
DRAFT
PROPOSED DETOX
FACILITY SITE CONCEPT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK/PATHWAY
- EXISTING SCF PROPERTY

Southcentral
Foundation



PROPOSED REZONE Public Meeting

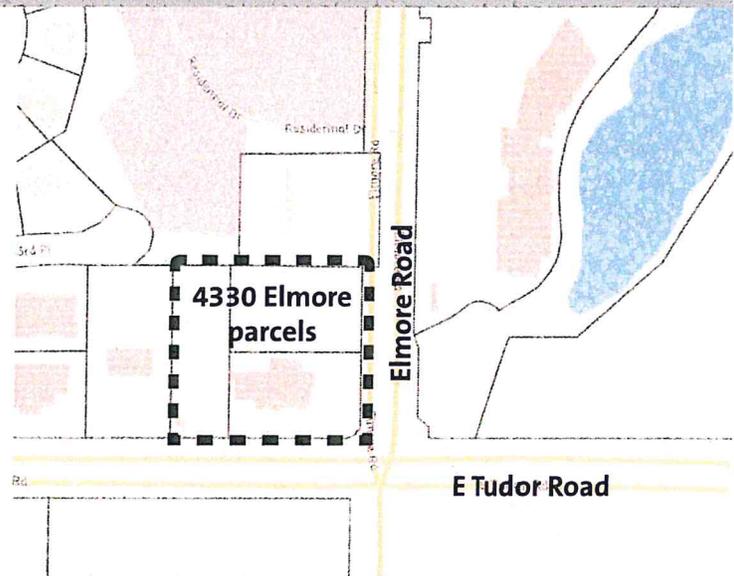
October 2, 2019
7:00 PM

University Baptist Church
4313 Wright Street
Anchorage AK

Southcentral Foundation is proposing to re-zone 3 parcels located at 4330 Elmore Road from Public Lands & Institutions (PLI) to General Business District (B3).

The change in zoning is to support a medical office building that will include a detox center to replace the existing one at the Ernie Turner Center.

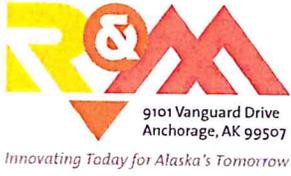
Join us at the University Area Community Council Meeting on October 2 for more information.



For more information
Contact:

Ed Zernia, Project Manager
Southcentral Foundation
EZernia@SouthcentralFoundation.com

Van Le, AICP
R&M Consultants, Inc.
vle@rmconsult.com
646-9659



First-Class Mail
Presorted
US POSTAGE
PAID
Anchorage AK
Permit #845

Name
Address

Sign in
Guests

phone email

HOLLY SPOTH-TORRES

holly@huddleak

Meg Zelenetel

3065052

Mark Tuovinen

240-7061

~~JE~~ VAN UE

646-9059 ue@
rncconsult.
com

Ken & Helen Scollen

529-2798

Bill Wielechowski

269-0120

Ed Madsen

269-0123

Jay Spohnholz

269-0123

Karen Wockroen

563-6372

Paul H. Janis

764-0841

Felix Rivera

Taylor Keegan

taylorkeegan@
anchorageak.gov

James Armstrong

james.armstrong@awwibz

Forest Dunbar

Dunbarforrest@muni.org

BOB McLAUGHLIN

Elis Graylock

(KENT BAUGMAN) kent.baugman@akleg.gov

Jacob Tatum@akleg.gov

Sign In
members

phone / email
on record -

Paul Stang

Mary Ln Hille

Rosmary Mosby

Joley Sweet

Linda Wilkey

Marcella Lauinger

Barbara Garner

Pete Peterson

SUSAN SHARE

Ryan Buchholdt (USA)

Susan Keen

on file

Joanie Nardini

Marguerite Iverson

on file

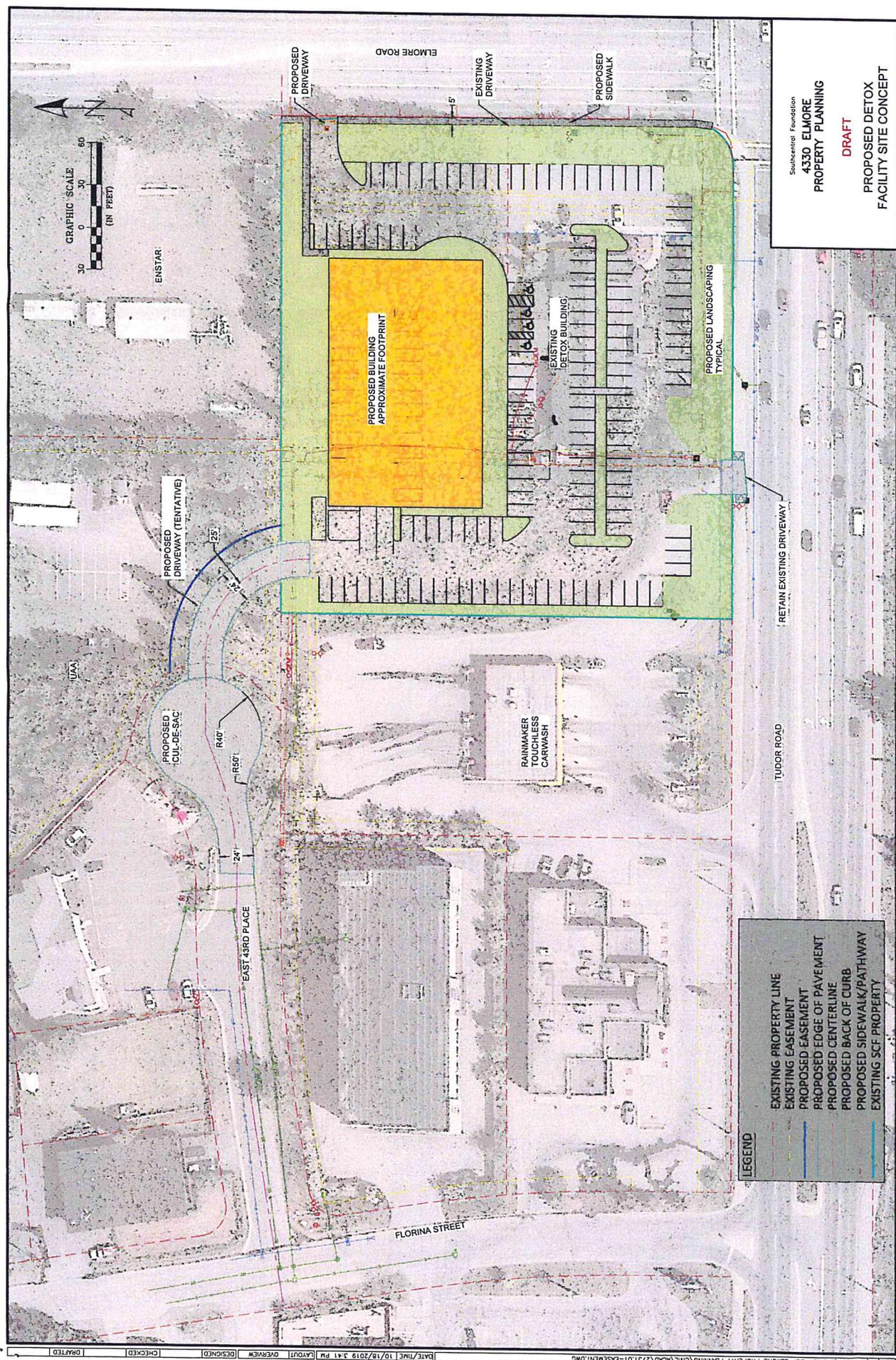
AL Milspaugh

Peter Johnson

on file

STEVEN CALLAGHAN

arborsurv@gmail.com

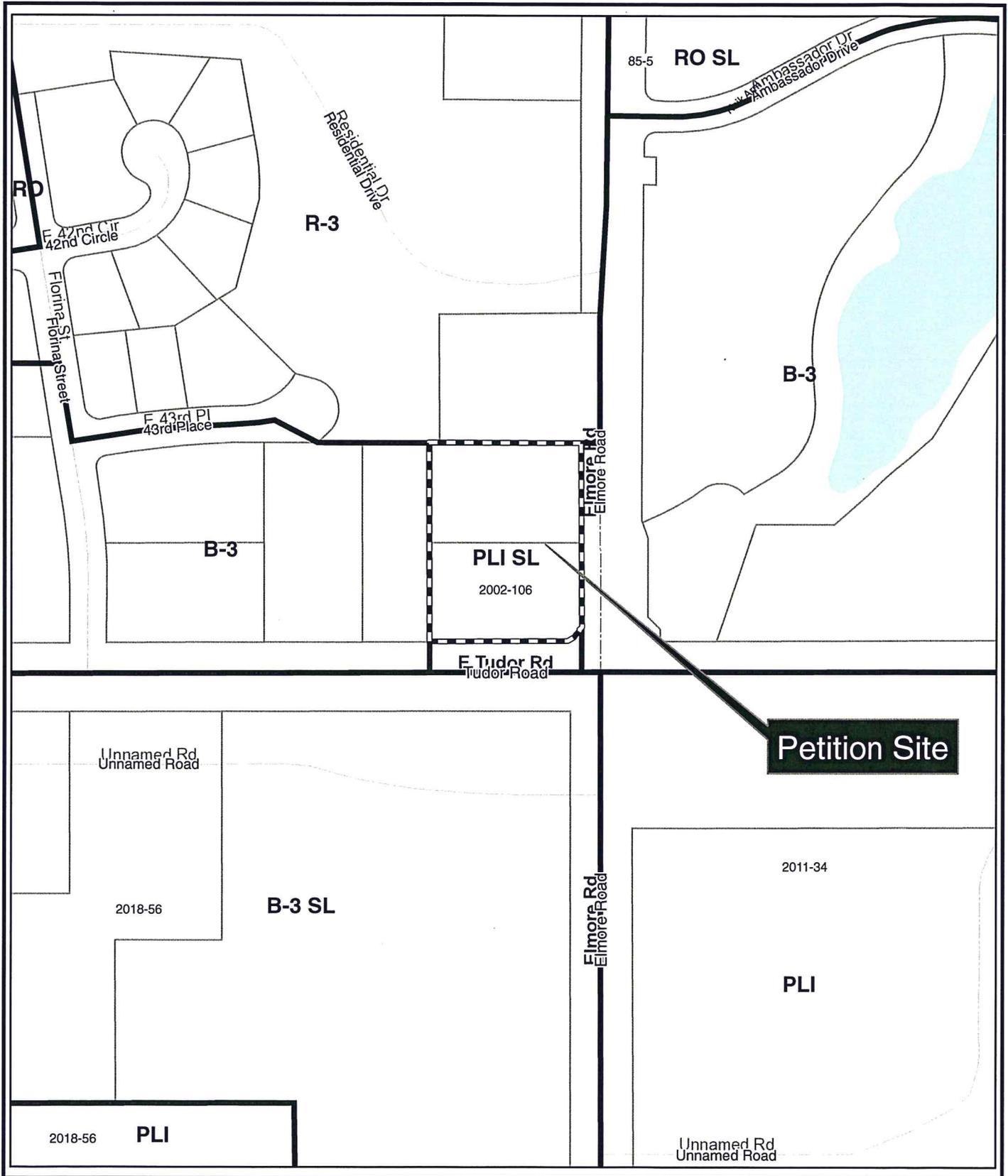


Southeastern Foundation
4330 ELMORE
PROPERTY PLANNING
DRAFT
PROPOSED DETOX
FACILITY SITE CONCEPT

LEGEND

(Red dashed line)	EXISTING PROPERTY LINE
(Blue dashed line)	EXISTING EASEMENT
(Green dashed line)	PROPOSED EASEMENT
(Yellow dashed line)	PROPOSED EDGE OF PAVEMENT
(Red solid line)	PROPOSED CENTERLINE
(Blue solid line)	PROPOSED BACK OF CURB
(Green solid line)	PROPOSED SIDEWALK/PATHWAY
(Orange solid line)	EXISTING SCF PROPERTY

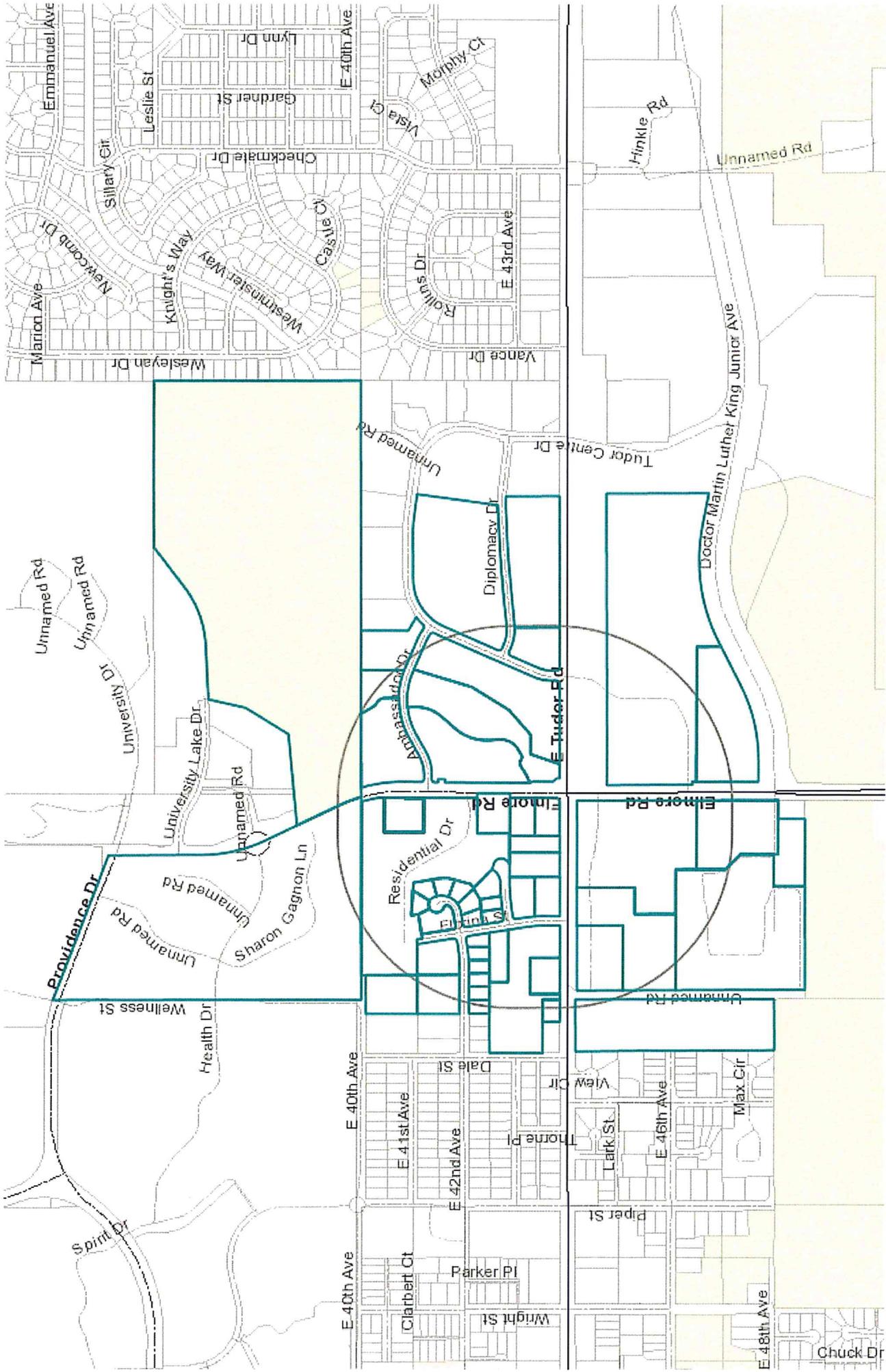
2020-0014



2020-0014



Anchorage



2020-0014 PHU map
Distance = 1100' (53 parcels)