

Application for Zoning Map Amendment

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

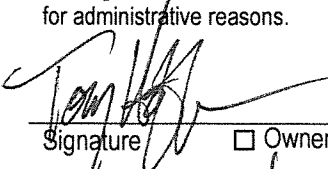
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): Glacier View, LLC		Name (last name first): The Boutet Company (Tony Hoffman)	
Mailing Address: PO Box 201		Mailing Address: 601 East 57th Place #102	
Girdwood, AK., 99587		Anchorage, AK., 99518	
Contact Phone – Day: 907-632-8467	Evening:	Contact Phone – Day: 907-522-6776	Evening:
Fax:		Fax:	
E-mail: timcabana@yahoo.com		E-mail: thoffman@tbca.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): 075-163-43-000		
Site Street Address: None Listed		
Current legal description: (use additional sheet if necessary) Alpine View Estates, Ph 3 Tract B-2B		
Existing Zoning: GR4S.L and GR4	Acreage: 8.06	Grid #: SE4815
Proposed Zoning: Same		
Existing use: Residential	Proposed use (if any): Residential	

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
(Representatives must provide written proof of authorization)

Date

6-1-2021

Print Name

TONY HOFFMAN

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2021-0067	Requested Meeting Date: P2C 08/02/2021
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COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 Major Elements - site is within or abuts:			
<input type="checkbox"/> Major employment center	<input type="checkbox"/> Redevelopment/mixed use area	<input type="checkbox"/> Town center	
<input type="checkbox"/> Neighborhood commercial center	<input type="checkbox"/> Industrial reserve		
<input type="checkbox"/> Transit-supportive development corridor	<input type="checkbox"/> District/area plan area: _____		
Chugiak-Eagle River Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Town center
Residential at _____ dwelling units per acre		<input type="checkbox"/> Environmentally sensitive area	<input type="checkbox"/> Development reserve
Girdwood-Turnagain Arm Land Use Classification			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/open space	<input type="checkbox"/> Public lands/institutions
<input type="checkbox"/> Transportation/community facility	<input type="checkbox"/> Alpine/slope affected	<input type="checkbox"/> Special study area	<input type="checkbox"/> Resort
<input checked="" type="checkbox"/> Residential at 8-20 dwelling units per acre	<input type="checkbox"/> Mixed use	<input type="checkbox"/> Rural homestead	<input type="checkbox"/> Reserve

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input checked="" type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

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

<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

SUBMITTAL REQUIREMENTS

1 copy required:	<input checked="" type="checkbox"/> Signed application (original)
	<input checked="" type="checkbox"/> Ownership and beneficial interest form
35 copies required:	<input type="checkbox"/> Signed application (copies) <input type="checkbox"/> Signatures of other petitioners (if any) <input type="checkbox"/> Map of area to be rezoned <input type="checkbox"/> Map of area surrounding proposed rezoning, including zoning and existing uses <input type="checkbox"/> Narrative statement explaining: <ul style="list-style-type: none"> <input type="radio"/> need and justification for the rezoning <input type="radio"/> the proposed land use and development <input type="radio"/> the probable timeframe for development <input type="radio"/> an analysis of how the proposal meets the rezoning criteria on page 3 of this application <input type="checkbox"/> Summary of community meeting(s) <input type="checkbox"/> 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 extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.



The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

4/11/2021

Michelle McNulty, AICP, Director
Economic and Community Development Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK. 99519-6650
Subject: Girdwood Rezone, Tract B-2B, Alpine View Estates, Plat 2014-38

Dear Ms. McNulty:

This is a request to revise a portion of Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite. In 2007, the Planning Department rezoned Tract B, Alpine View Estates, Phase 2 to Gr-4 S.L., Gr-4, GC-10 and G.O.S.. Tract B was later subdivided into 2 tracts, B-2A, B-2B and B-2C. Because of the very irregular shape of the zoning line, Tract B-2B was not subdivided into parcels that follow the zoning line at that time.

Over the last year, a wide variety of layouts were analyzed at that could accommodate a subdivision of Tract B-2B, but the odd "bulbous" shape of the zoning line cannot be utilized in any conventional, reasonable layout. This rezone is being brought forward with a replat of the Tract.

There is very little available Gr-4 or GR-5 property available in Girdwood that isn't developed, and there is a demand for multi family units in Girdwood. This property will provide homesites for four plexes, duplexes or multi family dwelling units (>8-20 dua).

This request is to rezone 11978 s.f. of the GR-4 S.L. property to Gr-4, and 8446 s.f. of the GR-4 property to GR-4 S.L... The rezone split will remove the odd shape of the zoning lines, and allow for some fairly conventionally lots to be platted.

Included in this application are the following:

- Application (New Code)
- Supplemental narrative (appended to this letter)
- GBOS Resolution in Support
- Written summary letter of the GBOS meeting
- Owner authorization of representation
- Proposed Preliminary Plat Layout
- Existing Zoning Exhibit, Proposed Zoning Exhibit and MOA Zoning Map

Thank you for considering this request. Please let me know if you have any questions or comments regarding this request.

Sincerely

Tony Hoffman, PLS
The Boutet Company

ZONING MAP AMMENDMENT NARRATIVE

Project Location, Proposal and Background and Project Time frame

The project location is Tract B-2B, Alpine View Estates from GR-4 S.L. to GR-4. The property is located on Alyeska Highway, approximately ¼ mile east of the New Girdwood Townsite.

This proposed rezone action is designed to eliminate the oddly shaped zoning line and allow the properties to be developed concurrently with a proposed 8 lot subdivision preliminary plat (to be heard concurrently).

Project construction is expected to begin in 2021, beginning with civil construction of roads, utilities and grading. Building construction will begin sometime later in 2021

Existing Conditions

The subject site sewer available adjacent to the property along Alyeska Highway, and along the west boundary. Water is available on the south at Barren Avenue, and on the north side of Alyeska Highway.

The property is partially wooded, with a drainage feature and creek protection easement that runs through the south side of the property. Class "C" wetlands cover a large portion of the property.

Owner/Developer

The property is currently owned by Glacier View, LLC.

Public Involvement

The petitioner (Tim Cabana, Owner of Glacier View LLC) has made multiple appearances to discuss the platting request and rezone request at the Girdwood Board of Supervisors. Minutes from the presentations in November 2020, and January are attached, as well as a presentation summary. Additionally, a GBOS resolution supporting the variance from the secondary access is attached.

Approval Criteria (AMC 21.03.160 E)

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

Response: This rezone will provide needed multi family lots in the Girdwood Valley. This zoning shift allows the property to be developed in a manner that creates standard shaped lots.

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

Response: The special limitation (A.O. 2007-111) for the area being rezoned specifies that the S.L. area is not to exceed 8 d.u.a.. NONE of the property can be developed at this time, due to the split zone nature that was imposed by the MOA zoning ordinance.

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

Response: The proposed zoning will not change the zoning use or designation.

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;*

Response: Again, because the proposed zoning will not change the zoning use or designation, it does not change any of the current zoning patterns or designations.

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;*

Response: As mentioned previously, all utilities are available immediately adjacent to the site. Since there's no change in property use, there is no change in the utility usage anticipated.

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;*

Response: As we are not changing any of the existing permitted uses already allowed in the GR-4 zoning, there will be no change to the wildlife or environmental environments. All the existing environmental safeguards will be in place, and will not change.

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;*

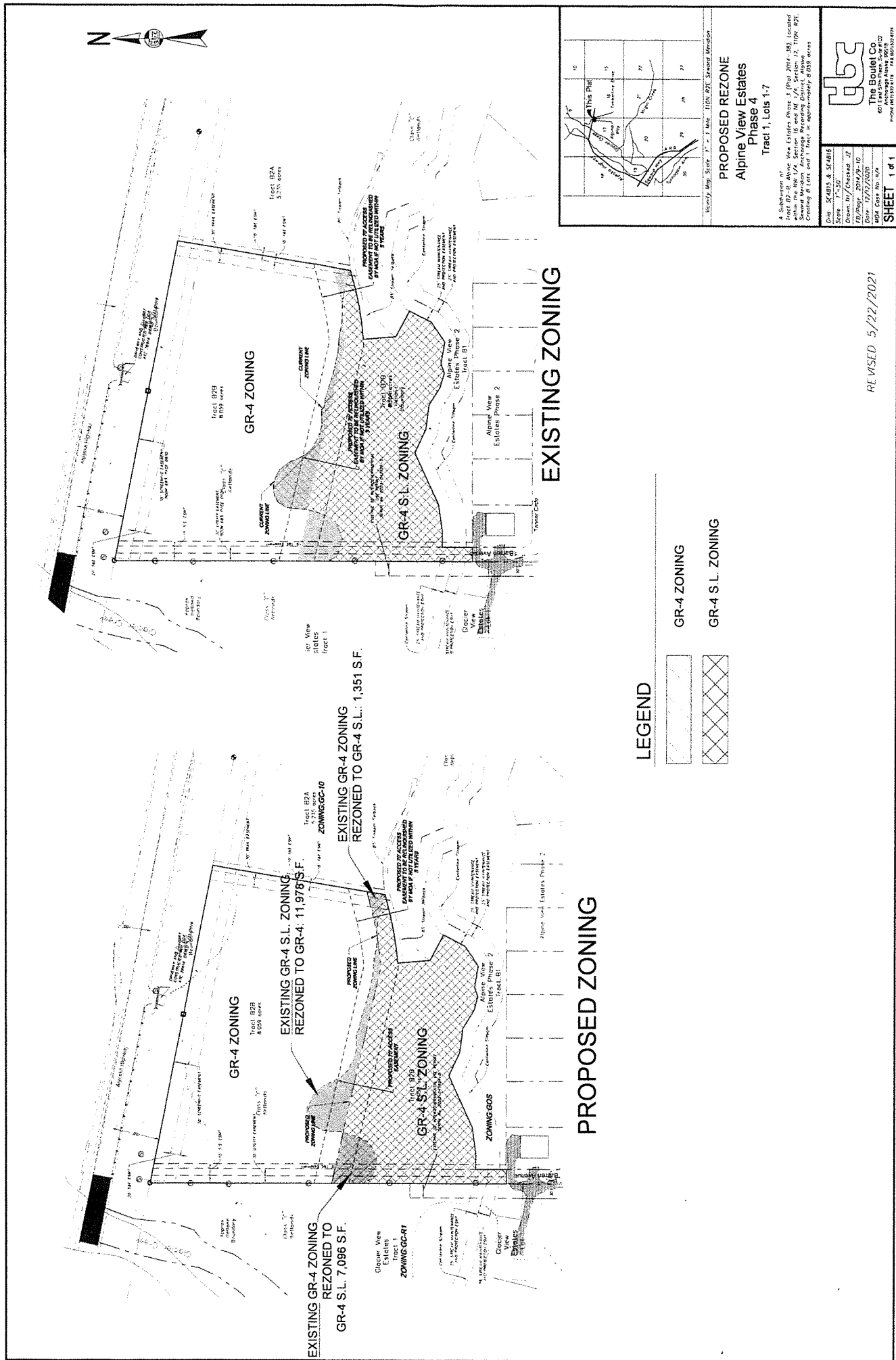
Response: The impact of single family homes on this site will not create any significant impacts on the surrounding residential housing. The 7 lots that will access off Alyeska Highway have no impact on the residential area to the south on Barren Avenue . And any use more intense than a two family detached dwelling requires an administrative site plan review (as a minimum).

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

Response: The existing land use patterns are consistent with land use types already approved in Chapter 9 of Title 21.

9. *The rezoning shall not result in a split-zoned lot;*

Response: The proposed rezone will actually remove the existing split zone nature of the property as it exists now.





The Boutet Company, Inc.
601 E. 57th Place, Suite 102
Anchorage, Alaska 99518

Phone 907.522.6776
Fax 907.522.6779

5/19/2021

Mike Edgington, Co-Chair
GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Subject: Tim Cabana Presentation to GBOS

Dear Mr. Edgington:

This letter will serve as the written summary of the presentation Mr. Cabana made to the GBOS regarding the future subdivision and rezone and for the proposed plat, Alpine View Estates, Tract 1 and Lots 1-7.

Roughly 28 people were in attendance at the zoom meeting Monday, May 17th 2021. During his presentation Mr. Cabana discussed the plat, rezone and status of the application. Some of the questions that were asked by the public were:

Is this a short plat? Response: yes

Is this the same design we've seen before? Response: There were some design changes made to create a design the Municipal Planning System could support. Those include the following: The lot count dropped from 8 to 7 so we could meet the 3:1 lot to width ratio. Also, the alignment of the 70' public use easement has changed from the previous alignment along the west side to the alignment currently shown on the north side of proposed Tract 1.

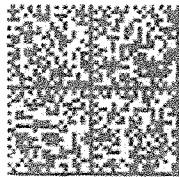
Will there be a public hearing? Response: No, an abbreviated plat (also known as a short plat) is approved administratively by the Platting Director.

Thank you for the opportunity to present the project again.

Please do not hesitate to contact either Tim Cabana (907-632-8467) or myself if you have any questions.

Sincerely
Tony Hoffman, PLS
The Boutet Company
thoffman@tbcak.com

APR 26 2021

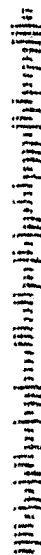


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THE BUTTE COMPANY, INC.
601 E. 57TH PLACE, SUITE 102
ANCHORAGE, AK 99518



Public Meeting Announcement

You are invited to attend the Girdwood Board of Supervisors meeting to discuss a proposed replat and rezone of 1 parcel of land located south of Alyeska Highway and east of Glacier Creek. The legal description is ALPINE VIEW ESTATES PH 3 TR B-2B Plat 2014-38. The parcel i.d. number is 075-163-43-000. The purpose of the replat and rezone is to create lots suitable for GR-4 style development.

Event: Girdwood Board of Supervisors Meeting

Date: May 17, 2021, 7 p.m.

Location: Municipal meetings are taking place via Teams..

To attend, click on the "Click here to join the meeting" link associated with the meeting.

See GBOS Website at

<http://www.muni.org/Departments/operations/streets/Service/Pages/GirdwoodBoardofSupervisors.aspx> for more information and directions to attend the meeting.

Or call in (audio. only) +1 907-519-0237,,26555385#, United States, Anchorage Phone Conference ID: 265 553 85#

If you have any question, please contact Tim Cabana at (907) 632-8467

We Hope to see you there!!