

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-028

A RESOLUTION DENING A REQUEST TO REHEAR CASE 2017-0072 BASED ON NEW EVIDENCE OR CHANGED CIRCUMSTANCES, IN ACCORDANCE WITH AMCR 21.10.503.

(Case 2017-0072)

WHEREAS, Todd Brownson, Big Country Enterprises, LLC submitted a request to rehear Case 2017-0072 based on new evidence or changed circumstances, in accordance with AMC 21.10.503; and

WHEREAS, the Planning and Zoning Commission recommended denial of Case 2017-0090 on June 12, 2017, which was a request to rezone approximately 77 acres from R-8 to R-6 SL.

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

A. The Commission makes the following findings of fact:


1. The alleged new evidence or changed or changed circumstances would not substantially change the initial decision of the Commission, in accordance with AMCR 21.10.503B.1.
2. The realtor's research showing that large-lot residential is in short supply does not correspond to the recently published Land Use Plan Map study, which did extensive analysis of all residential land in order to assess the balance between supply and demand for housing.
3. The *Hillside District Plan* and *Anchorage 2020* do not recommend increasing residential land density in this part of the Hillside. Increasing density at this site is contrary to the public interest. Any increase in density would also increase traffic and impact the sensitive environmental features of the land. These issues were thoroughly discussed at the original hearing and the new information provided would not change the Commission's decision. A rehearing or reopening of the case is not warranted.
4. The basis for the petitioner's request to reopen the case does not prove to be new information. The petitioner's new information was already known during the initial hearing. The argument for reopening the case is not convincing.
5. Dissenting Commissioners stated that Canyon Road Trailhead probably causes a lot more traffic than this rezone would. Also, there is market

demand for large-lot single-family homes and rezoning to the R-6 district would make development costs more affordable.

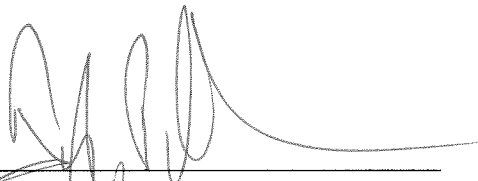
- B. The Commission DENIED the request for rehearing of Case 2017-0072 based on new evidence or changed circumstances, in accordance with AMC 21.10.503.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 14th day of August, 2017.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 2nd day of October, 2017.



Hal H. Hart, AICP
Secretary



Tyler Robinson
Chair

(Case 2017-0072)

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