

Creek View Estates Subdivision Rezone Narrative

"ATTACHMENT A"

Introduction:

This Zoning Map Amendment Application (rezone) is an application to change approximately 26.6 acres (Rexview Terraces, Tract "B", Plat 70-162) from R-9 zoning to an R-6 Cluster (21.50.210 .C.2) .

The increase in density is appropriate for the surrounding area (a study area radius of approximately 1 mile around the property) which has an existing density of 0.61 DUA.

History:

1983: This property zoned from 'Unrestricted' to R-9.

Narrative

This proposed rezoning is appropriate for the following reasons:

1. The platted immediate surrounding development patterns are consistent. The surrounding patterns are: R-7 to the Southeast (1.3 DUA), R-9 to the East (0.3 DUA), R-6 to the North (0.86 DUA) and R-6 to the South (0.63 DUA). Overall,
2. The proposed density increase is in compliance with the Approved 1983 Comprehensive Plan Residential Intensity Plan. Additionally, the open space area tracted out around Rabbit Creek is in agreement with the "Linear "Park and Open Space" designation shown on the 1983 Comprehensive Plans Anchorage Parks and Open Space Plan ".
3. The presence of ground water of the property south of Rabbit Creek has made layout of lots with individual septic systems difficult. Conventional septic systems would be prone to failure, thereby making the use of "Cluster Septic" systems desirable. The additional cost of installing the systems, as well as the infrastructure piping required to be installed to each lot,

substantially adds to the cost of the development. This increased utility cost makes it impossible to create a viable subdivision with the current zoning. Additionally, if it were feasible to extend the sewer collection system from its current terminus at Goldenview and Bridgeview, the cost to the developer could only be offset by a request to rezone the property to an R-7 density. Additionally, the extension of the sewer to this property could potentially lead to more density in other nearby properties, or "Density Creep", which is an unfavorable prospect to the local neighboring subdivisions.

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;*
- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or*
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.*

The rezoning proposal for this property does not affect the current land use allowed by the current zoning (single family homes).

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:*
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.*
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.*
- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.*
- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the*

surrounding neighborhood or the general area.

The proposed zoning complies with the Approved 1983 Comprehensive Plan Residential Intensity Plan, which indicates zoning densities of less than 1 DUA (Dwelling Unit per Acre).

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effect.):

a. Environment;

Due to the low density (0.68 DUA) nature of this development, this project will not have a negative effect on the environment over and above the surrounding developments. The large Open Space Tract we are creating adjacent to Rabbit Creek helps create contiguous wildlife corridors, as well as creating a large undisturbed natural drainage area.

b. Transportation;

On the south side of Rabbit Creek, the one interior road will be constructed to Title 21 and Municipal standards. This side of the development will access East 156th via Wills Way on the East Boundary of the property. Approximately 100 feet of the north end of Wills Way will be vacated. That portion of Wills Way accesses no property, and falls steeply into Rabbit Creek Canyon. The six lots situated on the North side of the creek will access Rabbit Creek Road via 2 shared driveway access easements. Currently, there is one access from this property to Rabbit Creek Road, so the development creates a net increase of only one access point to his major collector.

c. Public Services and Facilities;

The parcel will be serviced by private sewer, and on site wells. The only public utilities that will be utilized by this development will be gas, telephone and electricity.

c. Land Use Patterns;

This rezone will have basically no effect on land use patterns. Other than the subdivision directly to the east (Gudveina Estates, an R-9 subdivision) the surrounding zoning densities are all less than or equal to our proposal.

- 2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category?*

This R-6 rezone will provide a specific zoning classification by virtue of its specific environmental and topographic condition. The other R-6 properties in the area support on site septic and wells.

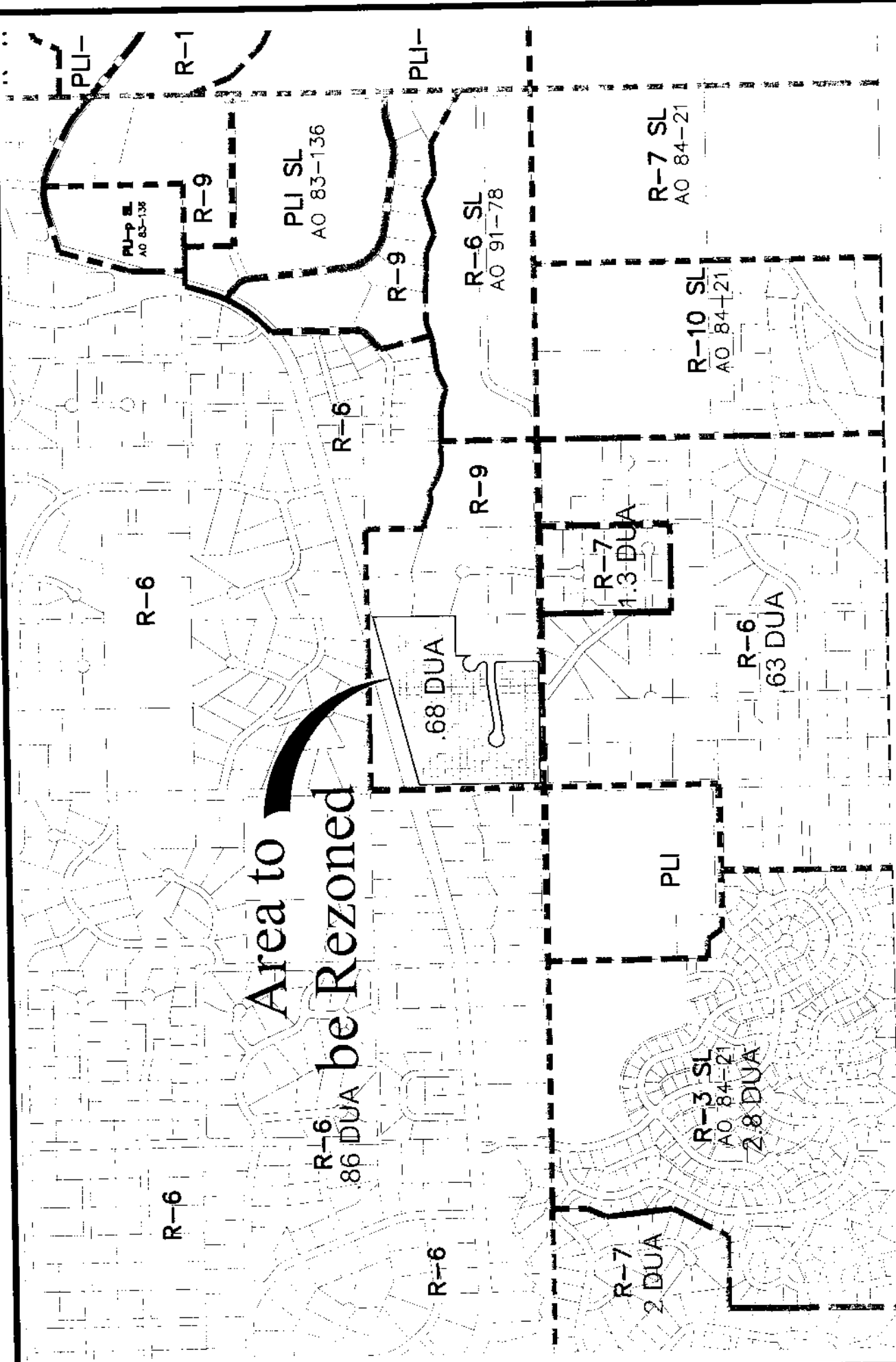
- 3. When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?*

The parcel will be developed in at least two phases being developed over the next two to five years, depending, of course, on market conditions and absorption rates.

- 4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?*

As stated above, in essence, this rezoning does not effectively change the use or density of this parcel as envisioned by the Anchorage Comprehensive Plan or the 2020 Anchorage Bowl Comprehensive Plan.

Area to be Rezoned



Canyon View Subdivision Rezone Exhibit

Date: 4/21/2008

Scale: 1"=1000'

