

Planning Commission Staff Report

June 16, 2016



Case No:	14AREA1002
Request:	Areawide Rezoning of Multiple Properties in the City of Anchorage
Project Name:	Anchorage Areawide
Location:	Multiple properties in the City of Anchorage
Owner:	Multiple Owners
Applicant:	City of Anchorage
Representative:	City of Anchorage
Jurisdiction:	City of Anchorage
Council District:	17 – Glen Stuckel
Case Manager:	Brian Davis, AICP, Planning Manager

REQUEST

- Areawide rezoning of multiple properties within the City of Anchorage including one property from R-4 to R-1 and 47 properties from R-4 to R-2A.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The Stone Bridge Subdivision was developed in the early 1980's. At the time of development, the property was zoned R-4, but as a condition of Anchorage annexing the property they requested the developer to rezone the property to R-1 so as to be in character with other properties in the vicinity. The subdivision was developed to meet the R-1 standards that were in place at the time, but the rezoning never occurred. As a result, the properties are technically zoned R-4 even though the City of Anchorage no longer recognizes that district in their Development Code.

In August 2014, the City of Anchorage passed Resolution Number 5 Series 2014 requesting an areawide rezoning to downzone the Stone Bridge Subdivision properties from R-4 to R-2. The reason R-2 was chosen instead of R-1 (as originally discussed three decades before) is because the homes developed within the subdivision did not meet some of the setback and floor area ratio requirements of the current R-1 district, which had been changed in 1988.

However, subsequent review of the properties found that many properties would not comply with the R-2 district. In November 2015, the City of Anchorage passed Resolution 4 Series 2015 to 1.) create a new zoning classification called R-2A which would be applied to the properties in Stone Bridge Subdivision (Case Number 16AMEND1010) and again call for an areawide rezoning of those properties to this new R-2A classification.

As such, the City of Anchorage wishes to rezone the 46 properties within the Stone Bridge Subdivision from R-4 to R-2A. They would also like to rezone the property at 914 Old Harrods Creek Road (0022-0065-000) from R-4 to R-1.

Also, the City of Anchorage has recognized they failed to include the property located at 805 Surrey Lane (0295-0036-0006) in a previous areawide rezoning of properties that had been annexed. The property is currently zoned R-4 and the city wishes to change this parcel to R-1.

INTERESTED PARTY COMMENTS

No formal comments have been received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; **OR**
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; **OR**
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

WHEREAS, the Louisville Metro Planning Commission finds, the proposed City of Anchorage area wide rezoning complies with the Cornerstone 2020 Comprehensive Plan and with all of the applicable Guidelines and Policies it contains;

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 1.B.3 of the Cornerstone 2020 Comprehensive Plan. The subject properties are located in areas which are characterized by predominately residential uses;

WHEREAS, the Louisville Metro Planning Commission further finds, the City of Anchorage does not recognize the R-4 zoning district, therefore, the properties involved currently do not have a legally recognized zoning classification;

WHEREAS, the Louisville Metro Planning Commission further finds, the R-1 zoning designation for the property identified as 915 Old Harrods Creek Road is appropriate because the R-1 zoning designation is best suited for the property, its use and the surrounding area;

WHEREAS, the Louisville Metro Planning Commission further finds, the R-1 zoning designation for the property identified as 805 Surrey Lane is appropriate because the surrounding properties are also zoned R-1; and

WHEREAS, the Louisville Metro Planning Commission further finds, the R-2A zoning designation is appropriate for the other properties identified as part of this areawide rezoning application due to the special circumstances surrounding the development of the Stone Bridge Subdivision.

STAFF CONCLUSIONS

For all the reasons stated in the staff analysis of the rezoning, the proposed rezoning complies with all Guidelines of the Comprehensive Plan.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

Required Actions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **RECOMMENDS** to the City of Anchorage that the change in zoning be **APPROVED** or **DENIED**.

NOTIFICATION

Date	Purpose of Notice	Recipients
5/25/2016	Hearing before LD&T on 6/9/2016	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 17 Notification of Development Proposals
5/25/2016	Hearing before PC on 6/16/2016	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 17 Notification of Development Proposals
6/3/2016	Hearing before PC on 6/16/2016	Legal Advertisement in the Courier-Journal

ATTACHMENTS

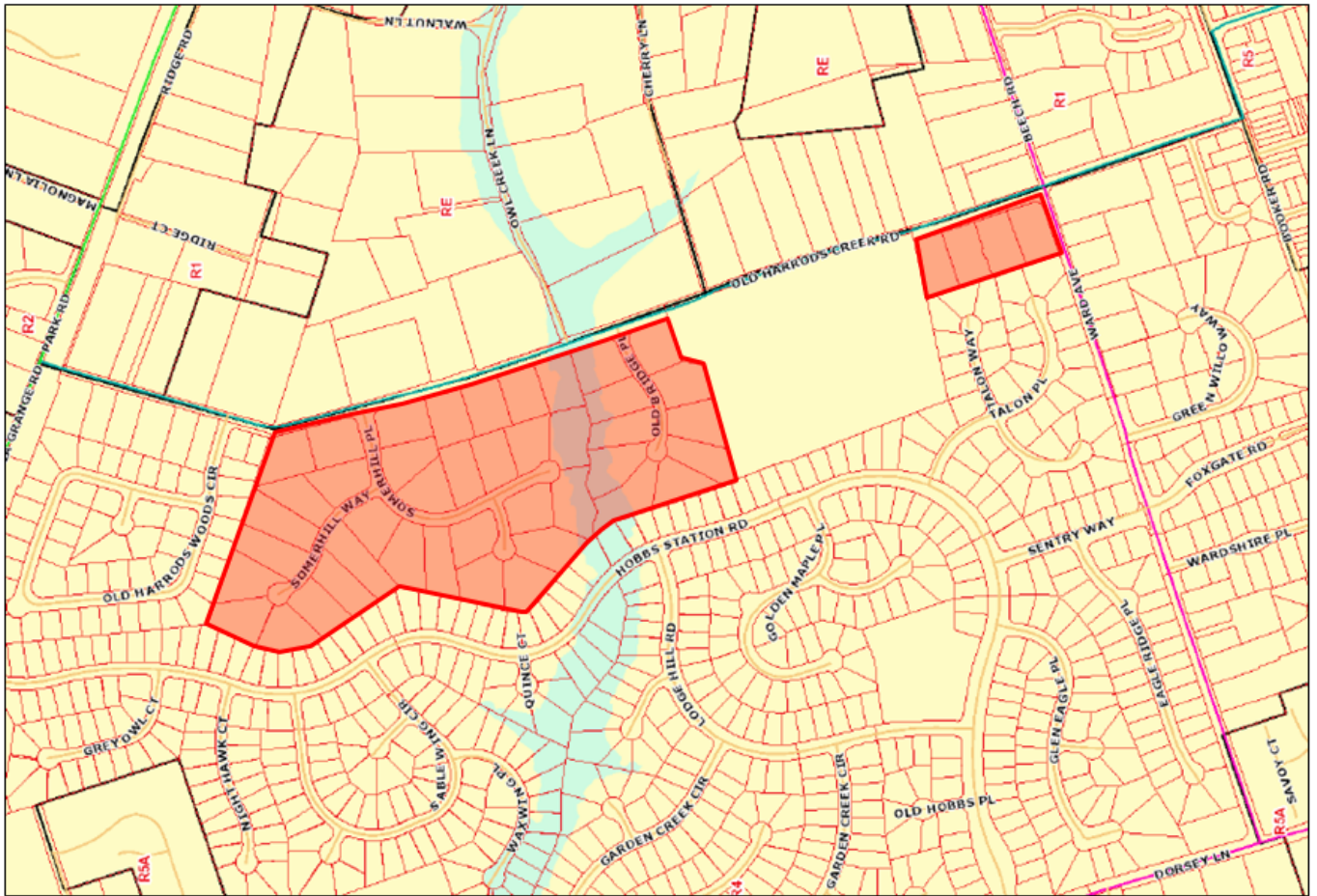
- R-4 to R-2A Exhibit
- R-4 to R-1 Exhibit #1
- R-4 to R-1 Exhibit #2

1. R-4 to R-2A Exhibit

Proposed R-4 to R-2A

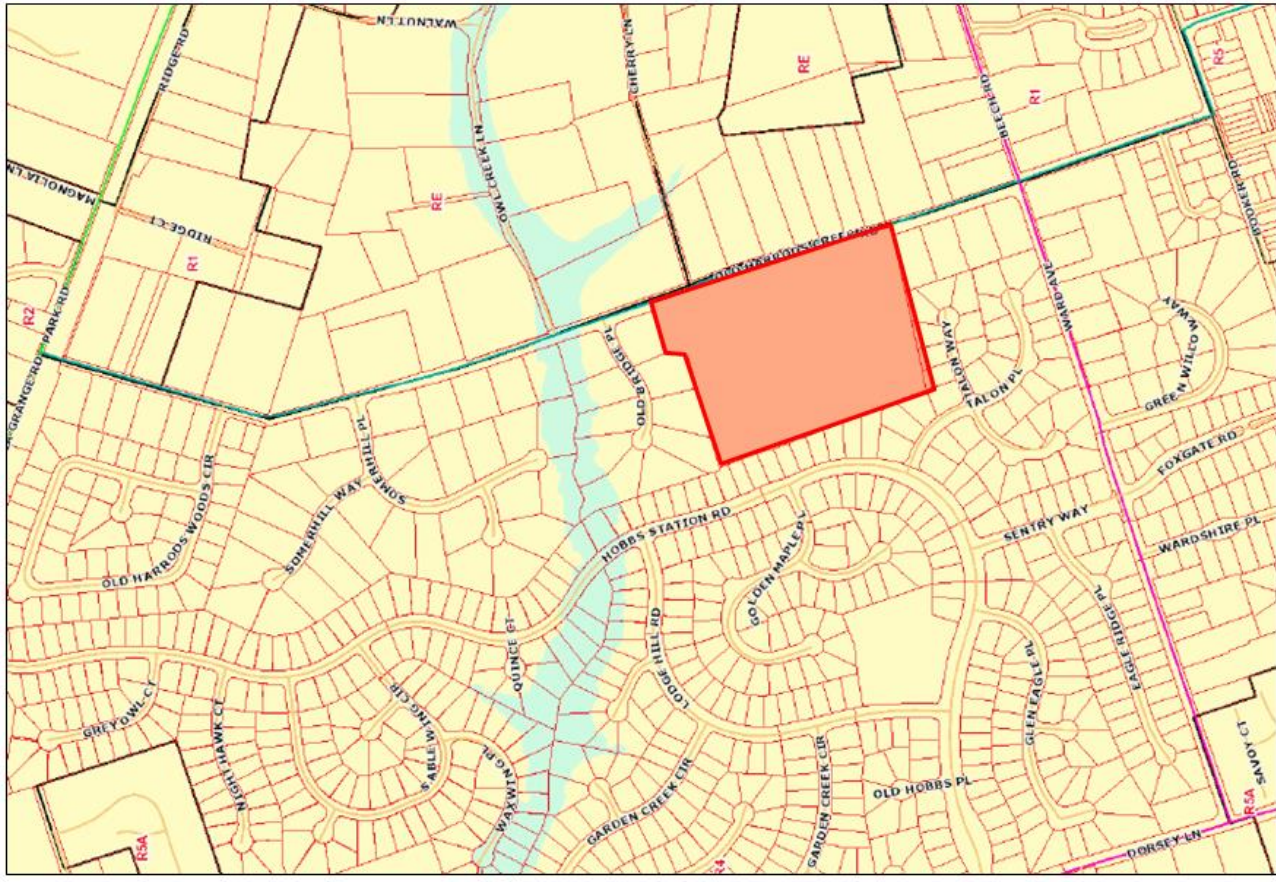
Parcel IDs:

2410-0001-0000	2410-0025-0000
2410-0002-0000	2410-0026-0000
2410-0003-0000	2410-0027-0000
2410-0004-0000	2410-0028-0000
2410-0005-0000	2410-0029-0000
2410-0006-0000	2410-0030-0000
2410-0007-0000	2410-0031-0000
2410-0008-0000	2410-0032-0000
2410-0009-0000	2410-0033-0000
2410-0010-0000	2410-0034-0000
2410-0011-0000	2410-0035-0000
2410-0012-0000	2410-0036-0000
2410-0013-0000	2410-0037-0000
2410-0014-0000	2410-0038-0000
2410-0015-0000	2410-0039-0000
2410-0016-0000	2410-0040-0000
2410-0017-0000	2410-0041-0000
2410-0018-0000	2410-0042-0000
2410-0019-0000	2486-0043-0000
2410-0020-0000	2486-0044-0000
2410-0021-0000	2486-0045-0000
2410-0022-0000	2486-0046-0000
2410-0023-0000	
2410-0024-0000	



2. R-4 to R-1 Exhibit #1

Proposed R-4 to R-1
Address:
914 Old Harrods Creek Road
Parcel ID:
0022-0065-0000



2. R-4 to R-1 Exhibit #2

Proposed R-4 to R-1

Address:
805 Surrey Lane

Parcel ID:
0295-0036-0006

