

RESOLUTION 09-06

SAND LAKE COMMUNITY COUNCIL
In the matter of
PROPOSED REZONING OF 1 LOT ON
SOUTHWEST CORNER OF NORTHWOOD AND RASPBERRY

WHEREAS, The Sand Lake Community Council (SLCC) supports the orderly and well planned development of our community, and

WHEREAS, The Sand Lake Community Council has participated in the past rezoning of the Raspberry Center subdivision which includes the one lot currently being considered for rezoning ((Lot 2A) currently zoned ROSL), and

WHEREAS, there are several special limitations placed on this one lot in the previous zoning changes that the SLCC considers import to ensure commercial and residential use of the property that is compatible with the surrounding neighborhood, and

WHEREAS, the proposed platting & zoning change by Debenham Properties would divide their existing single lot into two halves, the bottom half retaining the ROSL zoning designation and special limitations and the northern half changing to B1BSL with special limitations listed below, and

WHEREAS, The SLCC realizes that the proposed zoning change to B1BSL (for the northern half of Debenham Properties' lot) may result in commercial development or residential development. If commercial or residential development is built, the SLCC considers special limitations must be maintained if the proposed development is to be compatible with the surrounding residential neighborhood. The following special limitations apply for the newly rezoned B1B lot:

SPECIAL LIMITATIONS FOR B1B ZONING

1. The following uses and structures are prohibited:
 - Package liquor stores
 - Bars
 - Video arcades
 - Pool halls
 - Self service laundry
 - On-premise dry cleaning
 - Off street parking lots/structures
 - Hospitals
 - Nursing Homes
2. Site lighting shall conform to Title 21 requirements and any site lighting from the west property line shall be located to avoid offsite illumination and impact.

3. Asphalt paving for a driveway, low shrubbery landscaping and lawn is allowed within the platted 44-foot building setback from the west property line.
4. Height shall be limited to 25 feet for commercial development and 35 feet for residential development (5 feet extra for under building parking.)
5. For commercial development, a site plan review shall be required as outlined in Title 21.

NOW, THEREFORE, The Sand Lake Community Council is not opposed to a proposed platting & zoning change for the reference one lot in the Raspberry Center subdivision to dividing the existing single lot into two halves, the bottom half retaining the ROSL zoning designation and the northern half changing to B1BSL with special limitations listed above.

Adopted this 9th day of November, 2009 and dated this 17th of November, 2009, at Anchorage, Alaska by the Sand Lake Community Council.



Mr. Robert Hayes
Sand Lake Community Council President