

Resolution No. 2019-04

Subject: Polen Park Subdivision Rezone P&Z Case # 2019-0118

Whereas; the developer has expanded 5 acres of land zoned R-1A low density housing at the Northeast corner of the Dimond Blvd and Sand Lake Road round-a-bout to 10 acres in the Polen Park Subdivision re-plot. The developer now wants a rezone to 2 acres commercial and 8 acres of R-2M medium density housing

Whereas; the WADP stated that the purpose of the plan was to accommodate airport development compatibility with West Anchorage and maintain the rural character of the Sand Lake area (Executive Summary). This rezone is directly contradictory to the WADP stated goals of maintaining the character of existing neighborhoods.

Whereas; A rezone to R-2A would be more compatible with the surrounding area which is shown as entirely single-family or two-family residential, or open space/parklands in the 2040 LUP.

Whereas; Commercial development in a residential area will be an attractive nuisance leading to more traffic, crime and loitering. The WADP (page 176) documents that Anchorage youth have described a lack of businesses to hang out at in the Sand Lake area when discussing crime at the West 88th and Jewel Lake strip mall.

Whereas; The 2040 LUP shows commercial development at the Dimond Blvd and Jewel Lake Road intersection area and Jewel Lake Road as a commercial corridor. No commercial development is shown for the Polen Park Subdivision area in the 2040 LUP.

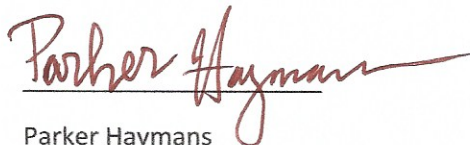
Whereas; the Commercial services that are described to be provided in the rezone application are all available in the 2020 Comprehensive Plan Jewel Lake Town Center at Dimond Blvd and Jewel Lake Road. Additional commercial development in Polen Park Subdivision would diminish viability of the nearby Jewel Lake Town Center.

Whereas; Additional commercial areas separate from the Jewel Lake Town Center will be more difficult to police and will diminish public safety.

Whereas; the applicant has failed to meet (or just "has not met") the mandatory requirement at Title 21.03.160A to demonstrate any compelling necessity for the rezone; and whereas such necessity cannot be demonstrated because the proposed rezone does not even conform to the Comprehensive Plan.

Now, Therefore; The Sand Lake Community Council objects to the rezone as the proposed development does not conform to the West Anchorage District Plan (WADP), the 2040 Long Range Land Use Plan (LUP), or the 2020 Comprehensive Land Use Plan.

Adopted, this 9th day of September, 2019 by the Sand Lake Community Council.



Parker Haymans
SLCC President

13 votes in favor
4 votes against

09/09/2019