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Old Seward Oceanview Community Council

Resolution 2016-17 -02

Case 2016-0093 19496 Old Seward Highway Rezone Proposal

(Old Labors' Training Hall)

Where as the Old Seward Oceanview Community Council (OSOVCC) has met and give discussion on this resolution

Where as OSOVCC has had an opportunity through multiple public meetings and public testimony with the Community Meeting of the applicant, MOA Platting Board and MOA P&Z Commission at regular public held meetings

Where as OSOVCC has discussed this project in open forum at two (2) meetings of the Council at regular meetings

Be it resolved:

We support the rezone proposal for changing R1-A to B3 property to the north to improve the old motel development for better parking, landscaping, and appearance. This should give the development the best potential to fit into OSOVCC area and accept the conditions set forth by Platting and P&Z with site review notifications to the surrounding neighborhoods and the OSOVCC Chair.

Rezone to be as is.

The south lot proposal to change from R1-A to R3 concerns us due to the uncertainty with a mixed used development. We need more clarity or a specific plan to support this proposal. An undefined rezone to R3 may help to meet Anchorage 2020, but leaves it open to developments that may not benefit our community. For example, housing for inebriates, low-income, seniors may not be a good fit. We'd be more open to a B3 proposal as we think this would benefit the community and continue to make a great area. We look to the MOA Assembly and guidance.

With continued conversations with the developer and MOA, we continue to support development, but on a site based or conditional use permit on this property.

If this case is a all property involved North and South, we OSOVCC would recommend that the case be divided into two (2) issues and let the property to the North stand as Platting and P&Z have set limits and site review stipulations to the property and to the South a different case subject to all of the needed public hearings and notifications.

*- not over
- parking to east
- traffic study
- egress*

Here by introduce by OSOVCC

Signed _____

Date 9-16 Vote 14y/0n

Officer _____

To be voted on date 10-19-16

Vote _____