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Proposed Community Council comments on
Sky Ridge Estates re-zone and boundary shift for AWWU (water and wastewater utility)
Cases 2021 – 0007 and 2021-0008

Public Hearing at Planning and Zoning Commission (PZC) is scheduled for 01-04-2021

1. Our preference is to maintain current R-6 zoning.
The Hillside District Plan's number one policy is: **Maintain the Hillside's existing Low-density, rural residential character.** (HDP Summary of Plan Policies, page 1-21)

The intent of R-6 is to protect and enhance the physical and environmental features that enhance the desirability of large-lot living (Title 21.04.020.L.1.

These features of rural residential character are not spelled out in Title 21, but they are clearly spelled out in the Hillside District Plan: natural terrain, native vegetation, separation from neighbors, quiet, buffering from traffic, and dark night skies among them. (add page citations?)

2. The proposed re-zoning does not meet two of the criteria for approving a Zoning Map Amendment under Title 21:

21.03.160.E.3 *The rezoning is generally consistent with the zoning district purpose in the requested zone and the purpose of this title*

The purpose of R6 zoning is low-density. Doubling the density through a re-zone to R7 is not consistent with the purpose of the Hillside District Plan, to maintain the Hillside's existing low-density, rural, residential character.

21.03.160.E.8. *The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.*

This proposed rezone extends high-density into another corner of the Hillside District, creating a precedent counter to the number one policy of the Hillside District Plan. Our Council is concerned about cumulative encroachment through recurrent upzoning.

3. Cost to municipal taxpayers of increased Hillside development.
The Tischler Report (need citations) clearly demonstrated that the taxes generated by each new Hillside residence below luxury price range do not pay for the per-household municipal costs in road, school, and other services for that new household. In this time of extreme municipal budget stress, the municipal should avoid subsidizing increased Hillside housing.

4. In terms of the need for additional housing units in the Anchorage Bowl, the Hillside has already been effectively “re-zoned” to allow a gradual increase of up to 100 % of the number of housing units, through liberalized Accessory Dwelling Unit allowance. Piecemeal rezoning of the Hillside is not needed for expansion of the housing supply,

5. Piecemeal rezoning of the Hillside contributes more vehicular use (longer mileage trips) than infill and redevelopment of central parts of the Anchorage Bowl. This runs counter to the Comp Plan Policies for reducing dependency on vehicular travel and for LUPM 2040 policies of infill and compact development. (need citations).

6. If the Planning and Zoning Commission votes to approve this re-zone, we request the following conditions of approval in order to mitigate the impacts to nearby large-lot residential neighbors and to the general character intended by the Hillside District Plan:

- A. **Require larger lots along the eastern boundary of the subdivision.** There is currently one acre-sized lot: all lots on the eastern boundary should be one acre, to maintain the large-lot values of existing R-6 homesites to the east.
- B. **Ensure a forested buffer along the eastern and northern boundaries of the subdivision.** This can be achieved by a common private open space or by buffer setbacks or screening easements on individual lots. This protects the characteristics of privacy and natural setting intended in the Hillside District, and implements 2020 Comprehensive Plan policy 50: *Healthy mature trees and forested areas shall be retained as much as possible.*