



Farpoint Land Services, LLC

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September 24, 2021

WO #: 20198

Ann Rappoport

Rabbit Creek Community Council

Co-Chair

1057 West Fireweed Lane Suite, 100

Anchorage, Alaska 99503

T: 907-230-3187, Rabbitcreekcc@gmail.com

Re: 156th Ave Parcel Development for Rabbit Creek CC review

Dear: Ms. Rappoport

Farpoint Land Services is facilitating Home Renewal Co. LLC in the subdivision and development of "Tract A" River Hills Estates.

We wish to acquire Rabbit Creek Community Council approval for this project and would like to be heard to discuss this project with the RCCC Transportation committee and the RCCC in their upcoming October meetings.

River Hills Estates was subdivided and recorded as plat 2021-40, with a remnant parcel 11.6 acre "Tract A". We are proposing an 8-lot subdivision as can be seen on the attached introductory Preliminary Plat. This will require a rezone from R9 to R6 as well as improving Windsong Drive and 156th Ave. We have already had a pre- Application meeting with the MOA and have discussed required road improvements and feasibility with them. As to the zoning change, many of the lots in the area are already R6 and a number of the R9 parcels do not meet the R9 criteria, see attached exhibit "A". We feel with the costs of the required improvements, an 8-lot subdivision would be viable and thus to do so a Rezone would be required. As to road improvements, Windsong is the only viable access. 156th Ave is too steep within the platted ROW and too wet in other areas for feasible construction. Under this plan a temporary turnaround is to be built at the end of 156th until further development in the future to the east.

Attachments included:

- Plat 2021-40 River Hills Estates
- Proposed subdivision of Tract A
- Aerial Image of existing area
- Introductory Preliminary Subdivision Plat

Please let me know if you have any questions or need any additional information before the meetings.

We will look forward to discussing this project with you.

Thank you

Sincerely,

Marc Eid

Principal

Farpoint Land Services LLC

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