

Planning Commission Report

Meeting date: January 2, 2018

TO: Borough Assembly
FROM: Planning Commission
Subject: Rezone from Open Space - Recreation to Single-family Residential
Parcels 01-002-161, 01-002-162, and 01-002-163
Gladys and Ray Olsen

Recommendation: Rezone 1320 N. Nordic Drive (Parcels 01-002-161, 01-002-162, and 01-002-163) from “Open Space - Recreation” to “Single-family Residential”

The Petersburg Planning & Zoning Commission makes the following findings of fact:

1. An application for rezone was submitted by the Gladys and Ray Olsen on (applicant) on November 9, 2017.
2. Subject parcel is .47 acres and undeveloped. Surrounding area is predominantly single-family residential.
3. Allowable uses in OS-R are limited to: A. Green belts; B. Watersheds; and C. Drainages and conditional uses are “Parks, Playgrounds, and Recreational related activities.” These uses are public benefit uses and deprive a private owner of substantial economic benefit from their property.
4. Legal and practical access to the property is via a North Nordic Drive. There is water/sewer/electric service at the ROW.
5. Future land use for the subject parcel is WATERFRONT B, defined as areas on or near the waterfront, where waterfront location is key to value of the use; examples include residential, lodging, restaurants, select retail; uses must be sited and designed to take advantage of waterfront values, and maintain the scale of single family detached residential buildings.
6. The proposed action is consistent with comprehensive plan goal 3d: to increase the supply of housing within the already developed parts of town and encourage infill on vacant in-town parcels (p42).
7. Hearing notices were mailed to property owners within 600 feet of the subject parcel on December 4, 2017.



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8. On December 19, 2017, a duly noticed public hearing was held by the Petersburg Borough Planning Commission.
9. At the public hearing, the Planning Commission considered and reviewed applicant materials, and staff comments. There were no public comments at the hearing.

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following recommendation:

Rezone 1320 North Nordic Drive from "Open Space - Recreational" to "Single-family Residential"

Attachments:

1. Letter from property owner requesting rezone of property.
2. Vicinity Map
3. Surrounding lots receiving public notice of proposed action.

Petersburg Planning and Zoning
Community & Economic Development
Attention: Liz Cabrera
lcabrera@petersburgak.gov

Thursday November 9, 2017

This letter is in reference to two properties located at 1320 N Nordic Drive. More specifically, Lot 9 01002164 and Lot 10 01002161 US Survey 1252. These lots are currently owned by Raymond and Gladys Olsen. Mr. and Mrs. Olsen are writing to request that the Borough re-zone these two lots to Single Family Residential. Currently these two lots are zoned Open Space Recreational and, as such, inhibit their ability to personally use and enjoy their property.

Mr. & Mrs. Olsen are requesting that Planning and Zoning recommend the re-zoning of these two parcels so that they are like the surrounding lots in zoning rights/abilities. Mr. & Mrs. Olsen also understand that the fee to the Borough in order to effectuate such a change has been waived due to the unique nature of this zoning situation.

Please let us know if this is possible and if this may go before the assembly for a vote. For any additional information please feel free to call Niccole Olsen at (907) 209-5499 or their real estate agent Bennett McGrath at (907) 518-1482.

Sincerely,

DocuSigned by:
Niccole Olsen
39885A6B61754B4...
Niccole Olsen
Durable Power of Attorney for Raymond and Gladys Olsen

DocuSigned by:
Robert Olsen
2CA2EDAF432846E...
Robert Olsen

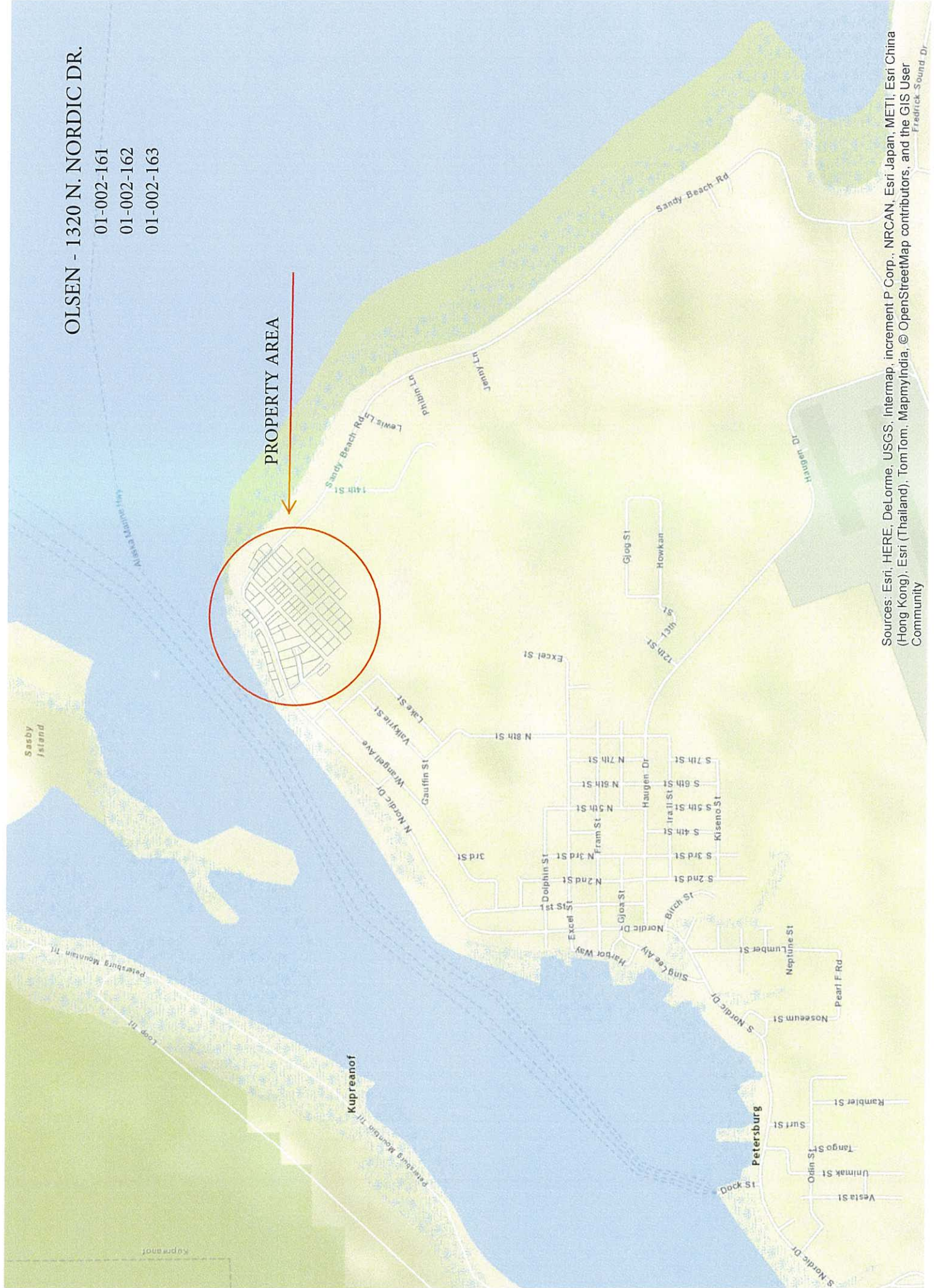
OLSEN - 1320 N. NORDIC DR.

01-002-161

01-002-162

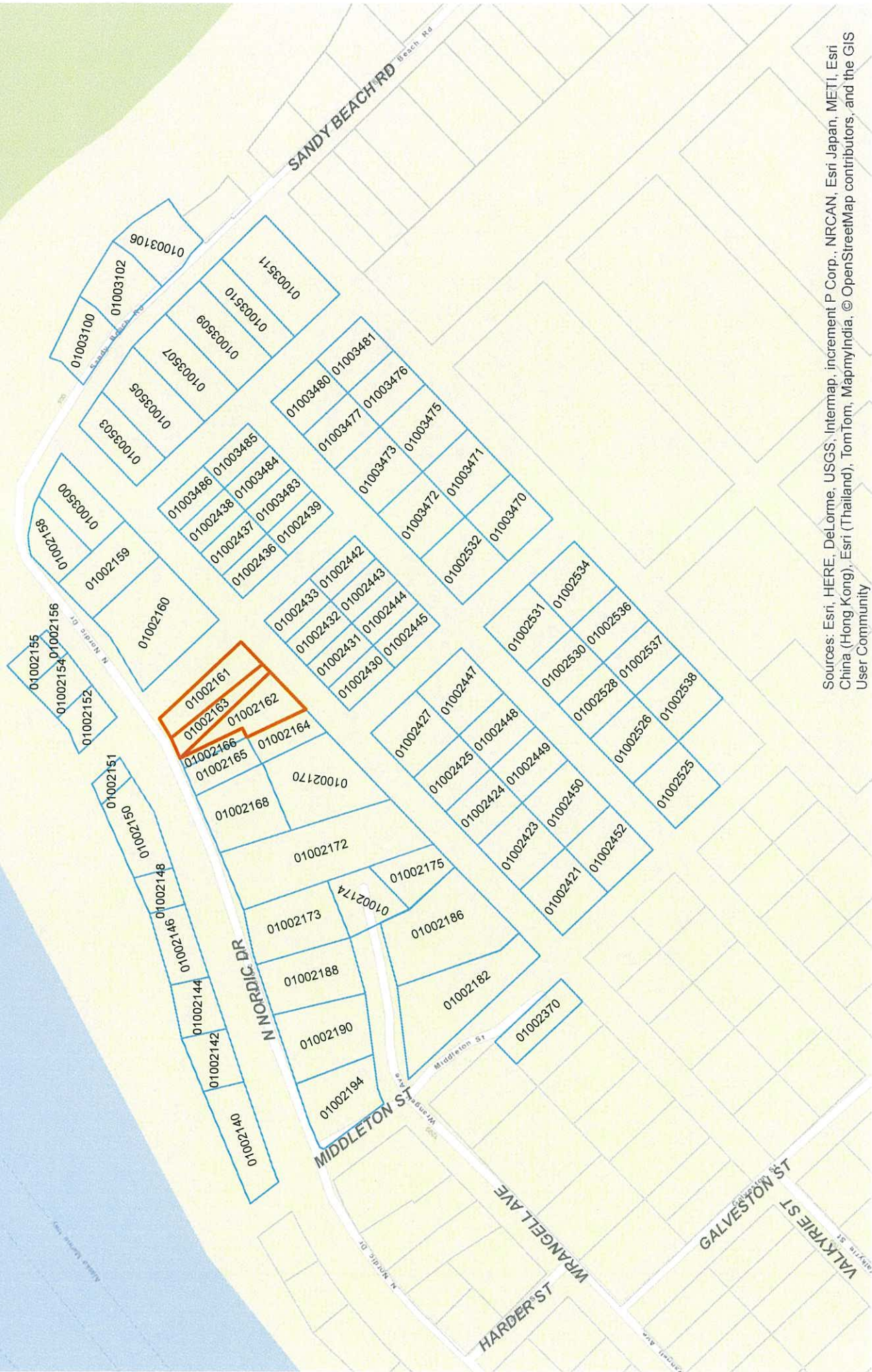
01-002-163

PROPERTY AREA



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