

Municipality of Anchorage

MEMORANDUM

DATE: January 13, 2016

TO: Planning and Zoning Commission

THRU: ^{AM} Hal H. Hart, AICP, Planning Department Director
_{for}

FROM: ^{FM} Francis McLaughlin, Current Planning Section

SUBJECT: Case 2016-0007, Amendment to Anchorage Municipal Code Title 21 (“new” code) to make general manufacturing a conditional use in the gC-10 district subject to compliance with the commercial design standards, and make general manufacturing a permitted use in the gI-1 and gI-2 districts.

Purpose

The Planning Department proposes amendments to Chapter 21.09, *Girdwood Land Use Regulations*. The amendments were requested by the Girdwood Board of Supervisors (GBOS) with Resolution 2015-05, which was passed on August 18, 2015. The GBOS resolution was a response to a new small business which wants to open a brewery in Girdwood.

Sectional Analysis

Section 1: Section 21.09.040, Zoning Districts

The first amendment will correct a typing error. The code states gC-11 when it is meant to state gC-10. This appears in the section describing the gC-10 (Upper Alyeska Highway commercial) district.

The second amendment would make general manufacturing uses in the gC-10 district subject to the building design standards in AMC 21.09.080F., *Girdwood Commercial, Resort, and Public Institutional Building Design Standards*.

Section 2: Table 21.09-2: Table of Allowed Uses

This section would add the “Manufacturing, general” use type to the “Manufacturing and Production” use category in the Girdwood Table of Allowed Uses. Currently, the “Manufacturing, general” use type, which includes breweries, does not exist in Girdwood. This amendment would bring the Table of Allowed Uses in Girdwood and in Anchorage closer to matching.

This section would make the “Manufacturing, general” use type a conditional use in the gC-10. The “Manufacturing, general” use type would be a permitted use in the gI-1 (Ruane Road industrial) and gI-2 (Upper Crow Creek industrial) districts.

Discussion

The amendments would help reconcile the Girdwood and Anchorage Tables of Allowed Uses. As the Girdwood chapter was adopted seven years before the rest of the new Title 21, there are discrepancies between the allowed uses. The Planning Department intends to make general revisions to Chapter 9 to align it with the main sections of Title 21, but not until after the Girdwood Area Plan is revised. The plan revision process is anticipated to begin in 2016. Currently, Girdwood is missing the “Manufacturing, general” use type. This use type is typically associated with industrial zoning districts. Girdwood has the gl-1 and gl-2 districts. This ordinance proposes to make “Manufacturing, general” use type a permitted use in the gl-1 and gl-2 districts and a conditional use in the gC-10 district. This use type may be made compatible with the gC-10 district as a conditional use and with the requirement to comply with Girdwood building design standards. The intent statement for the gC-10 will not change because the character of this zoning district is meant to remain the same.

The gC-10 district is located south of the Alyeska Highway, between Glacier Creek and Timberline Drive. There are three tracts of land containing 8.91 acres. One of the tracts is occupied by the Girdwood Chapel and the other two tracts are undeveloped. All of the tracts have access to public water and sewer. The proposed ordinance would introduce the “Manufacturing, general” use type to the gC-10 district as a conditional use. The location of the gC-10 is adjacent to the Alyeska Highway, which is a main thoroughfare in Girdwood. Furthermore, the gR-2 and gR-4 districts are located north and south of the gC-10 district location. That is why this industrial use type should be subject to the building design standards in AMC 21.09.080F., *Girdwood Commercial, Resort, and Public Institutional Building Design Standards*. It is appropriate for this industrial use type to be required to comply with building design standards because of its highly visible location along the Alyeska Highway because it lies between two residential zoning districts.

Agency and Public Comment

The reviewing agencies had either no comment or no objection to this ordinance. No public comments were received.

Recommendation

The Department recommends approval of the amendments proposed in this ordinance.

Attachments:

1. Draft Ordinance
2. Zoning Map and Aerial Map
3. Resolution 2015-04 of the Girdwood Board of Supervisors
3. Departmental and Public Comments

Submitted by: Chair at the Request of the Mayor
Prepared by: Community Development Department
For reading:

ANCHORAGE, ALASKA
AO NO. 2016-

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 ("NEW" CODE, EFFECTIVE JANUARY 1, 2014), SUBSECTION 21.09.040C.2.J. AND TABLE 21.09-2, TO MAKE GENERAL MANUFACTURING A CONDITIONAL USE IN THE GC-10 (UPPER ALYESKA HIGHWAY COMMERCIAL) DISTRICT SUBJECT TO COMPLIANCE WITH THE COMMERCIAL DESIGN STANDARDS, AND MAKE GENERAL MANUFACTURING A PERMITTED USE IN THE GI-1 (RUANE ROAD INDUSTRIAL) AND GI-2 (UPPER CROW CREEK INDUSTRIAL) DISTRICTS.

(Planning and Zoning Commission Case 2016-0007)

WHEREAS, the Girdwood Board of Supervisors passed Resolution 2015-04 in support of these amendments to Chapter 21.09.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040 **Zoning Districts**

*** *** ***

C. Commercial Districts

*** *** ***

2. Districts

*** *** ***

j. gC-10 (Upper Alyeska Highway Commercial) District

i. Location

The gC-10[11] district is an undeveloped portion of a residentially developed subdivision. This district is located on the south side of Alyeska Highway, west of Timberline Drive.

ii. Intent

The intent of this district is to permit development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use.

iii. General Manufacturing Use

This use shall comply with the Commercial, Resort and Public/Institutional Building Design Standards in subsection 21.09.080F.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 2. Anchorage Municipal Code Table 21.09-2 is hereby amended to add "Manufacturing, general" as a use type to the Manufacturing and Production use category. "Manufacturing, general" shall be a conditional use in the gC-10 (Upper Alyeska Highway commercial) district and a permitted use in both the gl-1 (Ruane Road industrial) and gl-2 (Upper Crow Creek industrial) districts.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 3. This ordinance shall become effective immediately upon passage and approval by the Assembly.

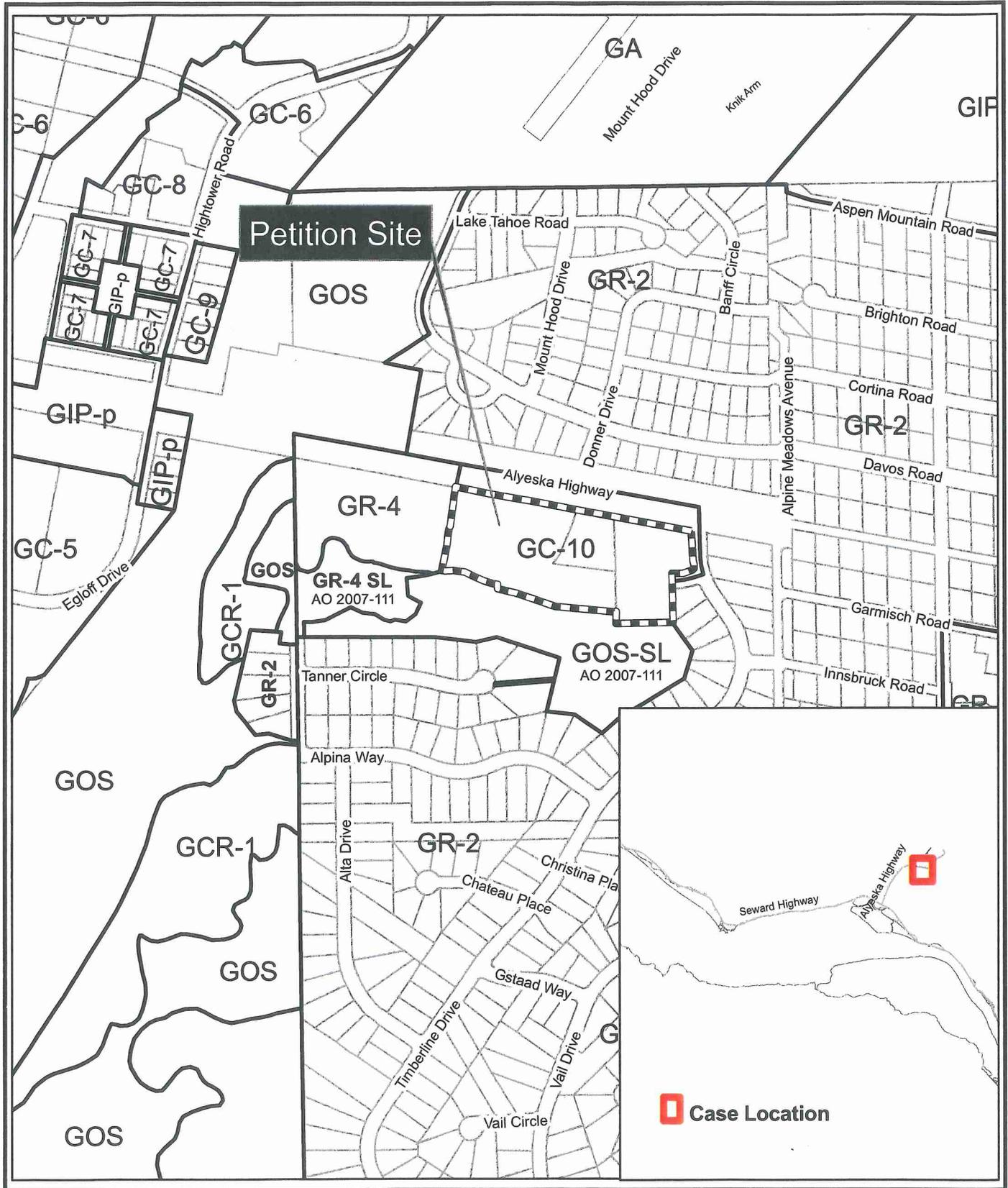
PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk

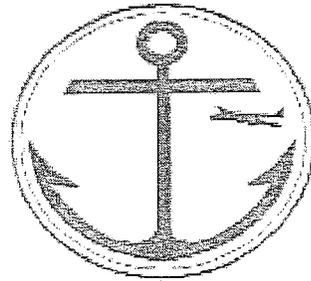
2016-0007



2016-0007



Municipality
of
Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/glv>
Ethan Berkowitz, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Erin Eker & Sam Daniel, Co-Chairs
Tommy O Malley, Robert Snitzer, Jerry Fox*

Resolution 2015-04
Of the Girdwood Board of Supervisors

Resolution in support for a Text Amendment to Anchorage Municipal Code 21.09, Girdwood Land Use Regulations, to add a 'Manufacturing, general' line item to Table 21.09.050-1 and to place a 'C' (for Conditional Use Permit required) in the gC-10 column for this purpose.

WHEREAS, Girdwood Brewing Company owners Brett Marengo, Rory Marengo and Josh Hegna have presented to the Girdwood Land Use Committee and to the Girdwood Board of Supervisors, their plan for a craft brewery in Girdwood; and

WHEREAS, craft brewing would be a new small business in Girdwood that will benefit the local community and its visitor based economy and should be promoted; and

WHEREAS, breweries are considered 'General Manufacturing' in the Anchorage Municipal Code; and

WHEREAS, there is no "General Manufacturing" line item in Table 21.09.050-1 of the Girdwood Land Use Regulations. Therefore, as it stands now, breweries are not allowed in Girdwood; and

WHEREAS, other manufacturing categories, 'light' and 'heavy', are only permitted in the g1-1 designated Industrial District in Girdwood. The Ruane Road area is the sole g1-1 zoned area in Girdwood. Currently this is all MOA Heritage Land Bank and not available for development, and, even if it were available, it would not be suitable for a brewery; and

WHEREAS, Girdwood Commercial Zoning District gC-10 would be an appropriate district in which to locate a craft brewery. The neighbors have been contacted and are supportive of this effort; and

WHEREAS, per Anchorage Municipal Code Title 21.03.210 – Text Amendments: The petitioners as that GBOS support their request that the Anchorage Planning and Zoning Commission recommend the approval of an ordinance, as drafted by the Planning Department, for a text change in Chapter 21.09: Girdwood Land Use Regulations to amend Table 21.09.050-1: Table of Allowed Uses to include 'Manufacturing, General' under the Industrial Category and to allow Conditional Use of land zoned gC-10 for this purpose; specifically Beverage Manufacture and Brewery; and

WHEREAS, if the Planning and Zoning Commission recommends approval of the text amendment ordinance, it would then be scheduled for a public hearing with the Municipality of Anchorage Assembly where it must be adopted to take effect; and

WHEREAS, after the Assembly has adopted the ordinance, changing the code to allow breweries in the gC-10, the petitioners still have to go through the Conditional Use Permit process to get the specifics of their proposed development approved; and

WHEREAS, it is understood that the Planning Department will most likely require any General Manufacturing Conditional Use Permit applicant in gC-10 to adhere to the Commercial Building Design Standards per section 21.09.080 F; and

WHEREAS, the Girdwood Land Use Committee has reviewed the request at public meetings in July and August, 2015 and has voted to recommend a GBOS Resolution of Support for this text amendment to Chapter 21.09: Girdwood Land Use Regulations by a vote of 14-1.

THEREFORE, it is resolved by the Girdwood Board of Supervisors to support a Text Amendment to the Anchorage Municipal Code Title 21.09, Girdwood Land Use Regulations, to add a 'Manufacturing, general' line item to Table 21.09.050-1 and to place a 'C' (for Conditional Use Permit required) in the gC-10 column for this purpose.

PASSED AND APPROVED by the Girdwood Board of Supervisors this 18th day of August, 2015.


Erin Eker, Chair, GBOS

8/19/15
Date


Attest

8/19/15

Departmental and Public Comments



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

RECEIVED

DEC 14 2015

**MUNICIPALITY OF ANCHORAGE
ZONING DIVISION**

DATE: December 14, 2015

TO: Planning Division, Current Planning Section

THRU: Jack L. Frost, Jr., Right of Way Supervisor

FROM: Lynn McGee, Senior Plan Reviewer

SUBJ: Comments on Planning and Zoning Commission case(s) for January 11, 2016.

Right of Way Section has reviewed the following case(s) due December 14, 2015.

2016-0001 Section 25, T13N R4W, West 135' of the East 953' of the North 350' of the NE4 NW4, portion, grid SW1628
(Rezone from R-O to B-3)
 Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
 Review time 15 minutes.

2016-0002 Section 25, T13N R4W, West 135' of the East 953' of the North 350' of the NE4 NW4, portion, grid SW1628
(Amendment to an Element of the Comprehensive Plan to Add Additional B-3 Land)
 Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
 Review time 15 minutes.

2016-0007 "New" Title 21 Amendment
(Ordinance Amending Title 21 Sections, 21.09.040C.2.j and Table 21.09-2 to add "manufacturing general" and allow it in the GC-10 District by Conditional Use and in the G-1 and G-2 Districts as a Permitted Use.)
 Right of Way Section has no comments at this time.
 Review time 15 minutes.

2016-0014 "New" Title 21 Amendment
(Ordinance Amending Title 21, Sections 21.05.030, Rehabilitative Care Facilities)
 Right of Way Section has no comments as no work is planned which would affect the rights of way or easements.
 Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

RECEIVED

DEC 14 2015

MEMORANDUM FOR ERIKA B. MCCONNELL
2015 DEC 14 10:31 AM

DATE: December 14, 2015

TO: Erika B. McConnell, Current Planning Section Supervisor,
Zoning and Platting Division

FROM: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

SUBJECT: Traffic Engineering Comments

2016-0007 An Amendment to Title 21, Section 21.09040.C.2.j and Table 21.09-2 to add the use "manufacturing, general" and allow it in the GC-10 district by conditional use, and the GI-1 and GI-2 districts as a permitted use.

Traffic Engineering has no comments on the proposed Rezone request.

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

Building Safety

MEMORANDUM

Comments to Miscellaneous Planning and Zoning Applications

DATE: December 10, 2015

TO: Erika McConnell, Manager, Zoning and Platting

FROM: Ron Wilde, P.E.
Building Safety
343-8371

SUBJECT: Comments for Case 2016-0007
Title 21 Amendment - manufacturing

No Comment

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DEC 9 2015

DATE: December 4, 2015
TO: Erika McConnell, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, AWWU Planning
SUBJECT: Zoning Case Comments
Hearing Date: January 11, 2016
Agency Comments Due: December 14, 2015

AWWU has reviewed the materials and has the following comments.

2016-0001 T13N R4W SEC 25 NE4NW4 PTN W135 E953 N350, Rezone request from RO (Residential Office) District to B-3 (General Business) District, Grid SW1628

1. AWWU water and sanitary sewer are available.
2. AWWU has no objection to this rezone.

2016-0002 T13N R4W SEC 25 NE4NW4 PTN W135 E953 N350, Amendment to an element of the Comprehensive Plan for West Anchorage District Plan Land Use map to rezone a parcel of land from RO (Residential Office) District to B-3 (General Business) District, Grid SW1628

1. AWWU water and sanitary sewer are available.
2. AWWU has no objection to this amendment to the Comprehensive Plan.

2016-0007 TITLE 21, An amendment to Title 21, section 21.09.040C.2.j. and table 21.09-2, to add the use "manufacturing, general" and allow it in the GC-10 district by conditional use, and the GI-1 and GI-2 districts as a permitted use, Grid N/A

1. AWWU has no objection to this Title 21 amendment.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Transportation and
Public Facilities

CENTRAL REGION
Planning & Administrative Services

4111 Aviation Avenue
P.O. Box 196900
Anchorage, Alaska 99519-6900
Main Phone: (907)269-0520
Fax: (907)269-0521
Web site: dot.state.ak.us

December 2, 2015

Erika McConnell, Planning Section Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED
DEC 01 2015
PLANNING & ADMINISTRATIVE SERVICES
CENTRAL REGION

RE: MOA Zoning Review

Dear Ms. McConnell:

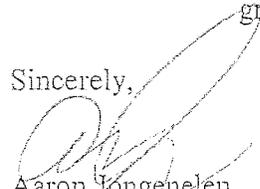
The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning office has no comments on the following zoning applications:

- 2015-0119: An Ordinance amending Anchorage Municipal Codes re: Special Land Use Permit for Marijuana Establishments
- 2016-0007 An amendment to Title 21, Section 21.09.040C.2.j and table 21.09-2, to add the use "manufacturing, general".

The DOT&PF, Central Region platting review board has a comment on the following zoning applications:

- 2016-0001: Aurora Village Subdivision-Rezone Request
 - No direct access to Northern Lights Boulevard or Benson Boulevard will be granted. This lot can use the public use connection to the east.
- 2016-0002: Aurora Village Subdivision-Amendment to West Anchorage District Plan Land Use Map
 - No direct access to Northern Lights Boulevard or Benson Boulevard will be granted. This lot can use the public use connection to the east.

Sincerely,


Aaron Jongehelen
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF

"Keep Alaska Moving through service and infrastructure."