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Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: February 5, 2002 

Anchorage, Alaska
AO 2002- 32

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5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY 9.37 ACRES FROM B-3 (GENERAL BUSINESS
7 DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT)
8 WITH SPECIAL LIMITATIONS FOR CAMPBELL CREEK INDUSTRIAL PARK, TRACT
9 A-1 AND TRACT B-2; GENERALLY LOCATED BETWEEN THE OLD AND NEW
10 SEWARD HIGHWAY, SOUTH OF TUDOR ROAD AND BETWEEN EAST 48TH AVENUE
11 (EXTENDED) AND EAST 50TH AVENUE (EXTENDED).
12

13 (Campbell Park Community Council) (Planning and Zoning Commission Case 2001-088)
14

15 THE ANCHORAGE ASSEMBLY ORDAINS:

16
17 **Section 1.** The zoning map shall be amended by designating the following described property as
18 I-1 SL (Light Industrial District with Special Limitations) zone:
19

20 Campbell Creek Industrial Park, Tract A-1 and Tract B-2, consisting of 9.37
21 acres, as shown on Exhibit A attached (Planning and Zoning Commission Case
22 2001-088).
23

24 **Section 2.** The zoning map amendment described in Section above shall be subject to the
25 following special limitations regarding the uses of the property:
26

- 27 a. A 30-foot wide undisturbed buffer of existing wooded vegetation shall be
28 maintained in addition to any utility or road easements along the north boundary
29 adjacent to residentially zoned property.
30 b. The following uses are prohibited: snow disposal sites; cleaning, laundry or
31 dyeing plants; motor freight terminals; steel fabrication shops or yards; any open
32 storage or repair yard.
33 c. Pole signs are prohibited.
34 d. A non-public hearing site plan review by the Planning and Zoning Commission
35 prior to issuance of any building permits.
36

37 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
38 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for
39 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected

1 by the Special Limitations set forth in this ordinance shall apply in the same manner as if the
2 district classification applied by this ordinance were not subject to Special Limitations.

3
4 **Section 4.** The Director of the Planning Department shall change the zoning map accordingly.

5
6 **Section 5.** This ordinance shall become effective within ten (10) days after the Director of the
7 Planning Department has received the written consent of the owners of the property within the
8 area described in Section 1 above to the special limitations contained herein. The rezone
9 approval contained herein shall automatically expire and be null and void if the written consent
10 is not received within 120 days after the date on which this ordinance is passed and approved. In
11 the event no special limitations are contained herein, this ordinance is effective immediately
12 upon passage and approval.

13
14 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
15 _____, 2002

16
ATTEST:

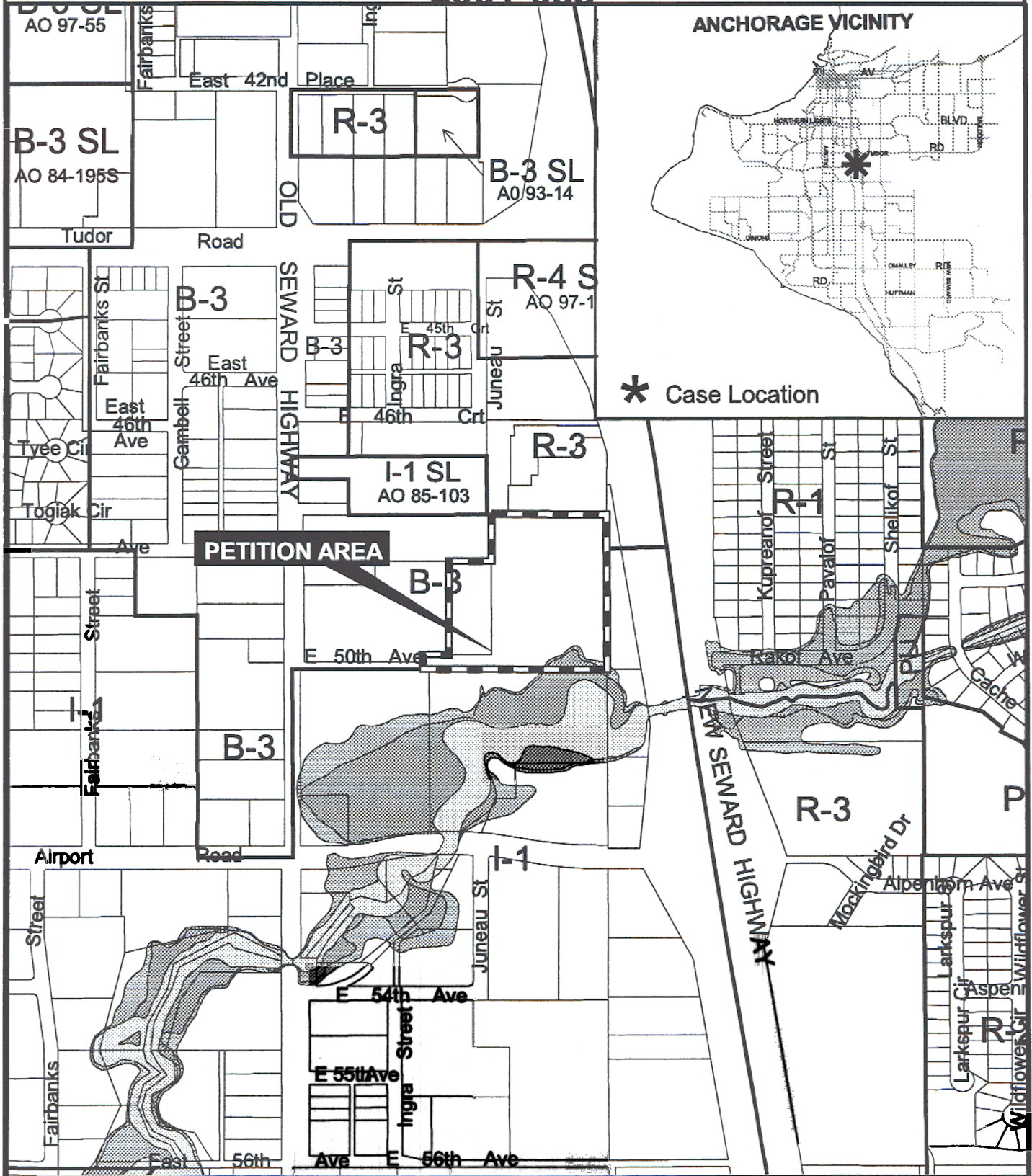
Chair

Municipal Clerk

(2001-088)
(009-201-13;-16)

REZONING 2001-088

EXHIBIT A



Municipality of Anchorage
Planning Department



Date: AUGUST 8, 2001

Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway



0 500 1000 Feet



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002- 32 Title: The rezoning of 9.37 acres from B-3 to I-1 SL for Campbell Creek Industrial Park, Tract A-1 and Tract B-2
Sponsor: Nicolai Alaska LLC
Preparing Agency: Planning Department
Others Affected

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning should have no significant economic impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning will require the developer to provide a north/south multi-use paved trail and easement of adequate width for a standard width paved bicycle trail and strip of vegetation on either side, to connect from the high-density residential to the north with the Campbell Creek greenbelt to the south.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB: *Cheryl Frasca*

Approved By: *JW*

For Director Preparing Agency

Telephone: 343-4215

Date: 1/22/02

Date: 10-8-01



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 135-2002

Meeting Date: FEBRUARY 5, 2002

From: Mayor

Subject: AO 2001- 32

Planning and Zoning Commission
Recommendation on a Rezoning From B-3 to I-1
SL for Campbell Creek Industrial Park, Tract A-1
and Tract B-2.

On September 10, 2001 the Planning and Zoning Commission approved the rezoning from B-3 to I-1 SL for Campbell Creek Industrial Park, Tract A-1 and Tract B-2.

Approval of I-1 SL is made on the assumption that the site is not practical for B-3 uses since the property has no lot frontage along a major arterial. I-1 uses must be limited to have minimum impact upon the high-density residential to the north, including road access to the Seward Highway, which is possible through a private access agreement with the I-1 zoned property to the east. A non-public hearing site plan is required prior to any building permits being issued.

The Planning and Zoning Commission's approval was based on the condition of special limitations that provided for amenities to protect the existing residential neighborhood to the north and preserve opportunities for links to the greenbelt to the south. They included a special limitation that stated "an easement of adequate width for the construction of a north-south paved bicycle trail along with a strip of vegetation on either side of the constructed trail to connect the R-3 properties to the north and the greenbelt property to the south along the east boundary shall be provided." However, upon advice of the Department of Law, the administration has removed this special limitation from the draft ordinance.

Approval of this ordinance is recommended.

Reviewed by:

Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

fol Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted

George P. Wuerch
Mayor

Prepared by:

Susan R. Fison, Director
Planning Department

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-076**

A RESOLUTION APPROVING REZONING 9.37 ACRES FROM B-3 (GENERAL BUSINESS) TO I-1 SL (LIGHT INDUSTRIAL) WITH SPECIAL LIMITATIONS FOR CAMPBELL CREEK INDUSTRIAL PARK, TRACT A-1 AND TRACT B-2; GENERALLY LOCATED BETWEEN THE OLD AND NEW SEWARD HIGHWAY, SOUTH OF TUDOR ROAD AND BETWEEN EAST 48TH AVENUE (EXTENDED) AND EAST 50TH AVENUE (EXTENDED).

(Case 2001-088; Tax ID. # 009-201-13; -16)

WHEREAS, a petition has been received from Nicholai Alaska, LLC et al to rezone from B-3 (General Business District) to I-1 (Light Industrial District) with, for Campbell Creek Industrial Park, Tract A-1 and Tract B-2; consisting of approximately 9.37 acres; generally located between the Old and New Seward Highway, south of Tudor Road and between East 48th Avenue (extended) and East 50th Avenue (extended), and

WHEREAS, notices were published, posted and mailed and a public hearing was held August 6th and September 10, 2001.

NOW THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. The subject property consists of two adjoining undeveloped parcels. The larger parcel, Tract A-1 consists of 7.75 acres and contains class "C" developable wetlands located on the east one-third of the parcel. Tract B-2 consists of 1.62 acres.
2. Legal and physical access is from East 50th Avenue, which is constructed with a half 30-foot dedicated right-of-way. There is no direct frontage to the New Seward Highway frontage road. There is a private access agreement with the I-1 zoned property to the east to allow access to Homer Drive.
3. The "Anchorage 2020 Bowl Comprehensive Development Plan" Policies #68 and #70 call for protection of natural corridors such as Campbell Creek at the heart of local watersheds. There needs to be a north/south pedestrian trail. When the Campbell Creek Trail is built there will be a demand to access the parkland. Providing pedestrian access in the New Seward right-of-way, as suggested by the petitioner,

is shortsighted as that roadway will expand in the future. Further, it is not good planning or responsible public safety to put pedestrian traffic next to high-speed traffic.


4. Approval of the rezone is made on the assumption that the site is not practical for B-3 uses and on the condition of special limitations that provide for amenities to protect the existing residential neighborhood to the north and preserve opportunities for links to the greenbelt to the south, including non-public hearing site plan review by the Commission. I-1 uses should be limited to have minimum impact upon the high-density residential neighborhood to the north. Road access to the Seward Highway should have minimum impacts on the residential uses to the north.
 5. The intent of the B-3 District is for general commercial uses in areas exposed to heavy automobile traffic, and located at or surrounding major arterial intersections. Access to this site is limited and the nature of the property better fits the I-1 zone than the B-3 given the adjoining I-1 use.
 6. The rezoning satisfies the standards of AMC 21.20.090 for zoning map amendments.
 7. The motion to recommend approval to the Assembly to rezone the subject property to I-1 SL was unanimous, 7 in favor, 0 opposed.
- B. The Commission recommends the Assembly rezone the subject property to I-1 SL subject to the following Special Limitations:**
1. A 30-foot wide undisturbed buffer of existing wooded vegetation in addition to any utility or road easements along the north boundary adjacent to residentially zoned property.
 2. Provide a north-south pedestrian connection to connect the R-3 properties to the north and the greenbelt property to the south.
 3. The following uses are prohibited: Snow disposal sites, cleaning, laundry or dyeing plants, motor freight terminals, steel fabrication shops or yards, any open storage or repair yard.
 4. Pole signs are prohibited.

5. A non-public hearing site plan review by the Planning and Zoning Commission prior to issuance of any building permits.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission
this 10th day of September 2001.



Susan R. Fison
Director



Daphne Brown
Chair

(Case 2001-088)
(Tax ID. # 009-201-13; -16)

x *See AO 2002-32*



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 314-2002

Meeting Date: March 19, 2002

From: Mayor

Subject: AO 2002- 32

**Planning and Zoning Commission
Recommendation on a Rezoning From B-3 to I-1
SL for Campbell Creek Industrial Park, Tract A-1
and Tract B-2.**

1 On September 10, 2001 the Planning and Zoning Commission approved the rezoning from
2 B-3 to I-1 SL for Campbell Creek Industrial Park, Tract A-1 and Tract B-2. Attached
3 hereto is the Planning and Zoning Commission recommended rezoning ordinance for the
4 subject Case 2001-088 as approved in PZC Resolution 2001-076. This ordinance was
5 inadvertently left out of the packet forwarded to the Assembly. AO 2002-32 was
6 submitted as an alternative to the attached ordinance to address the Legal Department's
7 opinion that the PZC's recommendation requiring a north-south pedestrian connection to
8 connect the R-3 properties to the north and the greenbelt property to the south (see Section
9 2.b) would constitute a taking of private property without just compensation.

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Reviewed by:

Harry J. Kjeling, Jr.
Municipal Manager

Reviewed by:

Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted

George P. Wuerch
Mayor

Prepared by:

Susan R. Fison, Director
Planning Department

Submitted by:
Prepared by: Planning Department
For reading:

Anchorage, Alaska
AO 2002-____

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5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY 9.37 ACRES FROM B-3 (GENERAL BUSINESS
7 DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT)
8 WITH SPECIAL LIMITATIONS FOR CAMPBELL CREEK INDUSTRIAL PARK, TRACT
9 A-1 AND TRACT B-2; GENERALLY LOCATED BETWEEN THE OLD AND NEW
10 SEWARD HIGHWAY, SOUTH OF TUDOR ROAD AND BETWEEN EAST 48TH AVENUE
11 (EXTENDED) AND EAST 50TH AVENUE (EXTENDED).

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13 (Campbell Park Community Council) (Planning and Zoning Commission Case 2001-088)

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15 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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17 **Section 1.** The zoning map shall be amended by designating the following described property as
18 I-1 SL (Light Industrial District with Special Limitations) zone:

19
20 Campbell Creek Industrial Park, Tract A-1 and Tract B-2, consisting of 9.37
21 acres, as shown on Exhibit A attached (Planning and Zoning Commission Case
22 2001-088).

23
24 **Section 2.** The zoning map amendment described in Section 1 above shall be subject to the
25 following special limitations regarding the uses of the property:

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27 a. A 30-foot wide undisturbed buffer of existing wooded vegetation shall be
28 maintained in addition to any utility or road easements along the north boundary
29 adjacent to residentially zoned property.
30 b. Provide a north-south pedestrian connection to connect the R-3 properties to the
31 north and the greenbelt property to the south.
32 c. The following uses are prohibited: snow disposal sites; cleaning, laundry or
33 dyeing plants; motor freight terminals; steel fabrication shops or yards; any open
34 storage or repair yard.
35 d. Pole signs are prohibited.
36 e. A non-public hearing site plan review by the Planning and Zoning Commission
37 prior to issuance of any building permits.

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39 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
40 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for
41 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected

1 by the Special Limitations set forth in this ordinance shall apply in the same manner as if the
2 district classification applied by this ordinance were not subject to Special Limitations.

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4 **Section 4.** The Director of the Planning Department shall change the zoning map accordingly.

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6 **Section 5.** This ordinance shall become effective within ten (10) days after the Director of the
7 Planning Department has received the written consent of the owners of the property within the
8 area described in Section 1 above to the special limitations contained herein. The rezone
9 approval contained herein shall automatically expire and be null and void if the written consent
10 is not received within 120 days after the date on which this ordinance is passed and approved. In
11 the event no special limitations are contained herein, this ordinance is effective immediately
12 upon passage and approval.

13
14 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
15 _____, 2002

16 ATTEST: _____
Chair

Municipal Clerk

(2001-088)
(009-201-13;-16)

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AM 314 - 2002

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED 03/14/02
	Rezoning from B-3 to I-1 SL, approximately 9.37 acres, Campbell Creek Industrial Park, Tract A-1 and Tract B-2 Campbell Park Community Council Case 2001-088		INDICATE DOCUMENTS ATTACHED AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
<i>05</i>	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid waste services		
	Water & wastewater utility		
<i>04</i>	Municipal Manager	<i>M</i>	<i>3/19</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
<i>04</i>	Office of Management & Budget		
	Management Information Services		
	Police		
2	Planning, Development & Public Works	<i>CEL</i>	<i>3-14-02</i>
	Development Services		
	Facility Management		
1	Planning	<i>MM</i>	<i>3-14-02</i>
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
3	Municipal Attorney	<i>W. J. ...</i>	<i>3-15-02</i>
	Municipal Clerk		
	Other		
5	SPECIAL INSTRUCTIONS/COMMENT Planning and Zoning Commission AM to accompany AO 2002-32 already scheduled for public hearing March 19, 2002. <i>addendum</i> <i>H.K. 2 - New Public Hearing</i>		
6	ASSEMBLY MEETING DATE REQUESTED March 19, 2002	7	PUBLIC HEARING DATE REQUESTED March 19, 2002

2002 MAR 19 AM 11 07
 M.O.A.
 CLERKS OFFICE

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AD 2002-37

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	Rezoning from B-3 to I-1 SL, approximately 9.37 acres, Campbell Creek Industrial Park, Tract A-1 and Tract B-2 Campbell Park Community Council Case 2001-088		10/12/01
			INDICATE DOCUMENTS ATTACHED
			<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME	DIRECTOR'S NAME	
	Planning Department	Susan R. Fison, Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER	
	Jerry Weaver	343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
6	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid waste services		
	Water & wastewater utility		
5	Municipal Manager	M	(20)
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
4	Office of Management & Budget	CF	1/22/02
	Management Information Services		
	Police		
2	Planning, Development & Public Works	ew	10/8/01
	Development Services		
	Facility Management	8/02	10-10-01
1	Planning	JW	10-8-01
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
3	Municipal Attorney	01-1070/A	JW
	Municipal Clerk		1-18-02
	Other		
5	SPECIAL INSTRUCTIONS/COMMENT		
	9.F. Introduction		
6	ASSEMBLY MEETING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED
	ASAP 2/5/02		4 weeks after introduction 3/19/02

M.O.A.
2002 JAN 28 AM 10:07
CLERK'S OFFICE