

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 7-8-03

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: May 13, 2003

Anchorage, Alaska
AO No. 2003-82

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
2 REZONING OF LOT 3, SHIP CREEK CROSSING SUBDIVISION FROM PC (PLANNED
3 COMMUNITY), AND I-2 (HEAVY INDUSTRIAL) TO I-2 SL (HEAVY INDUSTRIAL
4 WITH SPECIAL LIMITATIONS), GENERALLY LOCATED AT 101 WEST WHITNEY
5 ROAD.

6
7 (Government Hill Community Council) (Planning and Zoning Commission Case 2003-016)

8
9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

10
11 **Section 1.** The zoning map shall be amended by designating the following described
12 property as I-2SL (Heavy Industrial with Special Limitations) zone:

13
14 Lot 3, Ship Creek Crossing Subdivision.

15
16 The zoning map amendment shall be subject to the special limitations:

- 17
18 1. Landscaping along the south lot line (where adjacent to Whitney Road, except at
19 driveways) shall be planted with visual enhancement landscaping.
20
21 2. A landscaping bond in the amount of 120% of the estimated installation cost shall be
22 posted and held for a period of two years from the final Assembly approval of this
23 rezoning.
24
25 3. In addition to the standards in the I-2 zone (AMC 21.40.210 E. Prohibited Uses), the
26 following uses are prohibited:
27
28 a. junkyards, salvage yards.
29 b. manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint,
30 petroleum products, soap, turpentine or varnish, charcoal or distilled products.
31 c. open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.
32 d. asphalt batching plants and hot mix plants.
33 e. incinerator facilities or thermal desorption units.
34


35 4. A Notice of Zoning Action and the Resolution shall be filed with the State of Alaska
36 District Recorders Office. Proof of such shall be submitted to the Department of
37 Planning.

38 # 5. Landscaping shall be completed in accordance with the Ship Creek Redevelopment Plan.

39 **Section 2.** The Director of the Planning Department shall change the zoning map
40 accordingly.
41

1 **Section 3.** This ordinance shall become effective within 10 days after the Director of the
2 Planning Department has received the written consent of the owners of the property within
3 the area described in Section 1 above to the special limitations contained herein. The rezone
4 approval contained herein shall automatically expire and be null and void if the written
5 consent is not received within 120 days after the date on which this ordinance is passed and
6 approved. In the event no special limitations are contained herein, this ordinance is effective
7 immediately upon passage and approval. The Director of the Planning Department shall
8 change the zoning map accordingly.

9
10 PASSED AND APPROVED by the Anchorage Assembly this 8th day of
11 July 2003.

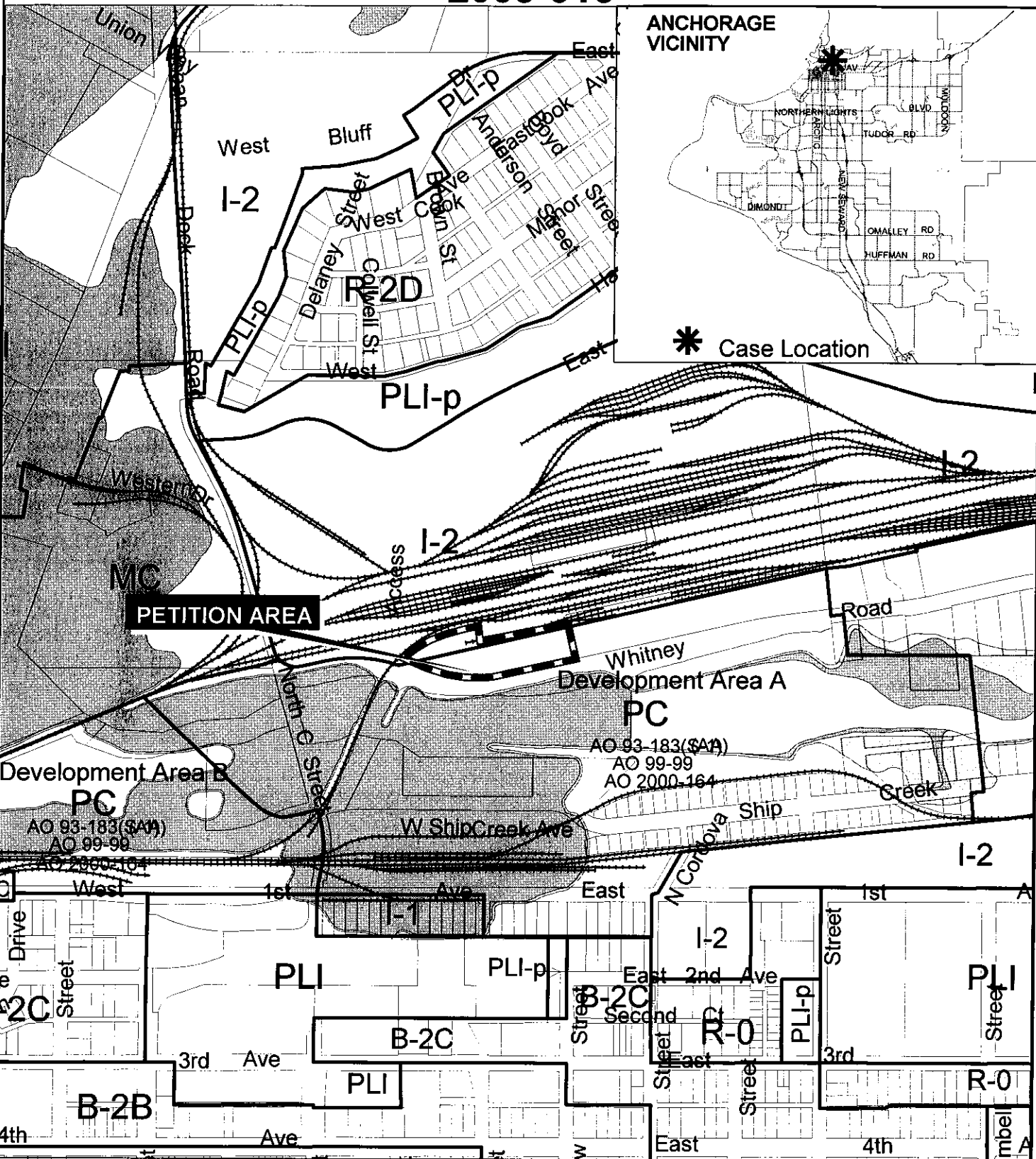
12
13 
14 _____
15 Chair

16
17 ATTEST:

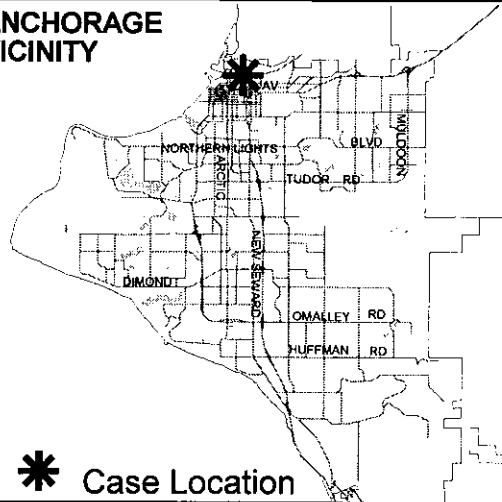
18
19
20 
21 _____
22 Municipal Clerk

REZONING 2003-016

EXHIBIT A



ANCHORAGE VICINITY



* Case Location

AO 93-183(SA1)
AO 99-99
AO 2000-164




AO 93-183(SA1)
AO 99-99
AO 2000-164

Municipality of Anchorage
Planning Department



Date: DECEMBER 17, 2002

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-~~
 2003-82

Title: REZONING OF LOT 3, SHIP CREEK CROSSING SUBDIVISION FROM
 PC AND I-2 TO I-2 SL, GENERALLY LOCATED AT 101 WEST WHITNEY
 ROAD (GOVERNMENT HILL COMMUNITY COUNCIL) (PZC CASE 2003-016)

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:					
(In Thousands of Dollars)					
	FY02	FY03	FY04	FY05	FY06
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
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. The parcel has been zoned I-1 and PC. A legal, non-conforming truck and auto repair business had been in operation as part of Wrightway Auto Carriers. The repair portion of the business completely burned in 2002. The rezoning will allow the repair portion of the business to be rebuilt.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have a positive impact on the private sector. The lot is split zoned, PC and I-2. There had been a truck and auto repair business on the property, it completely burned in 2002. The repair business is not allowed in the PC district and the I-2 portion of the property is too small to allow the repair business. Rezoning will make the property more functional for the owner and allow onsite repair of vehicles.

Prepared by: _____

Telephone: _____

Validated by OMB: _____

Date: _____

Approved by: *Adam R. Finon*
(Director, Preparing Agency)

Date: 3-14-03

Concurred by: *[Signature]*
(Director, Impacted Agency)

Date: 4-7-03

Approved by: *[Signature]*
(Municipal Manager)

Date: 4/24/03



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 400-2003

Meeting Date: May 13, 2003

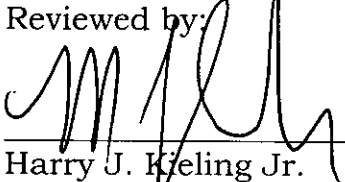
From: Mayor

Subject: AO 2003- 82 Planning and Zoning Commission
recommendation on a rezoning from PC
and I-2 to I-2SL for Lot 3, Ship Creek
Crossing Subdivision, Anchorage.

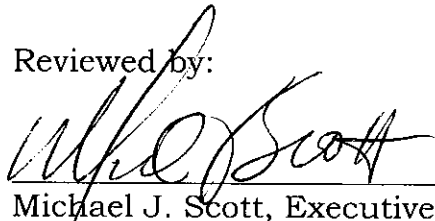
1 Wrightway Auto Carriers submitted an application for rezoning to change
2 their split-zoned property from PC and I-2 to I-2 with Special Limitations.
3 On February 3, 2003 the Planning and Zoning Commission recommended
4 approval of the rezoning. The area is identified as industrial in the
5 *Anchorage 2020 Anchorage Bowl Comprehensive Plan*. The *Ship Creek*
6 *Waterfront/Land Use Study* identifies the land as general industrial. The
7 proposal is consistent with the *Anchorage 2020 Anchorage Bowl*
8 *Comprehensive Plan*, and compatible with adjacent uses and zoning
9 districts.

10 The lot is 2.5 acres in size and the applicant wishes to rebuild an
11 auto/truck repair shop which completely burned in 2002. The repair shop
12 use had legal non-conforming rights, but it is not an allowed use in the PC
13 district. The existing I-2 portion of the property is not large enough to re-
14 build the repair shop. Staff advised the applicant to rezone all the property
15 to I-2 rather than amend the list of allowed uses in the PC district.

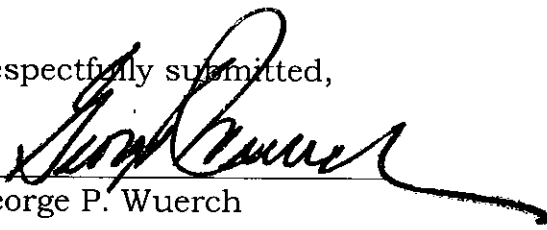
16 The Community Council supports the rezoning. Three letters were received
17 in support of the request, one in opposition. The applicant accepts the
18 special limitations. The Administration recommends approval of the
19 rezoning request.

20 Reviewed by:


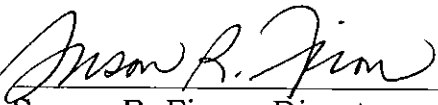
Harry J. Keeling Jr.
Municipal Manager

Reviewed by:


Michael J. Scott, Executive
Director, Planning,
Development and Public Works

Respectfully submitted,


George P. Wuerch
Mayor

Prepared by:


Susan R. Fison, Director
Department of Planning

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-009**

A RESOLUTION APPROVING A REZONING FROM PC (PLANNED COMMUNITY) AND I-2(HEAVY INDUSTRIAL) TO I-2 (HEAVY INDUSTRIAL) FOR LOT 3, SHIP CREEK CROSSING SUBDIVISION, GENERALLY LOCATED AT 101 WEST WHITNEY ROAD.

(Case 2003-016, Tax I.D. No. 002-061-25)

WHEREAS, a request has been received from William Wright, Wrightway Auto Carriers to rezone 2.5 acres of land from PC and I-2 to I-2 for lot 3, Ship Creek Crossing Subdivision generally located at 101 West Whitney Road, and

WHEREAS, notices were published, posted and 149 public hearing notices were mailed and a public hearing was held on February 3, 2003.

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

A. The Commission makes the following findings of fact:

The petition site is a 2.5 acre split zoned lot.

Anchorage 2020 designates the property as Industrial reserve. The area is generally developed as heavy industrial (power plant, railroad yard).

The Ship Creek/Waterfront land use study indicates the land for general industrial use. The proposal is consistent with the comprehensive plan and compatible with existing zoning districts and uses.

The applicant wishes to construct a motor vehicle repair shop on the parcel. The use is not allowed in the PC district, but is allowed in the I-2 district. The existing I-2 portion of the property is not large enough to allow construction of the repair shop.

The applicant has agreed with the proposed Special Limitations.

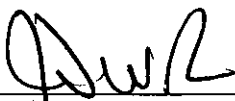
B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly subject to the following special limitations:

1. Landscaping along the south lot line (where adjacent to Whitney Road, except at driveways) shall be planted with visual enhancement landscaping.
2. A landscape guarantee (bond, deposit in escrow, letter of credit, deed of trust, etc) in the amount of 120% of the estimated installation cost shall be posted and held for a period two years from the final Assembly approval of this rezoning.
3. In addition to the standards in the I-2 zone, the following uses are prohibited:


- a. junkyards, salvage yards.
- b. manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine or varnish, charcoal or distilled products.
- c. open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.
- d. asphalt batching plants and hot mix plants.
- e. incinerator facilities or thermal desorption units.

4. A notice of zoning action and the resolution shall be filed with the State of Alaska District Recorders Office. Proof of such shall be submitted to the Planning Department.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of February, 2003.



Susan R. Fison
Secretary



for Toni Jones
Chair

(Case 2003-016, Tax I.D. No. 002-061-25)

DRAFT

2. **2003-016** Wrightway Auto Carriers. A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.

Staff member AL BARRETT stated 149 public hearing notices were mailed, 6 were returned undeliverable, 2 were returned in support, and 1 was returned in opposition voicing concerns about noise and hours of operation. He believed another response of conditional approval was received that expressed concern regarding fire safety. This is a split-zoned lot. The petitioner had discussed with Staff whether to rezone the property to all PC or all I-2 and the Staff recommended the latter. Staff views this rezoning request largely as housekeeping to clean up a piece of PC-zoned property that is separated from other PC-zoned property by Whitney Road. The property is adjacent to I-2 on three sides and is surrounded by I-2 uses. The PC zone to which this I-2 will now be adjacent allows residential uses, therefore, a significant landscaping requirement is being recommended. Also, a landscaping bond is being required.

COMMISSIONER KLINKNER thought a rezoning must be voted up or down, except special limitations could be imposed if the rezoning is approved. He questioned whether the conditions being recommended by Staff were appropriate and should instead be special limitations. MR. BARRETT agreed that all conditions should be special limitations.

COMMISSIONER KNEPPER noted that there were comments from Staff suggesting that the landscaping meet the Ship Creek Basin Renovation Rehabilitation Plan. She asked if the proposed landscaping meets the requirements of that plan. MR. BARRETT replied that the proposed landscaping is more akin to perimeter or arterial landscaping.

COMMISSIONER BROWN was confused between special limitations and use limitations. She asked for clarification of the Staff recommendations. MR. BARRETT responded that all the conditions are, in fact, special limitations. He stated that AMC 21.20.020 specifically defines special limitations. COMMISSIONER BROWN asked if landscaping should be a special limitation or would it be more appropriate to require a site plan review. Other

DRAFT

conditions also relate to code requirements and the rezoning is not contingent on them. She thought that conditions 1-5 were outside of a rezoning case. MR. BARRETT stated that conditions 1 and 5 are design standards and special limitations can include design standards. Reference could be made to the special limitations section of the code, but these were both new items that took the applicant by surprise. COMMISSIONER BROWN asked if the conditions could be restructured to list design standards and special limitations. MR. BARRETT agreed to this suggestion.

The public hearing was opened.

JIM SAWHILL, representing the petitioner, distributed suggested changes to the conditions recommended by Staff. He stated a fire caused the destruction of the truck maintenance shop on this property and, in the process of seeking a building permit to replace that, it was discovered that this property had been rezoned to PC. In an attempt to resolve the rezoning in order to allow the use to continue, the petitioner looked at PC and at I-2. Staff recommended I-2. Regarding condition 1, he stated the code requires visual enhancement landscaping and it must occur in any case. He stated the petitioner would like condition 1 amended to not require landscaping at the driveways and to delete the second sentence that outlines specific requirements for the landscaping. He stated that visual enhancement landscaping would be provided for the full length of Whitney Road, 8 feet wide, with trees on a 20-foot center. Regarding condition 2, he noted that a preliminary estimate from Evergreen Landscaping was \$16,000. Condition 2 should be to post 120% of the estimated construction cost. The petitioner does not object to the other conditions. He remarked regarding condition 3 that he felt the code should be allowed to work, although the petitioner does not object to that condition. He noted that condition 5 contains requirements of the building code that must occur, in any case. The petitioner did not object to the use special limitations described in item 6.

COMMISSIONER COFFEY referred to page 019 and asked if there is a narrow strip of PC zoned property south of Whitney Road bordering Ship Creek. MR. SAWHILL replied in the affirmative and referred to page 049. COMMISSIONER COFFEY asked what is the width of that property. MR. SAWHILL estimated it is 20 to 30 feet in width.

The public hearing was closed.

DRAFT

COMMISSIONER KLEIN moved for approval of a rezoning to I-2SL subject to Staff condition 1 as modified by the petitioner to state "Landscaping along the south lot line (where adjacent to Whitney road except at driveways) shall be planted with visual enhancement landscaping." and subject to condition 2 as modified by the handout delete "\$75,000" and insert "120% of the estimated installation cost," deleting condition 3, subject to condition 4, deleting condition 5, and subject to condition 6

COMMISSIONER COFFEY seconded.

COMMISSIONER KLEIN stated the purpose of this rezoning is to allow the reconstruction of a building destroyed by fire. There has been no opposition to this rezoning request. The applicant has made good arguments to revise the Staff's recommendations.

AYE: Starr, Klinkner, Brown, Jones, Coffey, Knepper, Klein
NAY: None

PASSED

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: February 3, 2003

CASE NO.: 2003-016

APPLICANT: Wrightway Auto Carriers

PETITIONER'S REPRESENTATIVE: Lounsbury & Assoc. Jim Sawhill, Brad Rinckey

REQUEST: Rezoning one lot from PC, Planned Community (AO 93-183, AO 99-99, AO 2000-164) and I-2, Heavy Industrial to I-2.

LOCATION: Lot 3, Ship Creek Crossing Subdivision

SITE ADDRESS: 101 West Whitney Road.

COMMUNITY COUNCIL: Government Hill

TAX NUMBER: 002-061-25

ATTACHMENTS:

1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: APPROVAL. The proposed rezoning meets the general standards of the Comprehensive Plan.

Parcels

Thu Dec 19, 13:43:47, 2002

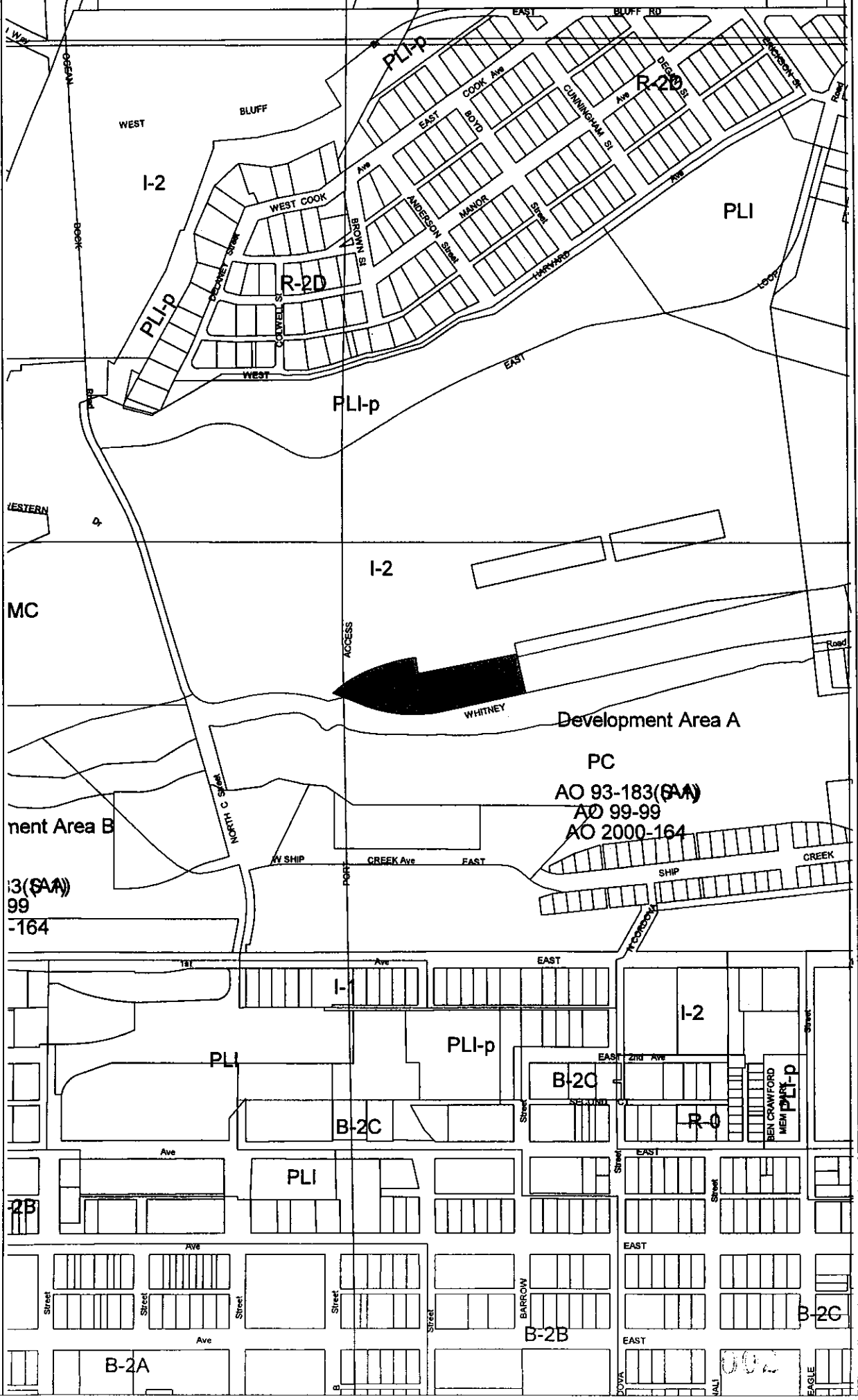
Map: Parcels



Scale 1:6000

Legend:

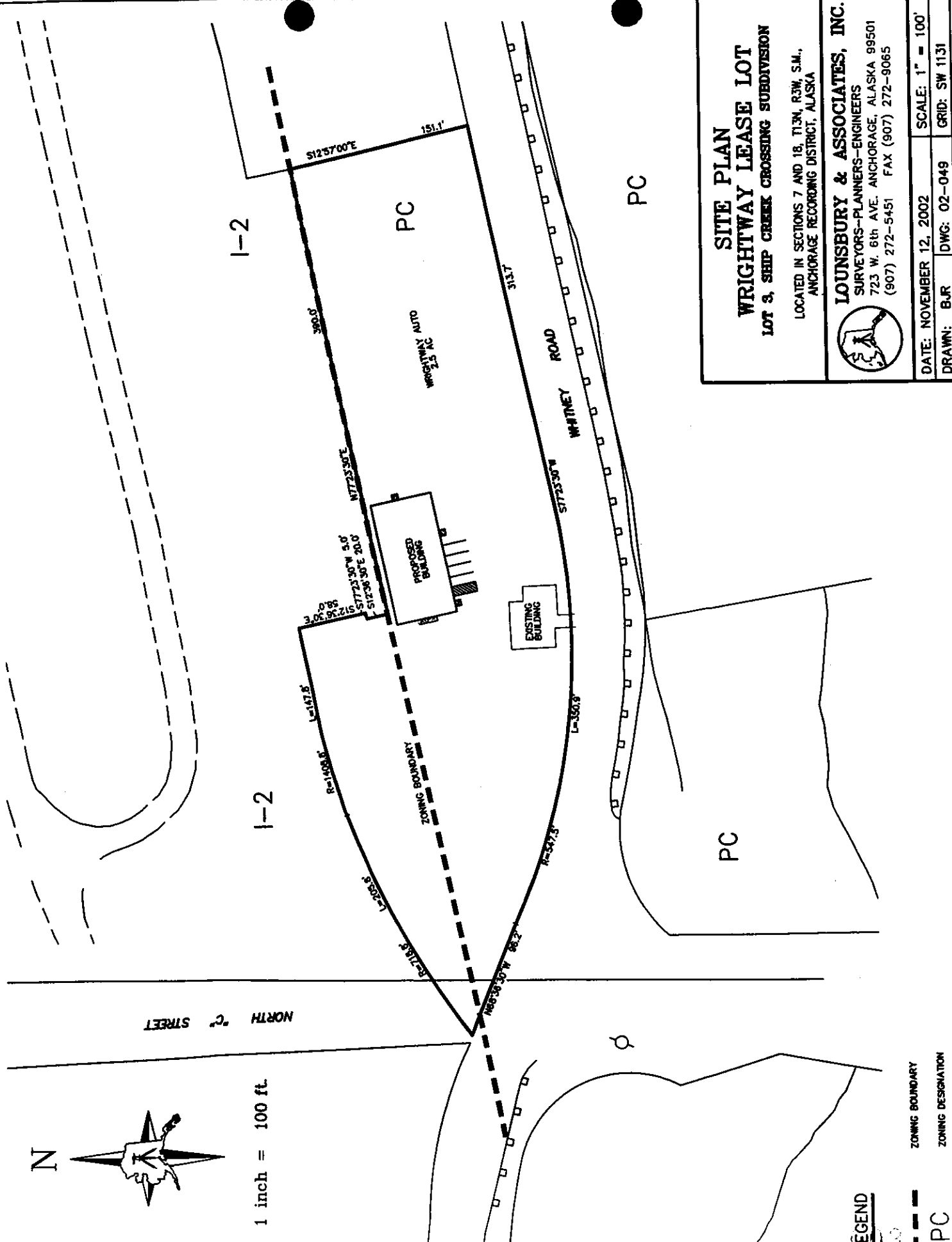
- Txt streetsano: Text
- zoning
- Txt zonano: Text
- parcels





1 inch = 100 ft.

NORTH "C" STREET



SITE PLAN
WRIGHTWAY LEASE LOT
LOT 3, SHIP CREEK CROSSING SUBDIVISION

LOCATED IN SECTIONS 7 AND 18, T13N, R3W, S.M., ANCHORAGE RECORDING DISTRICT, ALASKA

LOUNSBURY & ASSOCIATES, INC.
 SURVEYORS-PLANNERS-ENGINEERS
 723 W. 6th AVE. ANCHORAGE, ALASKA 99501
 (907) 272-5451 FAX (907) 272-9065

DATE: NOVEMBER 12, 2002 SCALE: 1" = 100'
 DRAWN: BJR DWG: 02-049 GRID: SW 1131



LEGEND

ZONING BOUNDARY

PC

SITE:

Acres: 2.5 acres

Vegetation: Developed, the lot is the site the Wrightway automobile carrier business.

Zoning: PC and I-2 (split zoned)

Topography: Level

Existing Use: Office, vehicle storage and repair shop of Wrightway Auto Carriers. The repair shop burned down in 2002.

Soils: Public water and sewer in the area, but not serving this site.

COMPREHENSIVE PLAN:

Classification: The property is designated as Industrial Reserve and is adjacent to Mixed Use/Redevelopment.

Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2	I-2	PC	I-2
Land Use:	ARR yard	Power plant	Whitney Rd, then Ship Creek, then hotel	ARR yard

PROPERTY HISTORY

12-30-96	Replat	Plat of ARR Terminal Reserve creates lots 3 thru 6 and tract C Ship Creek Crossing Subdivision
AO 93-183 S1 as amended	Rezoning	PC zoning, sections 7, 13, 18 results in split zone; PC prohibits truck/auto repair
AO 99-99	Rezoning	Amends PC to allow short term, outdoor storage of coal, gravel, topsoil etc; adds

electric power generation as a permitted use.

AO 00-164 Rezoning Amends PC to allow large vehicle wash facility

Applicable Zoning Regulations:

TABLE 1 SUMMARY COMPARISON OF PC and I-2		
	PC District AO 21-40-210	I-2 District AO 21-40-210
Intent:	<ol style="list-style-type: none"> 1. The PC district is intended to provide a system of land use regulation large tracts of land which are under unified ownership or development control. The purpose is to provide for and allow flexibility in the selection of land use controls. 2. a PC district ordinance establishes the design and character of the development permitted within the district... the design and character are permitted in accordance with an approved master development plan. 3. any use or conditional use may be permitted in PC as provided in the ordinance. Any use not permitted in the ordinance is prohibited. 	The I-2 is intended primarily for heavy manufacturing, storage, major shipping terminals and other related uses.
Permitted Uses and permitted accessory uses	Per PC AO for area A. See attached	Any legal business, commercial, manufacturing or industrial use is permitted; provided that residential uses including dwellings, roominghouses, boarding houses, apartment buildings, hotels or motels are prohibited. One dwelling unit is permitted in the same structure of a principal

TABLE 1 SUMMARY COMPARISON OF PC and I-2		
	PC District AMC 21.40.050	I-2 District AMC 21.40.210
		permitted use. Antennas type 1, 2, 3 and type 4 as specified in the supplementary district regulations
Conditional Uses:	see AO for area A	Antennas type 1, 2, 3 and type 4 that do not meet the supplementary district regulations. Natural resource extraction on tracts of not less than five acres, heliports, incinerator and thermal desorption units.
Prohibited Uses	see AO for area A	Dwelling units except as noted above, hotels, motels, camper parks, correctional institutions
Minimum lot size	Width - 25 feet Area - 3,000 square feet	Width - 50 feet Area - 6,000 square feet
Building height	40 feet	Unrestricted
The PC zone also contains specific, separate standards for parking, signs, loading areas, refuse and storage.		
Yards:		
Front	None	10 feet
Side	None	None, except where adjacent to residential a side or rear yard shall be 2 times the requirement of the residential district
Rear	None	None, except where adjacent to residential a side or rear yard shall be 2 times the requirement of the residential district
Lot Coverage:	Unrestricted	Unrestricted
Landscaping:	No width specified, all areas not	Adjoining residential district:

TABLE 1 SUMMARY COMPARISON OF PC and I-2		
	PC District AMC 21.40.210	I-2 District AMC 21.40.210
	devoted to buildings, walks or other installations shall have evergreen (5' ht) and deciduous trees (8' ht, 1" cal) at average intervals of no greater than 20' on center, and shrubs (18" ht) sufficient to cover the ground in 3 years or a lawn.	buffer or a screening structure and visual enhancement. Adjoining commercial district: visual enhancement.

SITE DESCRIPTION AND PROPOSAL:

The subject lot is split by a zone district boundary. Approximately one-quarter of the lot is I-2 and the remaining three-quarters is PC. The zoning was split in 1993 when PC zoning and master plan were adopted. It is not clear how the lot came to be split, it appears a lot line had been omitted when the subject was under discussion in 1993. Also, it is a lease lot and the lease lot lines do not exactly follow any platted lot lines.

The lot is 108,932 square feet (2.5 acres) in size. The property has been the location of Wrightway Auto Carriers since 1964. The business contained an auto and truck repair shop which had non-conforming use rights. Truck/auto repair is not permitted in the PC district. The shop burned down in early 2002 and cannot be replaced under the PC zoning. The owner might have attempted to locate the replacement structure on the I-2 portion of the property, but that is a relatively small and constricted location. At the pre-application the owner's representatives voiced a preference to either rezone the PC portion to I-2, or rezone the I-2 to PC and amend the previous AO. Staff recommended rezoning to I-2 because I-2 is consistent with the adopted Ship Creek Waterfront Land Use study. The area is designated general industrial-transportation related. General development in the area is industrial.

FINDINGS:

21.20.090 Standards for Approval – Zoning map Amendments.

A. Conformance to the Comprehensive Plan.

The standard is met.

The area is shown in Anchorage 2020 as Industrial reserve and is adjacent to a redevelopment/mixed use area. The intent of the industrial reserve area is to identify and preserve strategically located industrial areas for industrial uses.

General Land Use Policy 5 - rezones shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.

Industrial Policy 26- key industrial lands shall be preserved for industrial purposes.

Discussion:

The area around the petition site is developed as heavy industrial. The proposed rezoning is consistent with Anchorage 2020. The parcel is adjacent to an old power plant and Alaska Railroad rail lines and equipment storage areas. Leaving the parcel as PC zoning has the potential for conflicting land uses being adjacent. Rezoning to I-2 places all property on the north side of Whitney road in the I-2 category. Property on the south side of Whitney remains PC. This is a more logical alignment of zoning districts and allows Whitney Road and Ship Creek and associated buffer to act as a buffer between the I-2 and PC districts.

There is no gain or loss of residential density as a result of this rezoning. The existing and proposed uses are appropriate and in conformance with the comprehensive plan. Staff views this rezoning primarily as clean up and a house keeping measure.

The applicant has indicated that the Government Hill Community Council is in support of the rezoning to I-2.

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities,

and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment and Land Use Patterns

The Standard is met.

Public water and sewer lines are currently near the parcel, but AWWU maps do not indicate on site service. There are no identified creeks or wetlands on the property. The existing uses and developed nature of the area indicate the replacement of the repair facility is compatible with this standard.

All uses are subject to AMC Noise and Air Quality ordinances.

Transportation

This Standard is met.

The transportation net work is developed. The property has legal and physical access to Whitney Road.

Traffic generation and parking requirements will not change. The use exists. A repair facility is to be rebuilt.

Public Services and Facilities

This Standard is met.

AWWU water mains and sanitary sewer are near the petition site. There are no trails adjacent to the parcel.

Special Limitations

No Special Limitations have been offered by the applicant. The declared purpose of the rezoning is to rebuild a truck repair facility. The area is developed as heavy industrial.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

There is a limited amount of available I-2 property in the area and none adjacent to the existing uses. It is appropriate to co-locate the office, car storage and truck repair on the same lot.

The loss of PC property is not significant. Development area A of the PC zone master plan will contain approximately 86 acres after the rezoning.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

Services currently exist. Reconstruction of the repair facility is expected to begin in Spring or early Summer, 2003.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

There will be no change in density. Although the PC development area A allows multi-family as a permitted use, no residential uses were planned in this immediate area. The use is consistent with Anchorage 2020 and with the intent of the I-2 district and compatible with surrounding uses.

COMMUNITY AND COMMUNITY COUNCIL COMMENTS

There were a total of 149 public hearing notices mailed on December 31, 2002. Six notices have been returned as undeliverable, two have been received in support, one in opposition voicing concern about noise and hours of operation. The Community Council has supported the rezoning.

DEPARTMENT RECOMMENDATION:

The Department recommends that the proposed rezoning is in conformance with the Comprehensive Plan and should be approved, subject to the following conditions.

1. Landscaping along the south lot line (where adjacent to Whitney Road) shall be planted with visual enhancement landscaping. 700 feet in length, 8 ft wide, trees on a 20 ft center = 35 trees.

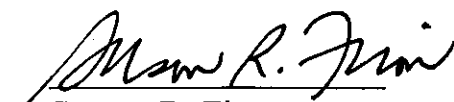
2. A landscape guarantee (bond, deposit in escrow, letter of credit, deed of trust, etc) of \$75,000 shall be posted and held for a period two years from the final Assembly approval of this rezoning.
3. No pole mounted signs permitted.
4. A Notice of Zoning Action and the Resolution shall be filed with the State of Alaska District Recorder's office. Proof of such shall be submitted to the Department of Community Planning and Development.
5. At the time of building permit submittal the applicant must submit a current as-built survey to reflect the following information:
 - a. a 40 centerline development setback from Whitney Road,
 - b. structures and appropriate yard setbacks,
 - c. parking layout and calculations,
 - d. loading calculations,
 - e. refuse container landscape screening.
6. Special limitations.

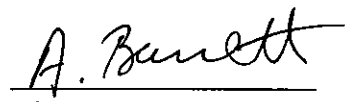
In addition to the standards in the I-2 zone, the following uses are prohibited:

 - a. junkyards, salvage yards
 - b. manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine or varnish, charcoal or distilled products.
 - c. Open storage of cinders, coal, feed, grain, gravel, manure, muck, peat, sand or topsoil.
 - d. Asphalt batching plants and hot mix plants.
 - e. Incinerator facilities or thermal desorption units.

Reviewed by:

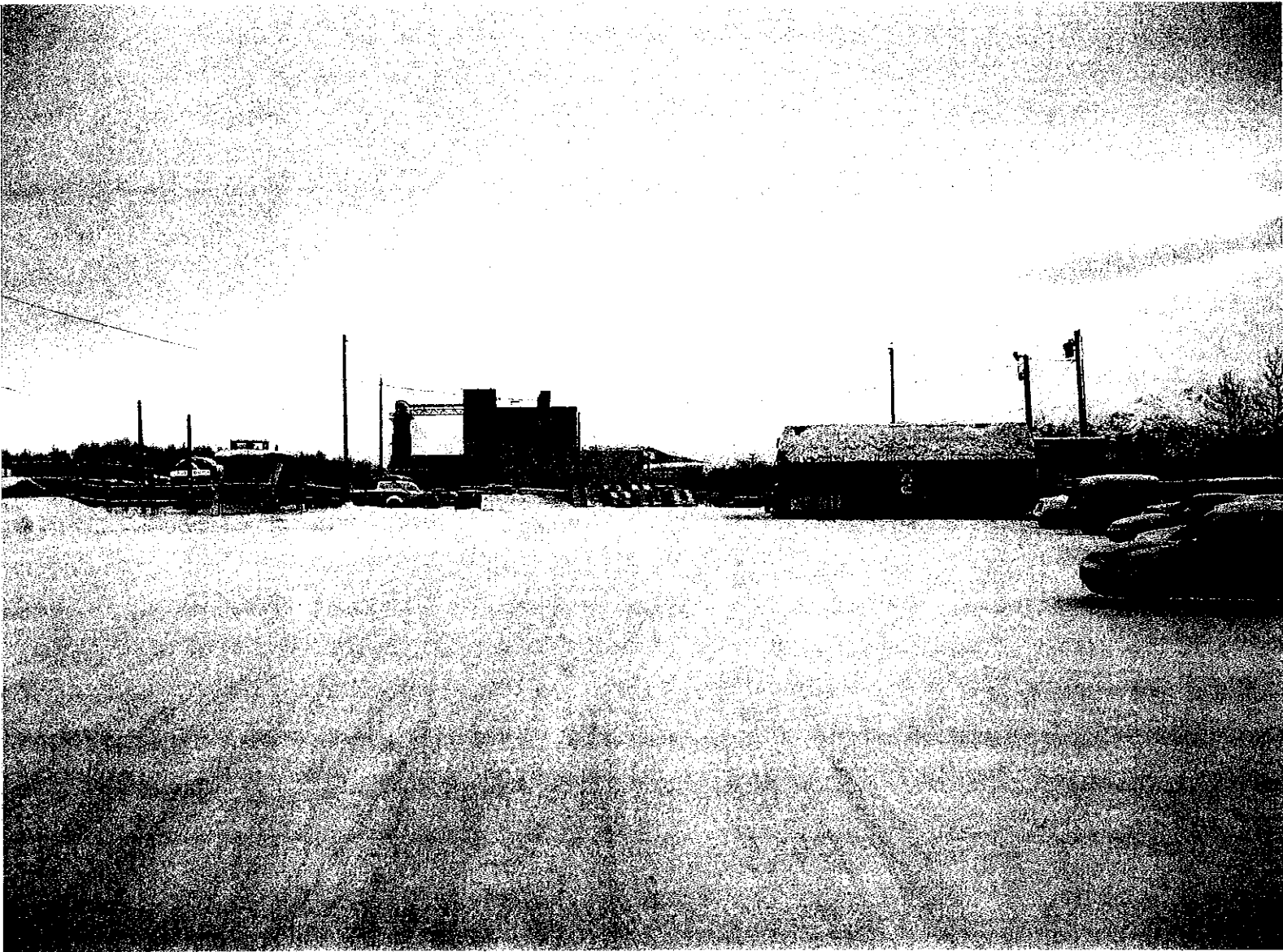
Prepared by:


Susan R. Fison
Director


Al Barrett
Senior Planner

(Case No. 2003-016) (Tax Parcel #002-061-25)

03-016



View East
Office on right, new structure will be
on left of photo



View southeast
Whitney Rd.
Property is on left ~~A~~.



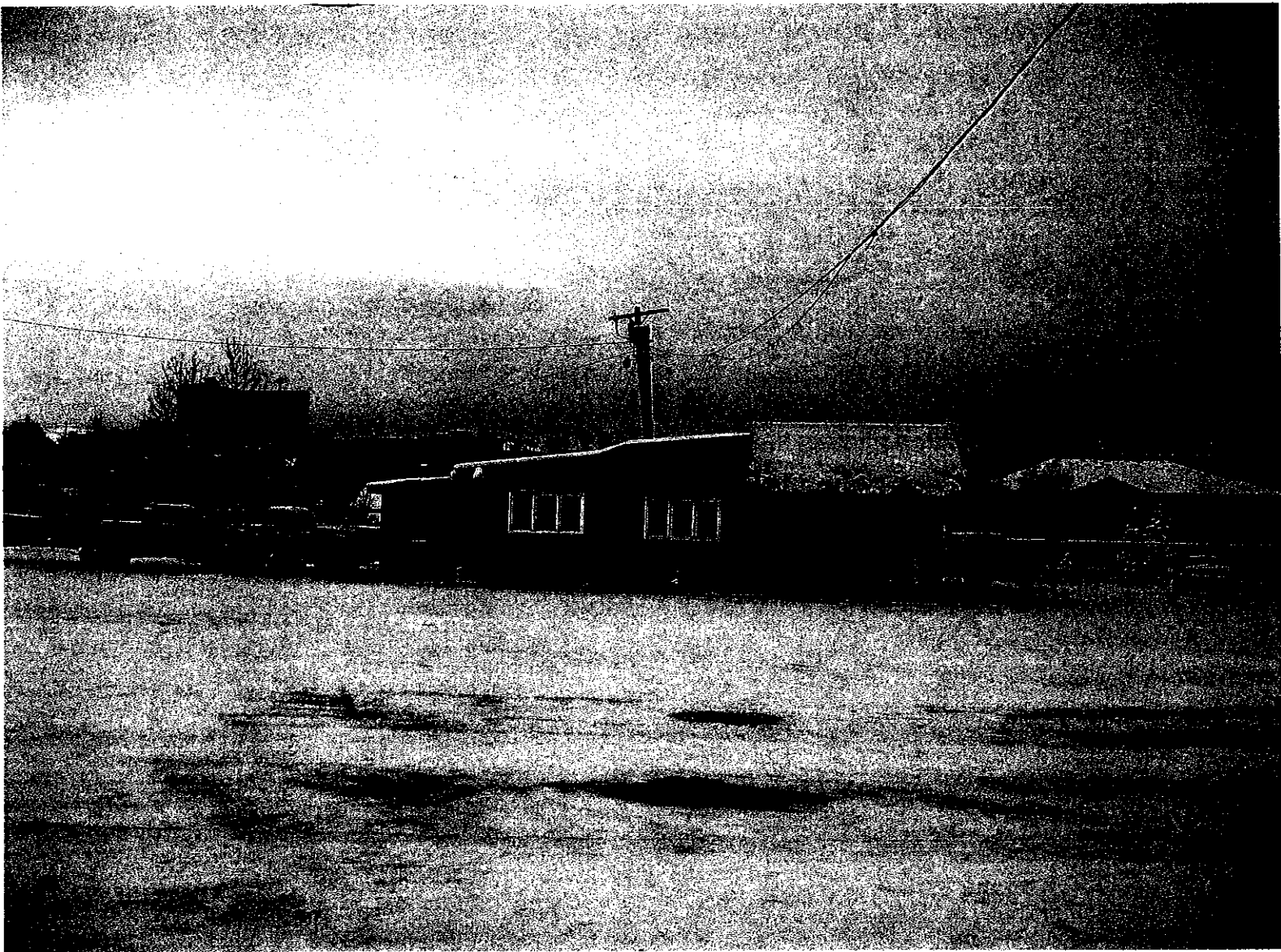
view north east



View south



View west



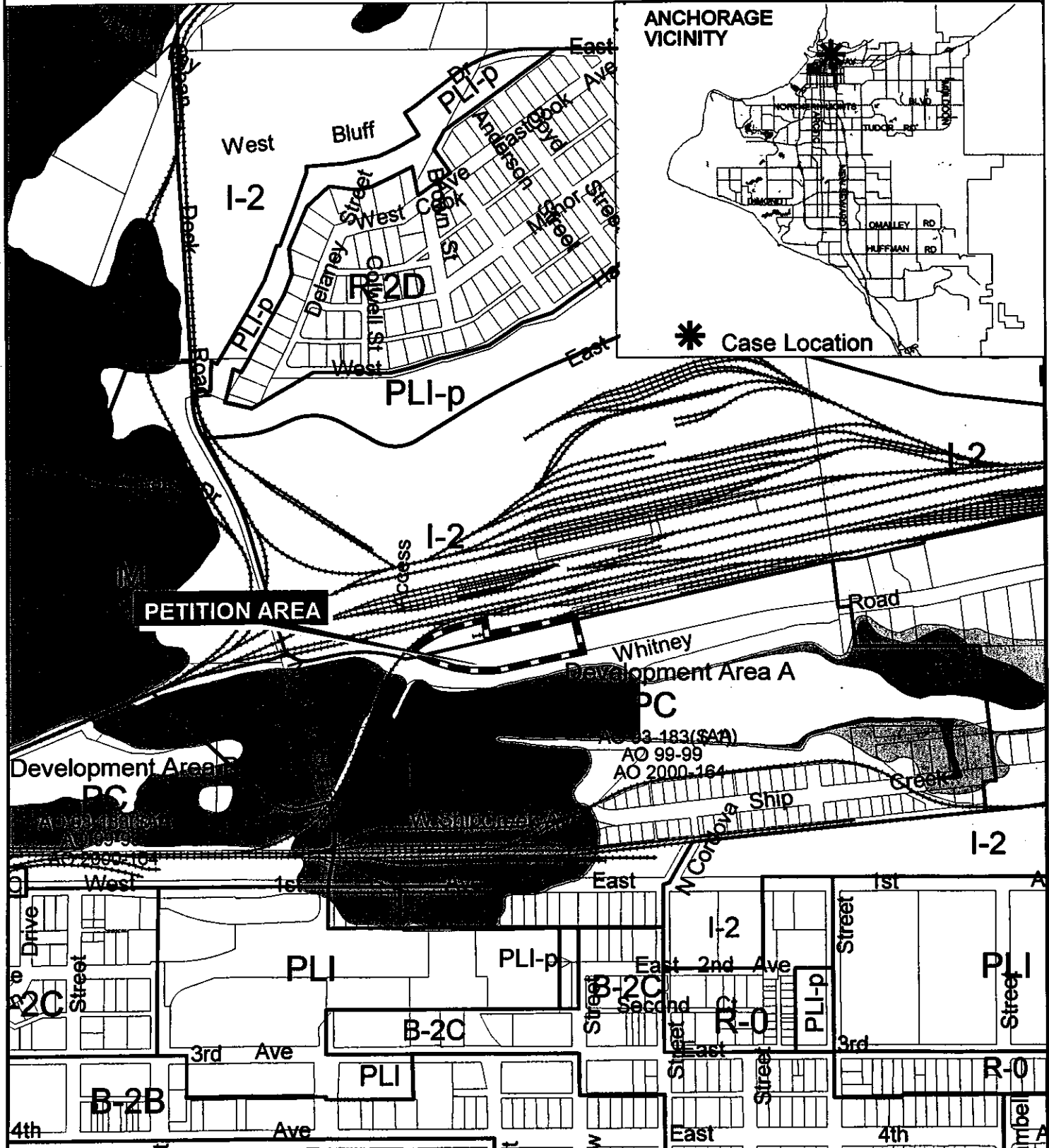
2

HISTORICAL MAPS AND AS-BUILTS

REZONING 2003-016

ANCHORAGE
VICINITY

* Case Location



Municipality of Anchorage
Planning Department



Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway

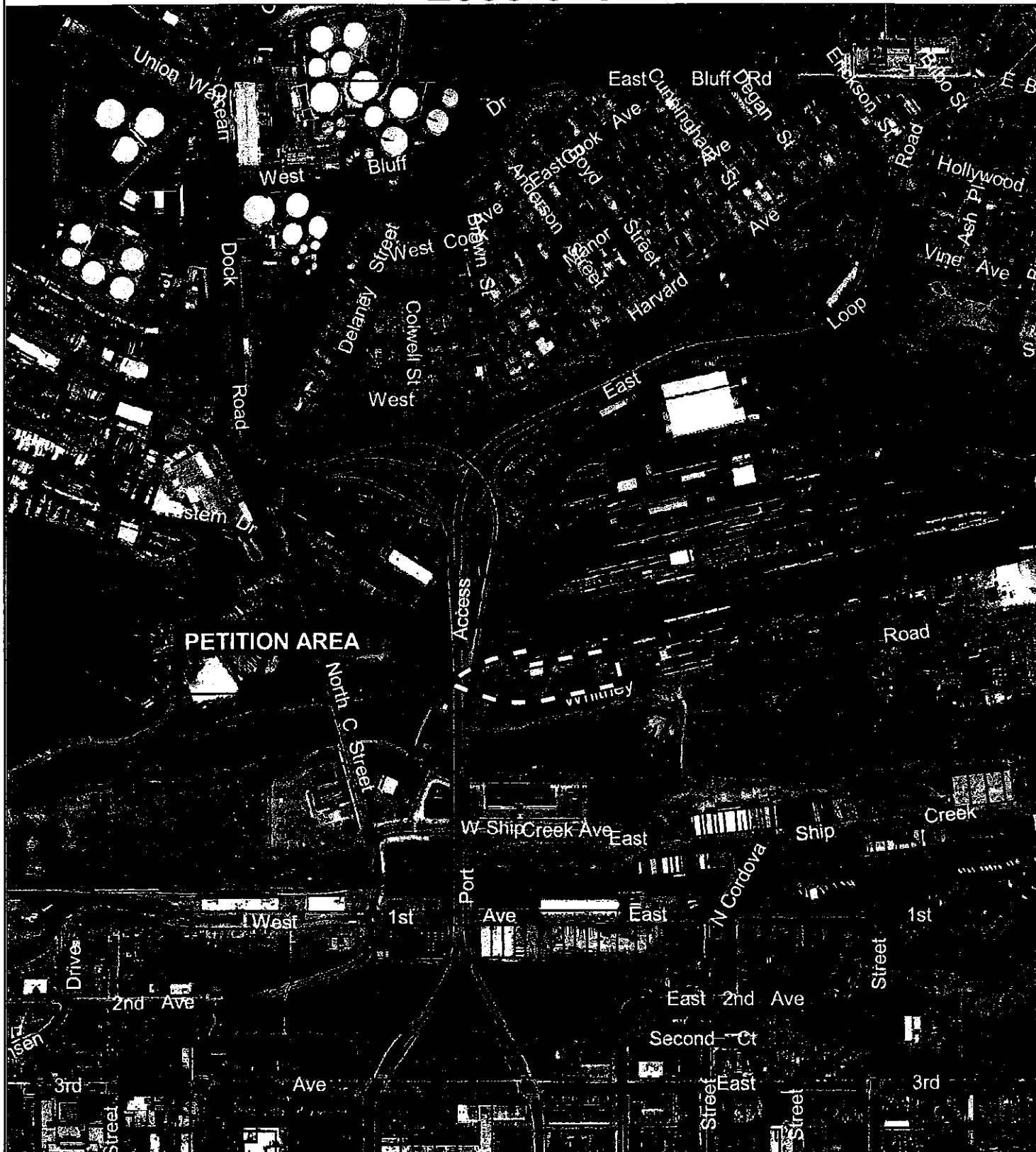


0 500 1000 Feet

Date: DECEMBER 17, 2002

020

REZONING 2003-016



Municipality of Anchorage
Planning Department



Date: DECEMBER 17 2002



0 500 1000 Feet

Date of Aerial Photography: 2001

021

3

DEPARTMENTAL

COMMENTS

2003-013 **Zoning conditional use for a homeless shelter (Brother Francis Shelter replacement; 1021 E. 3rd Ave.).**
The *Areawide Trails Plan* shows a multi-use paved trail along adjoining E. 3rd Ave.

2003-016 **Rezoning approximately 2.5 acres from PC planned community and I-2 heavy industrial district to I-2 heavy industrial district (reconstruction of repair shop for Wrightway Auto Carriers; 101 W. Whitney Rd.).**
No comment.

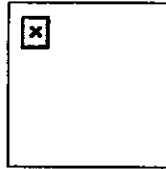
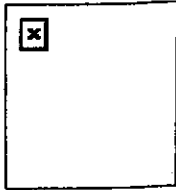
2003-029 **Zoning conditional use for a quasi-institutional use ("Anchor House" assisted-living home; 1058 W. 27th Ave.).**
No comment.

2003-037 **Ordinance repealing portions of AMC and regulations pertaining to Mobile Home Park permits, fees, and fines.**
No comment.

Pierce, Eileen A**RECEIVED**

From: Cross, Jim E. (Dev Svs)
Sent: Monday, January 06, 2003 1:35 PM
To: Eileen Pierce; Gloria Bartels; Margaret O'Brien; Patty Ayres
Subject: Comments on Cases due January 06.

JAN 06 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Municipality of Anchorage
 Development Services Department
 Building Safety Division

MEMORANDUM

DATE: January 6, 2003
TO: Jerry T. Weaver, Jr., Platting Officer, CPD
FROM: James Cross, PE, Program Manager, On-Site Water & Wastewater
SUBJECT: Comments on Cases due January 6, 2003

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

- 2003 - 011 A request for a site plan review for a restaurant.
 No objections.
- 2003 - 012 A request for rezoning to R-4 Multiple-family residential district.
 No objections.
- 2003 - 013 A request for a zoning conditional use for a homeless shelter.
 No objections.
- 2003 - 014 Amending a site plan for Loretta French Park Master Plan.
 No objections.
- 2003 - 016 A request for rezoning to I-2 Heavy Industrial district.
 No objections.



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



RECEIVED

JAN 06 2003

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

Date: January 3, 2003
To: Rich Cartier, Planning Technician
Thru: Steve Morris P.E., Program Manager
From: Jeffrey Urbanus, Environmental Specialist
Subject: Environmental Services Division Comments Due 01/06/03

CASE NO. 2003-012: No Comment

CASE NO. 2003-014: No Comment

CASE NO. 2003-016: No Comment



MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works
Development Services Department



MEMORANDUM

DATE: January 2, 2003
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor *J*
FROM: Lynn M. McGee, Senior Plan Reviewer *LM*
SUBJECT: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of February 3, 2003.

RECEIVED
JAN 06 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Right of Way has reviewed the following case(s) due 1/06/2003.

- 03-011 DTC Subdivision, Lot 2, grid 1731**
(Site plan review, restaurant)
Resolve parking and maneuvering space dimensions with the Traffic Department.
Review time 15 minutes.
- 03-012 Boettcher, Tract 2 and 3, grid 1827**
(Rezone request)
Right of Way has no comments at this time.
Review time 15 minutes.
- 03-013 East Addition, Block34B, Lot 1A, grid 1232**
(Zoning conditional use request)
Right of Way has no comments at this time.
Review time 15 minutes.
- 03-014 Loretta French Park, grid NW 1158**
(Site plan review, Park Master Plan)
Right of Way has no comments at this time.
Review time 15 minutes.
- 03-016 Ship Creek Crossing, Lot 3, grid 1130 and 1131**
(Rezoning request)
Right of Way has no comments at this time.
Review time 15 minutes.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

JAN 02 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: January 2, 2003
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician
SUBJECT: Municipal Assembly Hearing of February 3, 2003
AGENCY COMMENTS DUE January 6, 2003

AWWU has reviewed the case material received on December 23, 2002, and has the following comments.

03-011 DTC, Lot 2A (site plan review) Grid 1731

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the plan to provide more parking.

03-012 Boettcher, Tracts 2 & 3 (rezone) Grid 1827

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed rezone.

03-013 East Addition, Block 34B, Lot 1A (conditional use) Grid 1232

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use.

03-014 Loretta French Park, Master Plan (amending site plan) Grid NW1158

1. AWWU water and sanitary sewer mains are not available to the referenced site.
2. AWWU has no objection to the proposed plan.

03-016 Ship Creek Crossing (rezone) Grids 1130 & 1131

1. AWWU water and sanitary sewer mains are available.
2. AWWU has no objection to the proposed rezone.

03-029 Sunbeam, Block 3, Lot 7 (conditional use) Grid 1529

1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

managers should resolve this management problem under the aegis of the shared parking agreement. Inefficient and non-parking use of the available parking lot space in this case does not justify removal the site amenity, community asset, and original condition of site plan approval. The original site plan conditions should remain. The landscape buffer should be preserved, and replanted where already disturbed. Restaurant parking access to excess parking stalls on the Home Depot lot should be resolved between the businesses. For these reasons, the Comprehensive Planning Division recommends denial of the proposed site plan amendment.

Case 2003-013: Request for a Conditional Use permit for a homeless shelter

Staff supports granting the Conditional Use permit for the Brother Francis Homeless Shelter for the following reasons:

1. In the spring of 2002, the Assembly approved a 40 year lease for the shelter on this site.
2. There is a need for a homeless shelter, homeless shelters can only exist on land zoned PLI, and there is an established and functioning shelter already operating on this site.

Case 2003-016: Request for rezoning from PC to I-2 (Ship Creek)

The lot in question is mostly in the "Ship Creek North" area of the Ship Creek Waterfront Land Use Plan, but it abuts the "Whitney-Post" area. The lot extends out of the main "Ship Creek North" area like a finger, and arguments could be made to include it in the "Whitney-Post" area instead.

The Ship Creek Waterfront Land Use plan calls for Marine Industrial uses in the "Ship Creek North" area in the near term, and Redevelopment oriented to the visitor market in the intermediate and far terms. The "Whitney-Post" area is to remain industrial.

The proposed rezone is to allow an existing business to rebuild a repair shop that burned down in 2002. The land belongs to the Alaska Railroad Corporation and the tenant is under a 30 year lease.

Considering that the rezone is to allow the continuation of a use that has existed on the lot for some time, the lot abuts both the industrial "Whitney-Post" area and other land zoned I-2, and the lot is not part of the main mass of the "Ship Creek North" area, staff recommends allowing this rezone request.

- However, if the rezone is approved the following Special Limitations/Plat Notes should be required:
- Safe and adequate access must be approved by Traffic Department before any development can be designed for this site.
- An approved Traffic Impact Analysis will be required to determine safe and adequate access prior to design of any development on this.

03-013 East Addition; Conditional Use for a homeless shelter (Brother Francis); Grid 1232

- Traffic Department supports working with Transit Department and Brother Francis Shelter on pedestrian safety issues that would eliminate the need for pedestrians to cross two busy intersections and to decrease the number of people walking through neighborhoods. (See submittal Attachment D, explanation paragraph 4, page 5.)
- All special needs 8'x20' parking spaces require an adjoining 5'x20' aisle. Van accessible 8'x20' spaces requires an adjoining 8'x20' aisle.
- Special needs ramps are required for sidewalk access.
- All parking stalls require a full 24' maneuvering aisle. The stall in the southwest corner, in front of John Franklin House does not have the full 24' maneuvering aisle.
- All parking and maneuvering aisle must be paved. Show limits of all paving.
- Access to site at E. 3rd Avenue and Karluk must line up with Karluk Street

03-014 Loretta French Park; Amend Master Plan Site Plan; Eagle River

Traffic has no comment.

03-016 Ship Creek Crossing; Rezone to I-2 heavy industrial from PC; Grid 1130, 1131

Traffic has no comment.



FLOOD HAZARD REVIEW SHEET for PLATS

RECEIVED

DEC 26 2002

MILWAUKEE COUNTY PLANNING DEPARTMENT

Date: 12-23-02

Case: 2003-016

Flood Hazard Zone: C

Map Number: 0235

- Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

- A Flood Hazard permit is required for any construction in the floodplain.
- I have no comments on this case.

Reviewer: Jack Puff

030

Case 2003-016: Request for rezoning from PC to I-2 (Ship Creek)

The lot in question is mostly in the "Ship Creek North" area of the Ship Creek Waterfront Land Use Plan, but it abuts the "Whitney-Post" area. The lot extends out of the main "Ship Creek North" area like a finger, and arguments could be made to include it in the "Whitney-Post" area instead.

The Ship Creek Waterfront Land Use plan calls for Marine Industrial uses in the "Ship Creek North" area in the near term, and Redevelopment oriented to the visitor market in the intermediate and far terms. The "Whitney-Post" area is to remain industrial.

The proposed rezone is to allow an existing business to rebuild a repair shop that burned down in 2002. The land belongs to the Alaska Railroad Corporation and the tenant is under a 30 year lease.

Considering that the rezone is to allow the continuation of a use that has existed on the lot for some time, the lot abuts both the industrial "Whitney-Post" area and other land zoned I-2, and the lot is not part of the main mass of the "Ship Creek North" area, staff recommends allowing this rezone request.

Case #: **2003-016**
Type: **Rezone to I-2**
Subdivision: **Ship Creek Crossing, Lot 3**
Grid: **1130 & 1131**
Tax ID #: **002-061-25**
Zoning: **PC & I-2**
Petitioner: **Wrightway Auto Carriers**

Platting: 96-151, filed December 31, 1996

Lot area and width: AMC 21.40.210.F: "Minimum lot requirements are as follows:

1. Area: 6,000 square feet.
2. Width: 50 feet."

The lot meets the minimum area and width requirements.

Minimum lot dimensions: The lot meets the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

OS&HP setbacks: Whitney Road is a class IA commercial/industrial collector. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. The plat shows 30 feet from centerline dedication. A 10 foot development setback is required. Yard setbacks are measured from the development setback, in accordance with AMC 21.45.140.C.

Yard requirements: AMC 21.40.210.G: "Minimum yard requirements are as follows:

1. Front yard: Ten feet.
2. Side and rear yard: None If a side or rear yard is provided elsewhere, it shall be not less than five feet in width."

Submit an as-built survey to Zoning Code Compliance to verify compliance with yard setbacks.

Lot coverage: AMC 21.40.210.H: "Maximum lot coverage by all buildings is unrestricted."

Separation between buildings: AMC 21.45.030.B requires ten feet of separation between principal and detached accessory buildings.

Clear vision area: Clear vision areas do not apply to this property.

Legal nonconformities: None have been established with Zoning Code Compliance .

Enforcement actions: No land use cases are listed in CETS.

Use determination: Property tax records indicate an office building, but give no further information.

Building height: AMC 21.40.210.I: "Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches, and provided further that, within 50 feet of any residential district boundary, no portion of any structure shall exceed the pertinent height limitations of the residential district."

The property is within the 320-350 foot MSL contours of the Merrill Field Airport Height Zone, and is subject to the provisions of AMC 21.65.

Off-street parking: AMC 21.45.080.N: "Offices. One parking space is required for every 300 square feet of gross building area."

AMC 21.45.080.W.7: "The off-street parking area, including all points of ingress and egress, shall be constructed in accordance with the following standards:

a. A parking area related to any use within an urban or suburban use district, as defined in section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer."

AMC 21.45.080.W.8 requires accessible parking for "commercial, industrial, public and institutional uses."

Submit parking calculations and a parking layout to Zoning Code Compliance to verify compliance with AMC 21.45.080.

Off-street loading: Submit loading calculations and a parking layout to Zoning Code Compliance to verify compliance with AMC 21.45.090.

Landscaping requirements: No landscaping is required by the I-2 district regulations.

AMC 21.45.080.W.4.f requires refuse containers located within or on the same pavement as the parking area to be screened by a wall, fence or landscaping constructed in accordance with criteria established by the refuse collection agency.

AMC 21.45.080.W.10: "Landscaping for parking lots with 15 or more spaces.

a. Visual enhancement landscaping shall be planted on the perimeter of the parking area adjoining a lot line or a screening structure shall be placed on the perimeter of the parking area adjoining a lot line and an area equal to at least five percent of the surface of the parking area including appurtenant driveways shall be devoted to visual enhancement landscaping

b. The parking area shall be separated from any building on the same lot by a sidewalk or landscaped area, or both, at least four feet wide.

c. In addition to the landscaping required under subsections a and b of this subsection, visual enhancement landscaping shall be planted within the interior of a parking area containing more

than 60 spaces. The area devoted to visual enhancement landscaping shall equal at least five percent of the surface of the parking area, including appurtenant driveways.”

Provide a landscaping plan to Zoning Code Compliance showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.45.080.

Subdivision landscaping: No landscaping is required by the plat of record.

Fences: AMC 21.45.110.A: “A fence may be constructed at the lot line, provided, however, that front yard fences in residential zoning districts shall not exceed four feet in height”

AMC 21.45.110.A: “A fence may be constructed at the lot line”

Signs: All signs shall conform to the requirements of AMC 21.45.160.F:

Principal Use or Use District	Max. Sign Viewing Area (square feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Number of Signs per Principal Use	Flashing or Animated Signs	Roof Signs	Wall Signs	Projecting Signs	Pole or Free-standing Signs	Max. Sign Height, Free-standing (feet)	Illuminated or Lighted Signs
I-2	Unlimited	None	None	None	Unlimited	Yes	No	Yes	Yes	Yes	45	Yes

Access: Access is shown to Whitney Road, which complies with the requirements of AMC 21.45.040.

Stream protection setbacks: The property does not adjoin any stream protected by AMC 21.45.210.

Wetlands: Map 1 shows the property as uplands.

Seismic hazard: The property is not within an area of high ground failure susceptibility.

Recommendations: If approval of this case is granted, Zoning Code Compliance recommends the following:

1. Whitney Road is a class IA commercial/industrial collector. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. The plat shows 30 feet from centerline dedication. A 10 foot development setback is required. Yard setbacks are measured from the development setback, in accordance with AMC 21.45.140.C.
2. Submit an as-built survey to Zoning Code Compliance to verify compliance with yard setbacks.
3. Submit parking calculations and a parking layout to Zoning Code Compliance to verify compliance with AMC 21.45.080.
4. Submit loading calculations and a parking layout to Zoning Code Compliance to verify compliance with AMC 21.45.090.

5. Provide a landscaping plan to Zoning Code Compliance showing details of refuse screening and the location and type of plant materials used to satisfy the landscaping requirements of AMC 21.45.080.

(Reviewer: Don Dolenc)

STATE OF ALASKA

FRANK H. MURKOWSKI, GOVERNOR

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

December 20, 2002

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

RE: MOA Zoning Comments

Mr. Jerry Weaver, Platting Officer
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

DEC 26 2002

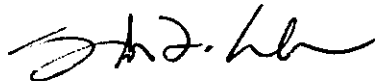
Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following cases and has no comment:

- 2003-005 Variance: Less than required area & width/McWilliams
- 2003-006 Variance: Less than required # of parking spaces/ Third Addition
- 2003-008 Variance: To encroach into the 25-foot front yard setback/Eklutna
- 2003-012 Rezoning: to R-4 Multiple-family / Boettcher / Northwood Drive & Platted 44th Ave
- 2003-013 East Addition Block 34B, Lot 1A/1021 E. 3rd Ave.
- 2003-016 Ship Creek Crossing/Lot 3/ 101 W. Whitney Road
- 2003-021 Variance: To allow a house closer than 10 feet to structure/ 8830 Peck
- 2003-026 Variance: less than required setback / Dea Turn / 6140 Azalea Dr
- 2003-027 Variance: To allow a house to encroach into the required yard setback/ Independence Park
- 2003-029 Sunbeam Block 3 Lot 7/ 1058 W. 27th Ave.

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook
Area Planner

/eh

Pierce, Eileen A

From: Staff, Alton R.
Sent: Friday, December 20, 2002 4:48 PM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Case Comments

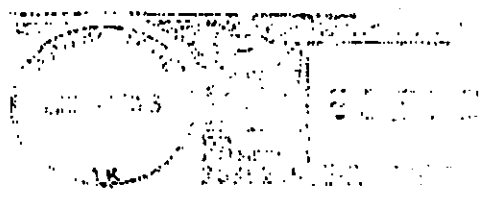
Public Transportation has no comment on the following zoning cases:

Case No. 2003-009 THROUGH 2003-016
Case No. 2003-029

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor
People Mover

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



FIRST CLASS MAIL

RECEIVED

JAN 10 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

002-084-67-006
GADOMSKI JAMES & ROSE
201 BARROW STREET #201
ANCHORAGE, AK 99501

NOTICE OF PUBLIC HEARING Monday, February 03, 2003

Planning Dept Case Number: 2003-016

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE:	2003-016	
PETITIONER:	Wrightway Auto Carriers	
REQUEST:	Rezoning to I-2 Heavy Industrial district	
TOTAL AREA:	2,500 acres	
SITE ADDRESS:	101 W WHITNEY ROAD	
CURRENT ZONE:	PC and I-2	
COM COUNCIL:	Government Hill	COM COUNCIL 2:
LEGAL/DETAILS:	A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.	

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 03, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3800 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: JAMES & ROSE GADOMSKI

Address: 201 BARROW ST. SUITE 201

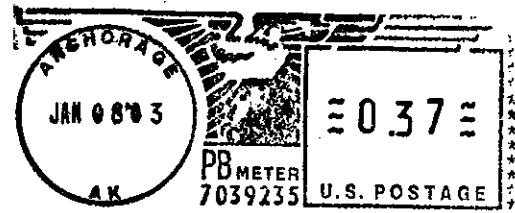
Legal Description: BOARDWALK CONDOMINIUMS

Comments: we are in full support of this rezoning and would like the Board to approve it.

Thank you for this opportunity to express our feelings

Jim & Rose Gadomski 274-0738

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943



FIRST CLASS MAIL

002-032-17-000
HRACHIAR GEORGE W & NANCY J
REVOCABLE LIVING TRUST
HRACHIAR G W & N J/TRUSTEES
PO BOX 27
HOMER, AK 99603

RECEIVED

JAN 21 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING - - Monday, February 03, 2003

Planning Dept Case Number: 2003-016

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2003-016
PETITIONER: Wrightway Auto Carriers
REQUEST: Rezoning to I-2 Heavy industrial district
TOTAL AREA: 2.500 acres
SITE ADDRESS: 101 W WHITNEY ROAD
CURRENT ZONE: PC and I-2
COM COUNCIL: Government Hill **COM COUNCIL 2:**
LEGAL/DETAILS: A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 03, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: MITCHELL HRACHIAR
Address: PO. BOX 27 HOMER ALASKA 99603
Legal Description: 002-032-17-000
Comments: I AM AGAINST THIS REZONE IF THE COMPANY PLANS TO DO ANY WORK THAT CREATES NOISE WHICH CARRIES INTO A RESIDENTIAL NEIGHBORHOOD, AFTER 5:00PM ON WEEKDAYS & ALL DAY SATURDAY AND SUNDAY QUESTION: IS THE RAILROAD ALLOWED TO MAKE NOISE I.E. HORNS GOING ALL NIGHT? AND IS THIS NOISE ALLOWED TO CARRY INTO A RESIDENTIAL NEIGHBORHOOD?
THANK YOU, MITCHELL HRACHIAR

Mitchell Hrachiari

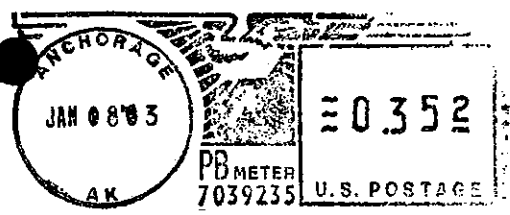
REZONING/RESIDENTS--PLANNING COMMISSION

2003-016

039

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

REPORTED
FIRST CLASS



FIRST CLASS MAIL

RECEIVED

JAN 17 2003

COMMUNITY PLANNING
AND DEVELOPMENT

002-084-53-000
MARLOW MANOR DOWNTOWN LLC
229 WHITNEY ROAD
ANCHORAGE, AK 99501

NOTICE OF PUBLIC HEARING

Monday, February 03, 2003

Planning Dept Case Number: 2003-016

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2003-016
PETITIONER: Wrightway Auto Carriers
REQUEST: Rezoning to I-2 Heavy industrial district
TOTAL AREA: 2,500 acres
SITE ADDRESS: 101 W WHITNEY ROAD
CURRENT ZONE: PC and I-2
COM COUNCIL: Government Hill COM COUNCIL 2:
LEGAL/DETAILS: A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 03, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: MARC A. MARLOW
Address: 229 Whitney Rd.
Legal Description: Anch, AK 99501
Comments:

I support this request. I feel the property on the north side of Ship Creek and north of Whitney Rd. should all be I-2

MAILED

DEC 31 2002

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

FIRST CLASS MAIL

Suzanne DiPietro
Government Hill Community Council
P. O. Box 100018
Anchorage, AK 99510-0018

NOTICE OF PUBLIC HEARING - - Monday, February 03, 2003

Planning Dept Case Number: 2003-016

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE:	2003-016
PETITIONER:	Wrightway Auto Carriers
REQUEST:	Rezoning to I-2 Heavy industrial district
TOTAL AREA:	2.500 acres
SITE ADDRESS:	101 W WHITNEY ROAD
CURRENT ZONE:	PC and I-2
COM COUNCIL:	Government Hill COM COUNCIL 2:
LEGAL/DETAILS:	A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 03, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: _____

Address: _____

Legal Description: _____

Comments: _____

4

APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Attn: William Wright Wrightway Auto Carriers		Name (last name first) Attn: Jim Sawhill Lounsbury & Associates	
Mailing Address 101 W. Whitney Road		Mailing Address 723 W. 6th Avenue	
Anchorage, Alaska 99501		Anchorage, Alaska 99501	
Contact Phone: Day: 277-4549 Night:		Contact Phone: Day: 272-5451 Night:	
FAX: 272-7570		FAX: 272-9065	
E-mail:		E-mail: jsawhill@lounsburyinc.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax #(000-000-00-000): 00206125-000

Site Street Address: 101 W. Whitney Road

Current legal description: (use additional sheet if necessary)

Lot 3, Ship Creek Crossing Subdivision,
 Plat 96-151 Anchorage Recording District

Zoning: PC and I-2 Acreage: 2.5 Acres Grid # 1130, 1131

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

Date	Signature (Agents must provide written proof of authorization)
------	--

Accepted by:

ARB

Poster & Affidavit:

ARB

Fee

\$ 1125

Case Number

2003-016

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

Major Employment Center Redevelopment/Mixed Use Area Town Center

Neighborhood Commercial Center Industrial Center

Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"

Avalanche Zone: None Blue Zone Red Zone

Floodplain: None 100 year 500 year

Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

Rezoning - Case Number: _____

Preliminary Plat Final Plat - Case Number(s): _____

Conditional Use - Case Number(s): _____

Zoning variance - Case Number(s): _____

Land Use Enforcement Action for _____

Building or Land Use Permit for _____

Wetland permit: Army Corp of Engineers Municipality of Anchorage

APPLICATION ATTACHMENTS

Required: Area to be rezoned location map Signatures of other petitioners (if any)

Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.

Optional: Draft Assembly ordinance to effect rezoning. Building elevations

Building floor plans to scale Site plans to scale Site soils analysis

Special limitations Traffic impact analysis

Photographs

APPLICATION CHECKLIST

- Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
- The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:

- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
- b. The proposed use may be made compatible with conforming uses by special limitations conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The petition site is partially within the Industrial Reserve Area identified in the 2020 Comprehensive Plan land use policy map and Partially in the Lower Ship Creek Valley Planned Community. The proposed zoning is consistent with existing uses and promotes use of strategically located Industrial Land.

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.

N/A

ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

N/A

b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

N/A

c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

N/A

B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effect.):

a. Environment;

The continued use of the property as a trucking business will not change the environmental effects. The site currently meet municipal regulations for site drainage and waste disposal.

b. Transportation;

The petition site has direct access to Whitney Road a Class IA collector. Whitney Road provides efficient and safe connections to the areas road network.

c. Public Services and Facilities;

The existing infrastructure serves existing and projected needs.

d. Land Use Patterns;

The proposed zoning amendment will not change land use patterns.

Note: Surrounding neighborhood = 500-1000' radius
General Area = 1 Mile radius
Community = Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category?

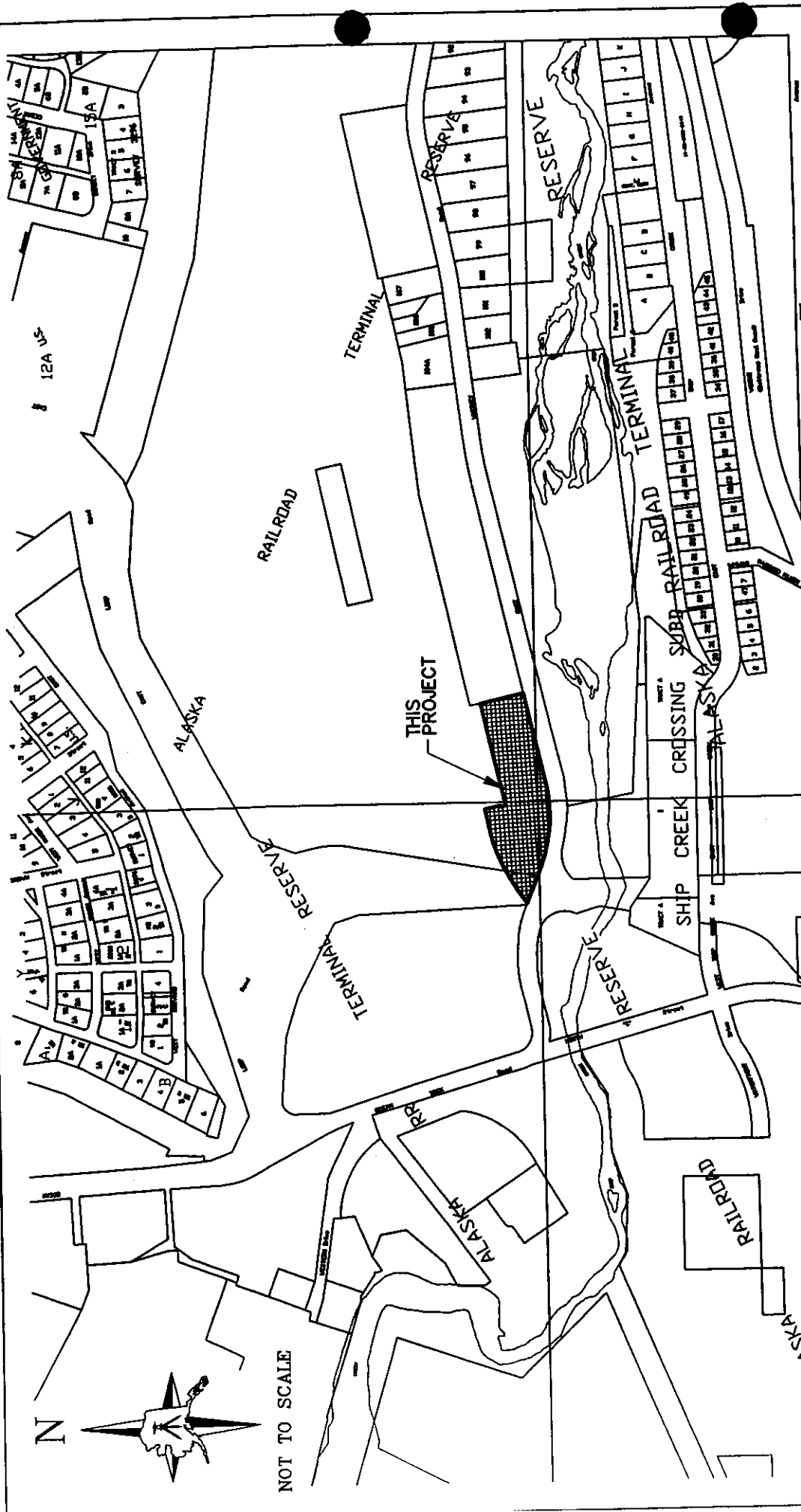
There is no undeveloped I-2 land within 500-1000 feet of this site. The Ship Creek Valley I-2 zoned area is substantially developed. Wrightway Auto Carriers search for additional properties did not provide and acceptable alternative to their current lease.

3. When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

The development currently existing. The shop building which was destroyed by fire will be reconstructed next summer. All public services are available to the site.


4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

Approximately 2 acres of land will be rezoned from PC to I-2. The remaining 86+/- acres of retail uses in development area A will be adequate to meet community needs.



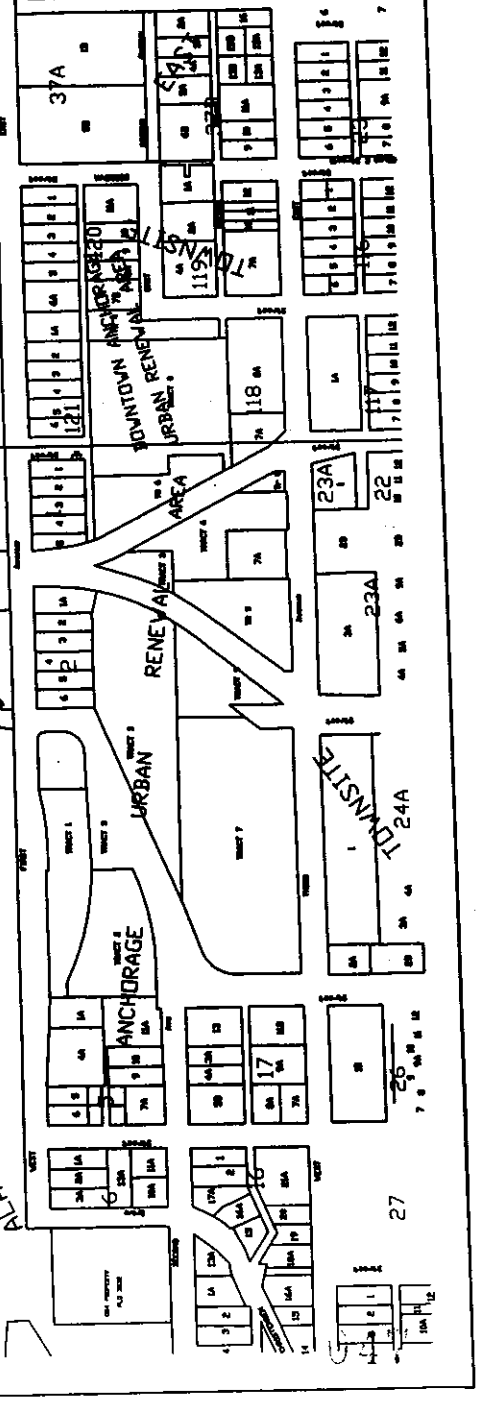
NOT TO SCALE

LOCATION MAP
WRIGHTWAY LEASE LOT
LOT 3, SHIP CREEK CROSSING SUBDIVISION
 LOCATED IN SECTIONS 7 AND 18, T13N, R3W, S11M,
 ANCHORAGE RECORDING DISTRICT, ALASKA



LOUNSBURY & ASSOCIATES, INC.
 SURVEYORS-PLANNERS-ENGINEERS
 723 W. 6th AVE. ANCHORAGE, ALASKA 99501
 (907) 272-5451 FAX (907) 272-9065

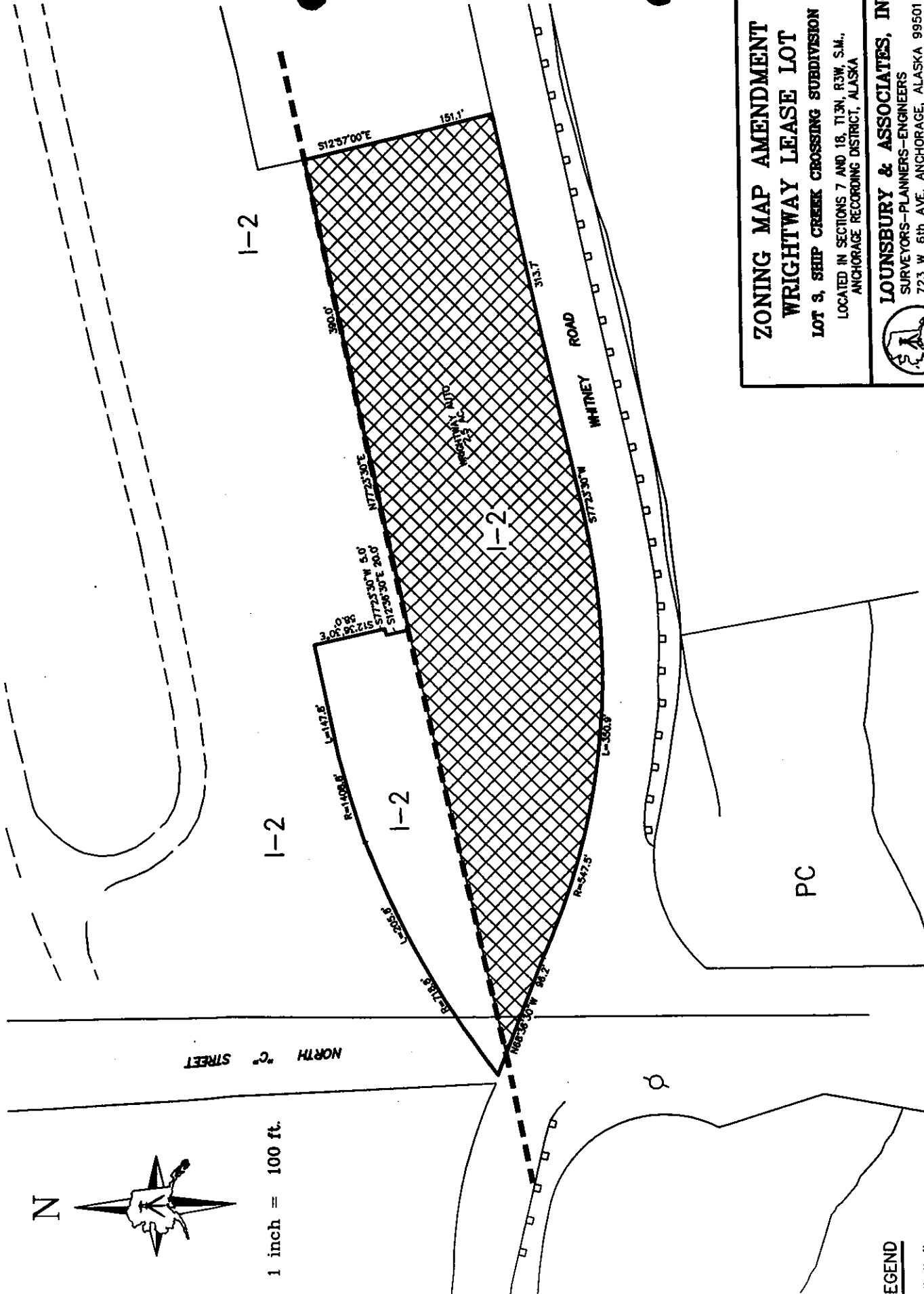
DATE: NOVEMBER 12, 2002 SCALE: N/A
 DRAWN: BJR DWG: 02-049 GRID: SW 1131





1 inch = 100 ft.

NORTH "C" STREET



ZONING MAP AMENDMENT
WRIGHTWAY LEASE LOT
LOT 3, SHIP CREEK CROSSING SUBDIVISION
 LOCATED IN SECTIONS 7 AND 18, T13N, R3W, S.M.,
 ANCHORAGE RECORDING DISTRICT, ALASKA

LOUNSBURY & ASSOCIATES, INC.
 SURVEYORS-PLANNERS-ENGINEERS
 723 W. 6th AVE. ANCHORAGE, ALASKA 99501
 (907) 272-5451 FAX (907) 272-9065

DATE: NOVEMBER 12, 2002 SCALE: 1" = 100'
 DRAWN: BJR DWG: 02-049 GRID: SW 1131

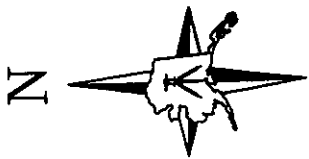
LEGEND

PROPOSED AREA TO BE REZONED I-2

EXISTING ZONING BOUNDARY

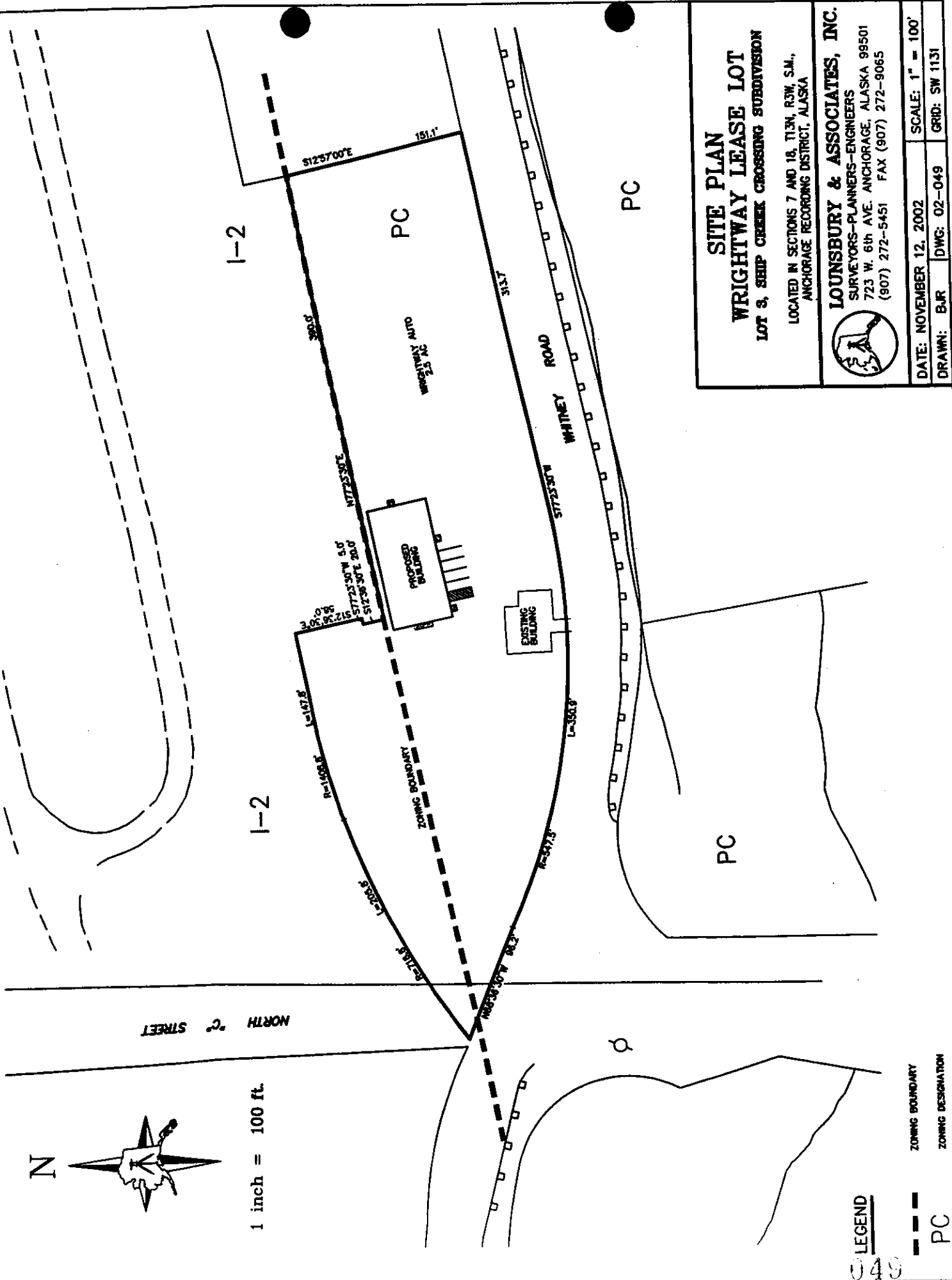
ZONING DESIGNATION

PROPOSED AREA TO BE REZONED I-2
 EXISTING ZONING BOUNDARY
 ZONING DESIGNATION



1 inch = 100 ft.

NORTH "C" STREET



SITE PLAN
WRIGHTWAY LEASE LOT
 LOT 3, SHEEP CREEK CROSSING SUBDIVISION

LOCATED IN SECTIONS 7 AND 18, T13N, R3W, S1M.,
 ANCHORAGE RECORDING DISTRICT, ALASKA

LOUNSBURY & ASSOCIATES, INC.
 SURVEYORS-PLANNERS-ENGINEERS
 723 W. 6th AVE. ANCHORAGE, ALASKA 99501
 (907) 272-5451 FAX (907) 272-9065

DATE: NOVEMBER 12, 2002 SCALE: 1" = 100'
 DRAWN: BUR DWG: 02-049 GRID: SW 1131



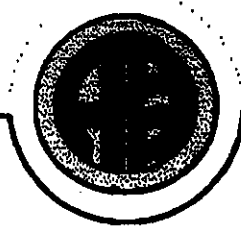
LEGEND

--- ZONING BOUNDARY

PC ZONING DESIGNATION

049

ALASKA RAILROAD CORPORATION



Corporate Address: P.O. Box 107500, Anchorage, Alaska 99510
327 West Ship Creek Avenue, Anchorage, Alaska 99501
www.alaskarailroad.com

November 18, 2002

Mr. Brad Rinckey
Project Manager
Lounsbury & Associates, Inc.
723 West 6th Avenue
Anchorage, Alaska 99501

Re: Wrightway Auto Carriers, Contract No. 5846, Split Lot Rezone

Dear Mr. Rinckey:

The Alaska Railroad Corporation has authorized Lounsbury and Associates, Inc. to prepare and submit an Application for a Zoning Amendment for Lot 3 within the Ship Creek Crossing Subdivision. The Lot is currently zoned PC and I2 (split lot zoned) and the Lessee is requesting it be rezoned to I2.

If you have any questions, please call me at 265-2469.

Sincerely,

Micheal B. Fretwell
Manager, Land Services.

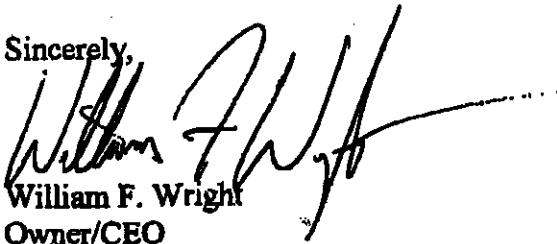
Wrightway Auto Carriers, Inc.
101 West Whitney Road
Anchorage, Alaska 99501
(907) 277-4549 Fax (907) 272-7570

November 13, 2002

To whom it may concern:

Wrightway Auto Carriers, Inc. gives authorization to Lounsbury and Associates to represent us in the case of our property matters.

Sincerely,

A handwritten signature in black ink, appearing to read "William F. Wright", with a long horizontal flourish extending to the right.

William F. Wright
Owner/CEO

Wfw/ba

November 19, 2002

Municipality of Anchorage
Planning and Zoning Commission

PROPOSED REZONE - WRIGHTWAY AUTO CARRIERS LEASE LOT

Project History

Wrightway Auto Carriers has been contributing member of the Anchorage business community since 1950. Wrightway is a automobile carrier which operates and maintains its vehicle on site at 101 West Whitney Road. They have been conducting business there since the earth quake of 1964. This location is near the Port of Anchorage and provides efficient and safe access to area roads. The property is leased from the Alaska Railroad Corporation and is currently under a 30 year lease.

Unfortunately earlier this year the repair shop on the property burned down. As Wrightway prepared to rebuild the shop it was discovered during the building permit process that a portion of the lot had been rezoned to PC as part of the Lower Ship Creek Valley Planned Community. While the new zoning allows for many commercial and light industrial uses is does not allow for the replacement of the repair shop. The lot is currently split zoned with the remaining portion of the lot being I-2. It should also be noted that much of the surrounding area is also I-2.

Proposed Rezone

The following application is a request to rezone the portion currently zoned PC to I-2. This would zone the entire lot I-2 and allow for the replacement of the repair shop. This action also creates a single contiguous I-2 area north of the subject lot.

The Alaska Railroad Corporation supports the requested rezone.

Lounsbury & Associates, Inc.
Surveyors • Engineers • Planners

file: 02-049/Zoning Board

5

POSTING

AFFIDAVIT

Lounsbury



RECEIVED
DEC 31 2002

AFFIDAVIT OF POSTING

CASE NUMBER: 03-016

I, Brad Rinckey hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Rezoning. The notice was posted on 12/28/02 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 28th day of December, ~~199~~²⁰⁰²

Signature

LEGAL DESCRIPTION

Tract or Lot 3

Block _____

Subdivision Ship Creek Crossing

6

HISTORICAL INFORMATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1/11/94

Submitted by: Assemblymember Wohlforth
Prepared by: Assembly Policy & Budget
For Reading: January 11, 1994

Anchorage, Alaska
AO No. 93-183(S-1) AS AMENDED

AN ORDINANCE PROVIDING FOR THE REZONING FROM PC (PLANNED COMMUNITY DISTRICT) TO PC (PLANNED COMMUNITY DISTRICT), FOR PORTIONS OF SECTIONS 7 AND 18, T13N, R3W, S.M. AND SECTION 13 T13N, R4W, S.M.; AS DEPICTED IN EXHIBIT A, GENERALLY LOCATED IN THE LOWER SHIP CREEK VALLEY BETWEEN THE RAILROAD YARDS AND DOWNTOWN ANCHORAGE CONTAINING 127 ACRES MORE OR LESS. (Planning and Zoning Commission Case No. 93-035)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That portions of south half of Section 7 and north half of Section 18, T13N, R3W, S.M. and portions of northeast quarter of Section 13, T13N, R4W, S.M., are rezoned from PC (Planned Community District) to PC (Planned Community District), as depicted on Exhibit A attached.

Section 2. Development of planned community district shall proceed in substantial conformance to the master development plan for Ship Creek Landings prepared by Bobby F. Burnett for Lo Patin and Company dated December 20, 1993 entitled sheet 1 of 1 as amended by Exhibit B and by changes in a site plan approved by the Planning and Zoning Commission under Section 3 of this ordinance. Said master development plan map and Exhibit B are a part of this ordinance.

Section 3. The PC (Planned Community District) is enacted as follows:

- A. The Alaska Railroad Planned Community District is a joint development project between the Railroad and private developers. It is expected to draw heavily from summer tourist traffic and to also be a year around attraction for Anchorage residents. The area will provide a place for the development of small tourist oriented projects, but it may also include larger more community-wide uses. Accommodations will be provided for the traveling public as well as meeting
- 056

5 and conference spaces. Cultural, recreational, historical
6 and other tourist oriented use is to be encouraged.
7

8 The intent of this district is to produce a district that
9 takes advantage of its unique location and rich historical
10 background. This area was founded prior to the creation of
11 the City of Anchorage. Much of the history of the State of
12 Alaska began in the Ship Creek area. Patterns of the Past,
13 an inventory of Anchorage's historical resources, catalogs
14 the diversity of the Ship Creek Basin that will set the
15 general theme for development.
16

17 The district is pedestrian-oriented from the street level to
18 pedestrian sky-bridges to connect the major developments
19 together. It is envisioned that street furnishings such as
20 benches and street lamps will reflect the industrial or
21 railroad era in materials such as cast iron. Provisions have
22 been made for tour bus parking.
23

24 The district incorporates the historic Ship Creek dam. The
25 greenbelt area along Ship Creek and the trail systems
26 incorporated in that area will enhance the development. The
27 coastal trail and the Ship Creek Trail system area an
28 additional amenity for the district.
29

30 B. Prior to the issuance of any building permits in Development
31 Areas B or C, the developer shall submit a site plan for
32 each project as specified below to the Planning and Zoning
33 Commission for approval. The Commission may act on the site
34 plan only after holding a public hearing on the site plan
35 design. In addition to the standards and procedures of AMC
36 21.15.030 and 21.50.200, the Commission shall consider the
37 following:
38

- 39 1. The site plan for each project and other depictions
40 drawn to scale that delineates building locations,
41 elevations, parking, access, drainage, wetlands, parks,
42 pedestrian improvements, and signage.
43
- 44 2. A narrative of a few sentences describing the function
45 of the proposed building or other improvement.
46
- 47 3. An evaluation of the proposal by the Geo-Technical
48 Advisory Commission.
49
- 50 4. A traffic impact analysis with suggested mitigation
51 proposals to correct any defects found in the site plan
52 or deficiencies in the street system serving the
53 proposed project. This is an analysis and not an
54 obligation of the developer to mitigate roads not on
55 its property.
56

57 C. The developer shall be responsible for the cost of all
58 infrastructure improvements. The Municipality of Anchorage
59 will reimburse to the developer up to \$5.5 million dollars
60 to provide site access, fill and installation of utilities

3
4
5 if the developer first completes the following:

- 6
7 1. Financial commitments in the form of cash performance
8 bonds or deeds of trust of \$1 million, submitted to the
9 Municipality, to assure the developer's good faith to
10 build the "tourist attraction," to be forfeited if the
11 structure is not completed.
12

13 This section shall not be construed to apply to construction of
14 the Tony Knowles Coastal Trail connection to Government Hill or
15 the Ship Creek Bike Trail; or projects initiated and carried out
16 by the Municipality for improvement of property or right-of-way
17 outside development areas A, B, and C as designated in Exhibit A,
18 or Municipal projects within the development areas if such
19 property or right-of-way is already under permit or easement for
20 public use on the effective date of this ordinance. The City
21 shall not spend state grant money allocated for the project
22 except in accordance with the grant provisions and relevant
23 development agreement.
24

25 Section 4. Development area A consisting of 88+/-
26
27 acres shall be restricted to the following uses and development
28
29 design standards:

30
31 B. Permitted principal uses and structures:

32
33 Retail:

- 34
35 1. grocery stores, delicatessens and food specialty shops;
36 2. meat and seafood markets;
37 3. retail bakeries;
38 4. department or variety stores;
39 5. hardware stores;
40 6. furniture stores;
41 7. music and record stores;
42 8. shoe repair and tailor shops;
43 9. bookstores, stationery stores and newsstands;
44 10. drugstores;
45 11. beauty shops;
46 12. barber shops;
47 13. restaurants, cafes, and other places serving food and
48 beverages;
49 14. photography, dance, music, and other art studios;
50 15. florists;
51 16. tobacco stores;
52 17. clothing, apparel and shoe stores;
53 18. jewelry stores;
54 19. sporting goods stores;
55 20. cameras and photographic stores;
56 21. hobby stores;
57 22. knit shops, yarn shops, fabric shops, dressmaking and
58 notions stores;
59 23. gift, novelty, and souvenir stores;
60 24. picture framing shops;

- 3
4
5 25. art galleries and sales
6 26. crafts shops;
7 27. antique stores;
8 28. furrier;
9 29. garden supply stores;
10 30. travel agencies and ticket brokers;
11 31. motion picture theaters;
12 32. banking and financial institutions;
13 33. on-site film processing;
14 34. marine equipment sales;
15 35. hotels and lodging;
16 36. arenas;
17 37. exhibition buildings;
18 38. aquarium/marine fisheries centers and the like;
19 39. art and craft studios;
20 40. farmers markets;
21 41. outdoor concessionaires.

22
23 Offices:

- 24
25 1. insurance and real estate services;
26 2. banking and financial institutions;
27 3. business and professional offices;
28 4. medical, health and legal services;
29 5. post offices;
30 6. government and quasi-government offices.

31
32 Light Industrial Uses:

- 33
34 1. beverage manufacturing;
35 2. cabinet and furniture building;
36 3. blacksmith and metal working shops;
37 4. woodworking, pottery, weaving, leather and other craft
38 production;
39 5. wholesale distribution operations;
40 6. manufacture, service or repair of light consumer goods
41 such as appliances, furniture, garments and tourist
42 related items;
43 7. outdoor storage of carriages, trolleys, and small-tour
44 vehicles.

45 Note: All light industrial uses will be required to
46 provide public tours or public viewing of operations
47 without charge.
48

49
50 Other Uses:

- 51
52 1. multi-family dwellings;
53 2. dwellings in non-residential structures;
54 3. parks, playgrounds and playfields;
55 4. historic and cultural exhibits;
56 5. day care;
57 6. public libraries;
58 7. museums;
59 8. interior galleries connecting two or more buildings.
60

3
4
5 C. Permitted accessory uses and structures:

- 6
7 1. uses and structures customarily accessory and clearly
8 incidental to permitted principal uses and structures.

9
10 D. Conditional uses. Subject to the requirements of the
11 conditional use standards and procedures of this title, the
12 following uses may be permitted:

- 13
14 1. kiosks, outdoor restaurants, mobile vendors, or similar
15 uses in a public right-of-way;
16 2. commercial recreation establishments, including pool
17 halls, amusement arcades, and the like;
18 3. liquor stores, restaurants, tea rooms, cafes and other
19 places serving food involving the retail sale,
20 dispensing or service of alcoholic beverages in
21 accordance with AMC 21.50.160.

22
23 E. Prohibited Uses:

- 24
25 1. plumbing and heating services and dealers;
26 2. building material sales;
27 3. gasoline service stations;
28 4. automotive parts and equipment sales;
29 5. gasoline service stations;
30 6. automotive display lots;
31 7. mobile home display lots;
32 8. car washes;
33 9. drive-in businesses of any sort
34 10. the outdoor storage and display of any scrap, junk,
35 salvaged or secondhand materials, or any salvage yard
36 or salvage operation.
37 11. Manufacture or packaging of cement products, feed,
38 fertilizer, flour, glue, paint, petroleum products,
39 soap, turpentine, varnish, or charcoal;
40 12. manufacture, service, or repair of railroad equipment,
41 trucks, automobiles or aircraft;
42 13. open storage of cinders, coal, feed, grain, gravel,
43 manure, peat, sand, or topsoil;
44 14. any use which causes or may reasonably be expected to
45 cause excessive noise, vibrations, smoke, dust, or
46 other particular matter, toxic or noxious matter,
47 humidity, heat or glare at or beyond any lot line of
48 the lot on which it is located is not permitted.
49 "Excessive" is defined for these purposes as a degree
50 exceeding that generated by uses permitted in the
51 district in their customary manner of operation, or to
52 a degree injurious to the public health, safety,
53 welfare or convenience.

54
55 F. Minimum lot requirements:

56 area: 3,000 square feet

57
58 width: 25 feet.
59
60

3
4
5 G. Minimum yard requirements:

6 Front yard: None

7
8 Side and rear: None, if side or rear yards are provided,
9 each shall be a minimum of 15 feet in width and shall be
10 designed as public open space.

11
12
13 H. Maximum lot coverage by all buildings:

14 Unrestricted.

15
16
17 I. Maximum height of structures:

18 No building shall exceed 40 feet in height. Design and
19 facades shall shield antennas, elevator housings,
20 ventilators, air conditioners, air exchanges, and the alike
21 from the street or other buildings within the district.

22
23
24 J. Signs:

25 Each leaseholder shall be permitted one sign per each street
26 frontage. Maximum size: 40 square feet plus one square foot
27 per lineal foot of building frontage. Signs must be
28 integral to the building. Maximum projection: 3.5 feet.
29 Canopies or arcades can extend the width of a public
30 sidewalk. Signs may incorporate neon or illuminating
31 lettering, or should be spot lighted. Animated or flashing
32 signs are not permitted.

33
34
35 K. Parking:

36 Adequate off-street parking shall be provided in connection
37 with any permitted use, subject to the provisions of the
38 supplementary district regulations.

39
40 No less than fifty percent of the parking shall be provided
41 on the site with the permitted use, the balance of the
42 parking shall be provided on property under the same
43 ownership as the permitted use or is under a long term lease
44 agreement with a recorded parking agreement filed with the
45 District Records Office. The parking provided by the
46 permitted use can be on an abutting lot or on a lot that is
47 within a 1,000 feet of the permitted use. A parking
48 agreement recorded with the District Records Office shall
49 be executed to insure the additional parking shall remain
50 available to the permitted use. Signage will identify the
51 location of the off-site parking lot at the permitted use
52 site and the off-site location.

53
54 Pedestrian facilities must be in place and/or constructed
55 prior to permitting parking on an abutting lot or on a lot
56 that is within 1,000 feet of the permitted use. Parking on a
57 lot separate from the permitted use shall be limited to lots
58 within the zoning district. Handicap accessible parking
59 shall be provided in accordance with ADA standards.
60

L. Loading:

Off-street loading facilities shall be provided in connection with any permitted use, the minimum for each use to be provided in the supplementary district regulations.

M. Landscaping:

All areas not devoted to buildings, walks or other installations shall be planted to the following standards:

- a. evergreen trees a minimum of 5 feet high with a ratio of height to spread no less than 5 to 3, or deciduous trees a minimum of 8 feet in height (1" caliper), planted at average intervals no greater than 20 feet on center, and
- b. shrubs, a minimum of 18" in height, placed so as to cover the ground in three years, or
- c. lawn

N. Refuse and storage:

All refuse and trash storage and disposal areas shall be fully screened from public view.

O. Traffic impact analysis:

Prior to issuance of any building permit, a detailed traffic impact analysis, including a mitigation plan for resolving negative impacts, shall be reviewed as a public hearing order of business and approved by the Planning and Zoning Commission.

Section 5. Development area B consisting of 31+/-

acres shall be restricted to the following uses and development design standards:

B. Permitted principal uses and structures:

Retail:

- 1. grocery stores, delicatessens and food specialty shops;
- 2. meat and seafood markets;
- 3. retail bakeries;
- 4. department or variety stores;
- 5. hardware stores;
- 6. furniture stores;
- 7. music and record stores;
- 8. shoe repair and tailor shops;
- 9. bookstores, stationery stores and newsstands;
- 10. drugstores;

11. beauty shops;
12. barber shops;
13. restaurants, cafes, and other places serving food and beverages;
14. photography, dance, music and other art studios;
15. florists;
16. tobacco stores;
17. clothing, apparel and shoe stores;
18. jewelry stores;
19. sporting goods stores;
20. cameras and photographic stores;
21. hobby stores;
22. knit shops, yarn shops, fabric shops, dressmaking and notions stores;
23. gift, novelty, and souvenir stores;
24. picture framing shops;
25. art galleries and sales;
26. crafts shops;
27. antique stores;
28. furrier;
29. garden supply stores;
30. travel agencies and ticket brokers;
31. motion picture theaters;
32. banking and financial institutions;
33. on-site film processing;
34. marine equipment sales;
35. hotels and lodging;
36. arenas;
37. exhibition buildings;
38. aquarium/marine fisheries centers and the like;
39. art and craft studios;
40. farmers markets;
41. outdoor concessionaires;
42. exhibition/theater centers;
43. pedestrian sky bridges, designed to the standards of AMO 21.50.260

Offices:

1. insurance and real estate services;
2. banking and financial institutions;
3. business and professional offices;
4. medical, health and legal services;
5. post offices;
6. government and quasi-government offices.

Light Industrial Uses:

1. beverage manufacturing;
2. cabinet and furniture building;
3. blacksmith and metal working shops;
4. woodworking, pottery, weaving, leather and other craft production;
5. wholesale distribution operations;
6. manufacture, service or repair of light consumer goods such as appliances, furniture, garments and tourist.

- 6 ~~related items~~
7 7. outdoor storage of carriages, trolleys, and small-tour
8 vehicles.
9

10 Note: All light industrial uses will be required to
11 provide public tours or public viewing of operations
12 without charge.
13

14 Other Uses:

- 15 1. multi-family dwellings;
16 2. dwellings in non-residential structures;
17 3. parks, playgrounds and playfields;
18 4. historic and cultural exhibits;
19 5. day care;
20 6. public libraries;
21 7. museums;
22 8. interior galleries connecting two or more buildings.
23

24 C. Permitted accessory uses and structures:

- 25 1. uses and structures customarily accessory and clearly
26 incidental to permitted principal uses and structures.
27
28

29 D. Conditional uses. Subject to the requirements of the
30 conditional use standards and procedures of this title, the
31 following uses may be permitted:
32

- 33 1. kiosks, outdoor restaurants, mobile vendors, or similar
34 uses in a public right-of-way;
35 2. commercial recreation establishments, including pool
36 halls, amusement arcades, and the like.
37 3. liquor stores, restaurants, tea rooms, cafes and other
38 places serving food involving the retail sale,
39 dispensing or service of alcoholic beverages in
40 accordance with AMC 21.50.160.
41

42 E. Prohibited Uses:

- 43
44 1. plumbing and heating services and dealers;
45 2. building material sales;
46 3. gasoline service stations;
47 4. automotive parts and equipment sales;
48 5. gasoline service stations;
49 6. automotive display lots;
50 7. mobile home display lots;
51 8. car washes;
52 9. drive-in businesses of any sort
53 10. the outdoor storage and display of any scrap, junk,
54 salvaged or secondhand materials, or any salvage yard
55 or salvage operation.
56 11. Manufacture or packaging of cement products, feed,
57 fertilizer, flour, glue, paint, petroleum products,
58 soap, turpentine, varnish, or charcoal;
59 12. manufacture, service, or repair of railroad equipment
60 trucks, automobiles or aircraft;
- 064

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
13. open storage of cinders, coal, feed, grain, gravel, manure, peat, sand, or topsoil;
 14. any use which causes or may reasonably be expected to cause excessive noise, vibrations, smoke, dust, or other particular matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is not permitted. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

18 F. Minimum lot requirements:

19 area: 3,000 square feet
20
21 width: 25 feet.
22

23 G. Minimum yard requirements:

24 Front yard: None

25
26
27 Side and rear: None, if side or rear yards are provided,
28 each shall be a minimum of 15 feet in width and shall be
29 designed as public open space.
30

31 H. Maximum lot coverage by all buildings:

32 Unrestricted.
33

34
35 I. Maximum height of structures:

36
37

38 Development 39 Sub Area	Maximum Height
40 B-1	90 feet mean sea level (MSL);
41 B-2	120 feet mean sea level (MSL); less the 42 south 200 feet from 1st Avenue; the 43 southern portion, 90 feet;
44 B-3	120 feet mean sea level (MSL); less the 45 south 200 feet from 1st Avenue; the 46 southern portion, 90 feet;
47 B-4	85 feet mean sea level (MSL);

48
49

50 except that no structure shall exceed the standards of
51 AMC 21.65.050.
52

53 J. Signs:

54
55 Signage in this development area shall be the same as AMC
56 21.45.160. B-2A district.
57

58 K. Parking:
59
60

Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

No less than fifty percent of the parking shall be provided on the site with the permitted use, the balance of the parking shall be provided on property under the same ownership as the permitted use or is under a long term lease agreement with a recorded parking agreement filed with the District Records Office. The parking provided by the permitted use can be on an abutting lot or on a lot that is within a 1,500 feet of the permitted use. A parking agreement recorded with the District Records Office shall be executed to insure the additional parking shall remain available to the permitted use. Signage will identify the location of the off-site parking lot, at the permitted use site and the off-site location.

Pedestrian facilities must be in place and/or constructed prior to permitting parking on an abutting lot or on a lot that is within 1,000 feet of the permitted use. Parking on a lot separate from the permitted use shall be limited to lots within the zoning district. Handicap accessible parking shall be provided in accordance with ADA standards.

L. Loading:

Off-street loading facilities shall be provided in connection with any permitted use, the minimum for each use to be provided in the supplementary district regulations.

M. Landscaping:

All areas not devoted to buildings, walks or other installations shall be planted to the following standards:

a. evergreen trees a minimum of 5 feet high with a ratio of height to spread no less than 5 to 3, or deciduous trees a minimum of 8 feet in height (1" caliper), planted at average intervals no greater than 20 feet or center; and

b. shrubs, a minimum of 18" in height, placed so as to cover the ground in three years; or

c. lawn

N. Refuse and storage:

All refuse and trash storage and disposal areas shall be fully screened from public view.

Section 6. Development area C consisting of 8+/- acres shall be restricted to the following uses and development design

standards:

B. Permitted principal uses and structures:

Retail:

- 1 grocery stores, delicatessens and food specialty shops;
- 2 meat and seafood markets;
- 3 retail bakeries;
- 4 department or variety stores;
- 5 hardware stores;
- 6 furniture stores;
- 7 music and record stores;
- 8 shoe repair and tailor shops;
- 9 bookstores, stationery stores and newsstands;
- 10 drugstores;
- 11 beauty shops;
- 12 barber shops;
- 13 restaurants, cafes, and other places serving food and
14 beverages;
- 15 photography, dance, music, and other art studios;
- 16 florists;
- 17 tobacco stores;
- 18 clothing, apparel and shoe stores;
- 19 jewelry stores;
- 20 sporting goods stores;
- 21 cameras and photographic stores;
- 22 hobby stores;
- 23 knit shops, yarn shops, fabric shops, dressmaking and
24 notions stores;
- 25 gift, novelty, and souvenir stores;
- 26 picture framing shops;
- 27 art galleries and sales;
- 28 crafts shops;
- 29 antique stores;
- 30 furrier;
- 31 garden supply stores;
- 32 travel agencies and ticket brokers;
- 33 motion picture theaters;
- 34 banking and financial institutions;
- 35 on-site film processing;
- 36 marine equipment sales;
- 37 hotels and lodging;
- 38 arenas;
- 39 exhibition buildings;
- 40 aquarium/marine fisheries centers and the like;
- 41 art and craft studios;
- 42 farmers markets;
- 43 outdoor concessionaires;
- 44 exhibition/theater centers;
- 45 pedestrian sky bridges designed to the standards of
46 ANC 21.50.260

Offices:

- 1 insurance and real estate services;

2. banking and financial institutions;
3. business and professional offices;
4. medical, health and legal services;
5. post offices;
6. government and quasi-government offices.

Light Industrial Uses:

1. beverage manufacturing;
2. cabinet and furniture building;
3. blacksmith and metal working shops;
4. woodworking, pottery, weaving, leather and other craft production;
5. wholesale distribution operations;
6. manufacture, service or repair of light consumer goods such as appliances, furniture, garments and tourist related items;
7. outdoor storage of carriages, trolleys, and small-tour vehicles.

Note: All light industrial uses will be required to provide public tours or public viewing of operations without charge.

Other Uses:

1. multi-family dwellings;
2. dwellings in non-residential structures;
3. parks, playgrounds and playfields;
4. historic and cultural exhibits;
5. day care;
6. public libraries;
7. museums;
8. interior galleries connecting two or more buildings.

C. Permitted accessory uses and structures:

1. uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. kiosks, outdoor restaurants, mobile vendors, or similar uses in a public right-of-way;
2. commercial recreation establishments, including pool halls, amusement arcades, and the like.
3. liquor stores, restaurants, tea rooms, cafes and other places serving food involving the retail sale, dispensing or service of alcoholic beverages in accordance with AMC 21.50.160.

E. Prohibited Uses:

1. plumbing and heating services and dealers;

2. building material sales;
3. gasoline service stations;
4. automotive parts and equipment sales;
5. gasoline service stations;
6. automotive display lots;
7. mobile home display lots;
8. car washes;
9. drive-in businesses of any sort;
10. the outdoor storage and display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation;
11. Manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine, varnish, or charcoal;
12. manufacture, service, or repair of railroad equipment, trucks, automobiles or aircraft;
13. open storage of cinders, coal, feed, grain, gravel, manure, peat, sand, or topsoil;
14. any use which causes or may reasonably be expected to cause excessive noise, vibrations, smoke, dust, or other particular matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is not permitted. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

area: 3,000 square feet
width: 25 feet.

G. Minimum yard requirements:

Front yard: None

Side and rear: None, if side or rear yards are provided, each shall be a minimum of 15 feet in width and shall be designed as public open space.

H. Maximum lot coverage by all buildings:

Unrestricted.

I. Maximum height of structures:

East of H Street centerline, 85 feet; west 70 feet mean sea level (MSL), except that no structure shall exceed the standards of AMC 21.65.050.

J. Signs:

Signage in this development area shall be the same as AMC

4 21.45.160. B-2A district.
5

6 K. Parking:
7

8 Adequate off-street parking shall be provided in connection
9 with any permitted use, subject to the provisions of the
10 supplementary district regulations.
11

12 No less than fifty percent of the parking shall be provided
13 on the site with the permitted use, the balance of the
14 parking shall be provided on property under the same
15 ownership as the permitted use or is under a long term lease
16 agreement with a recorded parking agreement filed with the
17 District Recorders Office. The parking provided by the
18 permitted use can be on an abutting lot or on a lot that is
19 within a 1,000 feet of the permitted use. A parking
20 agreement recorded with the District Recorders Office shall
21 be executed to insure the additional parking shall remain
22 available to the permitted use. Signage will identify the
23 location of the off-site parking lot at the permitted use
24 site and the off-site location.
25

26 Pedestrian facilities must be in place and/or constructed
27 prior to permitting parking on an abutting lot or on a lot
28 that is within 1,000 feet of the permitted use. Parking on a
29 lot separate from the permitted use shall be limited to lots
30 within the zoning district. Handicap accessible parking
31 shall be provided in accordance with ADA standards.
32

33 L. Loading:
34

35 Off-street loading facilities shall be provided in
36 connection with any permitted use, the minimum for each use
37 to be provided in the supplementary district regulations.
38

39 M. Landscaping:
40

41 All areas not devoted to buildings, walks or other
42 installations shall be planted to the following standards:
43

44 a. evergreen trees a minimum of 5 feet high with a ratio
45 of height to spread no less than 5 to 3, or deciduous
46 trees a minimum of 8 feet in height (1" caliper),
47 planted at average intervals no greater than 20 feet on
48 center; and
49

50 b. shrubs, a minimum of 18" in height, placed so as to
51 cover the ground in three years; or
52

53 c. lawn
54

55 N. Refuse and storage:
56

57 All refuse and trash storage and disposal areas shall be
58 fully screened from public view.
59
60

4 Section 7. The Director of the Department of
5 Community Planning and Development shall change the zoning map
6 accordingly.
7
8

9
10 Section 8. This ordinance shall be effective upon
11 passage and approval.
12

13 PASSED AND APPROVED by the Anchorage Assembly this
14 11th day of January, 1994.
15
16

17
18
19 Dech
20 Chairman
21

22 ATTEST:
23

24
25
26
27 Lizine Ferguson
28 Municipal Clerk
29

30 (001-021-01, 02, 06)
31 (002-051-02, 11-12)
32 (002-061-15)
33 (002-071-08, 11, 13-16)
34 (002-081-02, 04-05, 08-15, 18-25, 49, 50)
35 (002-084-10, 53, 59, 68)
36

37 DOCF/A006
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60

Centerline of E Street extended

100.23' west of centerline of E Street extended

25.51' east of centerline of Chukotken Drive extended

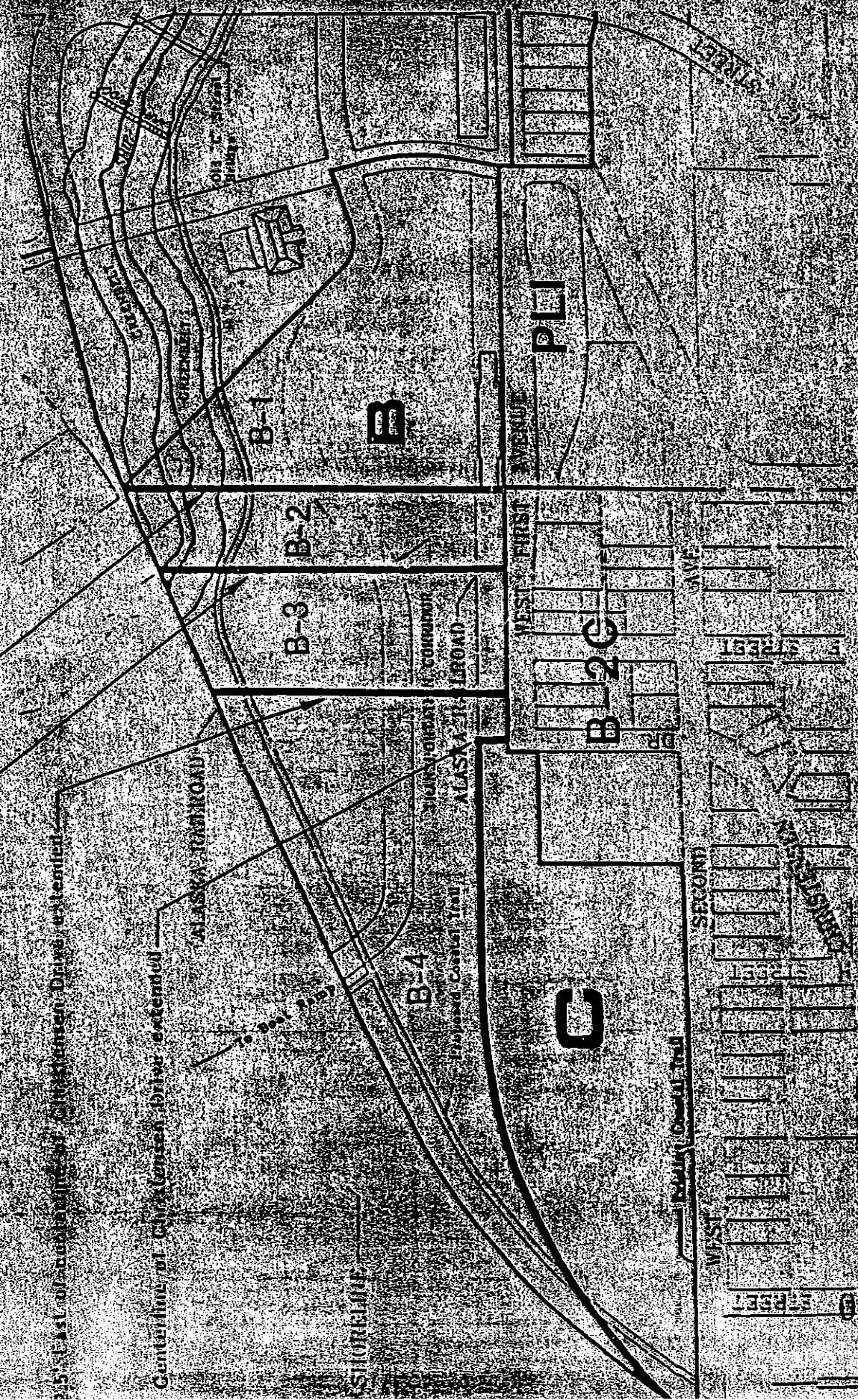
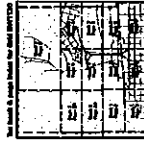


EXHIBIT B

SW1130 Grid Map

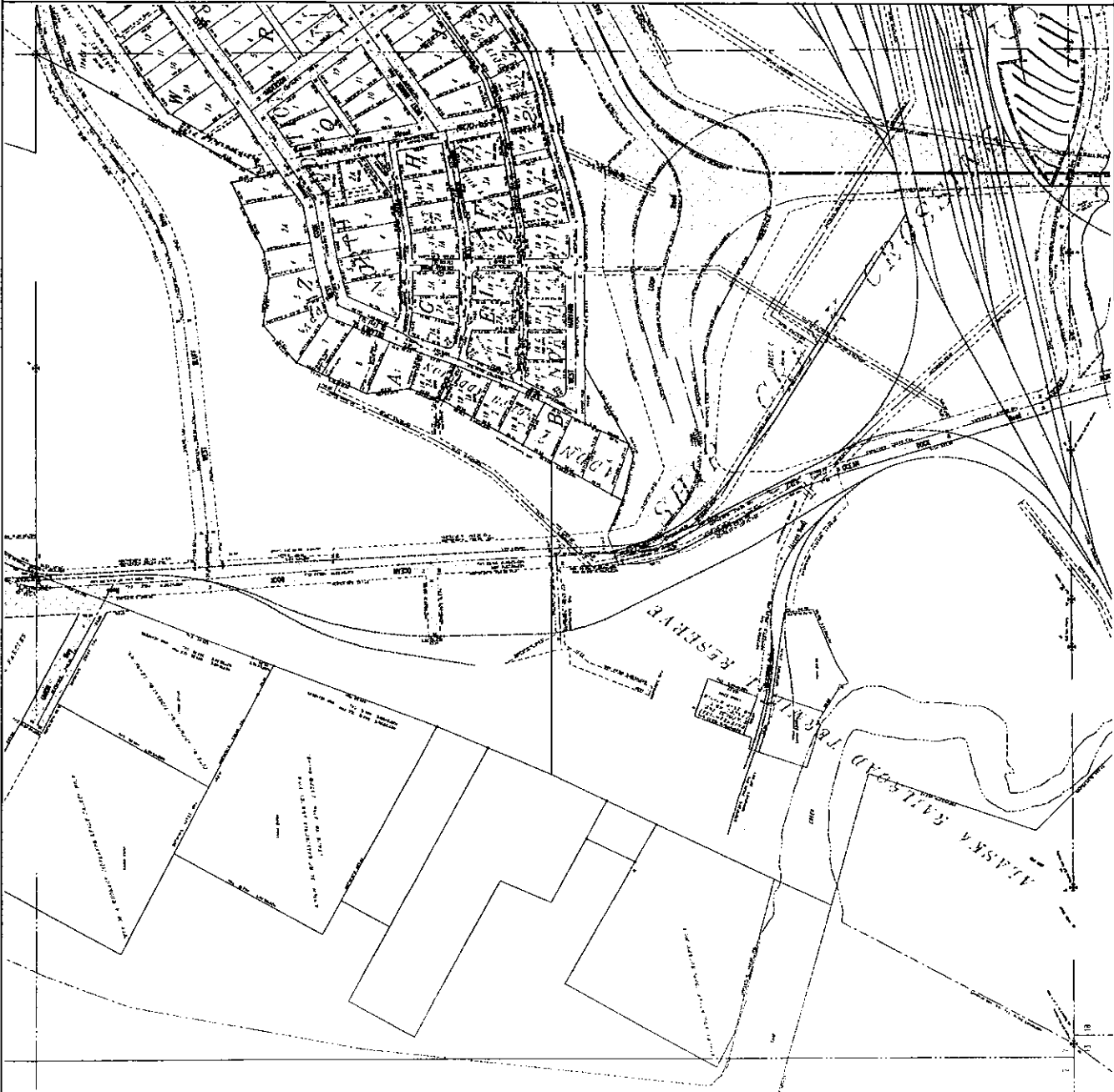
- Period Line
- Dashed Period Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Road Centerline
- Section Line
- Railroad
- Water Way
- Road ROW
- Monument
- BLM Monument
- Witness Corner
- Bearing Break
- Lot Number
- Block Number
- Subdivision Name
- BLM Lot Number
- Section Number
- ADMPN



Information of Interest
 This map was prepared by the
 Alaska Department of Natural Resources
 Division of Geology and Earth Sciences
 1400 West Northern Avenue, Anchorage, Alaska 99501
 Phone: (907) 261-5700
 Fax: (907) 261-5701
 E-mail: geology@dnr.state.ak.us



Information of Interest
 This map was prepared by the
 Alaska Department of Natural Resources
 Division of Geology and Earth Sciences
 1400 West Northern Avenue, Anchorage, Alaska 99501
 Phone: (907) 261-5700
 Fax: (907) 261-5701
 E-mail: geology@dnr.state.ak.us

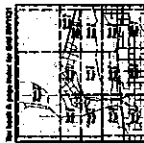


MOA 1/4 Section Grid Map
 SW 1/4 Sec 7 T13N R3W
 17-OCT-2002
 GMD SW1130

SECTION	BLM LOT	BLM LOT	BLM LOT	BLM LOT	BLM LOT	BLM LOT	BLM LOT	BLM LOT	BLM LOT
1	1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18	19
20	21	22	23	24	25	26	27	28	29
30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49
50	51	52	53	54	55	56	57	58	59
60	61	62	63	64	65	66	67	68	69
70	71	72	73	74	75	76	77	78	79
80	81	82	83	84	85	86	87	88	89
90	91	92	93	94	95	96	97	98	99
100	101	102	103	104	105	106	107	108	109
110	111	112	113	114	115	116	117	118	119
120	121	122	123	124	125	126	127	128	129
130	131	132	133	134	135	136	137	138	139
140	141	142	143	144	145	146	147	148	149
150	151	152	153	154	155	156	157	158	159
160	161	162	163	164	165	166	167	168	169
170	171	172	173	174	175	176	177	178	179
180	181	182	183	184	185	186	187	188	189
190	191	192	193	194	195	196	197	198	199
200	201	202	203	204	205	206	207	208	209
210	211	212	213	214	215	216	217	218	219
220	221	222	223	224	225	226	227	228	229
230	231	232	233	234	235	236	237	238	239
240	241	242	243	244	245	246	247	248	249
250	251	252	253	254	255	256	257	258	259
260	261	262	263	264	265	266	267	268	269
270	271	272	273	274	275	276	277	278	279
280	281	282	283	284	285	286	287	288	289
290	291	292	293	294	295	296	297	298	299
300	301	302	303	304	305	306	307	308	309
310	311	312	313	314	315	316	317	318	319
320	321	322	323	324	325	326	327	328	329
330	331	332	333	334	335	336	337	338	339
340	341	342	343	344	345	346	347	348	349
350	351	352	353	354	355	356	357	358	359
360	361	362	363	364	365	366	367	368	369
370	371	372	373	374	375	376	377	378	379
380	381	382	383	384	385	386	387	388	389
390	391	392	393	394	395	396	397	398	399
400	401	402	403	404	405	406	407	408	409
410	411	412	413	414	415	416	417	418	419
420	421	422	423	424	425	426	427	428	429
430	431	432	433	434	435	436	437	438	439
440	441	442	443	444	445	446	447	448	449
450	451	452	453	454	455	456	457	458	459
460	461	462	463	464	465	466	467	468	469
470	471	472	473	474	475	476	477	478	479
480	481	482	483	484	485	486	487	488	489
490	491	492	493	494	495	496	497	498	499
500	501	502	503	504	505	506	507	508	509
510	511	512	513	514	515	516	517	518	519
520	521	522	523	524	525	526	527	528	529
530	531	532	533	534	535	536	537	538	539
540	541	542	543	544	545	546	547	548	549
550	551	552	553	554	555	556	557	558	559
560	561	562	563	564	565	566	567	568	569
570	571	572	573	574	575	576	577	578	579
580	581	582	583	584	585	586	587	588	589
590	591	592	593	594	595	596	597	598	599
600	601	602	603	604	605	606	607	608	609
610	611	612	613	614	615	616	617	618	619
620	621	622	623	624	625	626	627	628	629
630	631	632	633	634	635	636	637	638	639
640	641	642	643	644	645	646	647	648	649
650	651	652	653	654	655	656	657	658	659
660	661	662	663	664	665	666	667	668	669
670	671	672	673	674	675	676	677	678	679
680	681	682	683	684	685	686	687	688	689
690	691	692	693	694	695	696	697	698	699
700	701	702	703	704	705	706	707	708	709
710	711	712	713	714	715	716	717	718	719
720	721	722	723	724	725	726	727	728	729
730	731	732	733	734	735	736	737	738	739
740	741	742	743	744	745	746	747	748	749
750	751	752	753	754	755	756	757	758	759
760	761	762	763	764	765	766	767	768	769
770	771	772	773	774	775	776	777	778	779
780	781	782	783	784	785	786	787	788	789
790	791	792	793	794	795	796	797	798	799
800	801	802	803	804	805	806	807	808	809
810	811	812	813	814	815	816	817	818	819
820	821	822	823	824	825	826	827	828	829
830	831	832	833	834	835	836	837	838	839
840	841	842	843	844	845	846	847	848	849
850	851	852	853	854	855	856	857	858	859
860	861	862	863	864	865	866	867	868	869
870	871	872	873	874	875	876	877	878	879
880	881	882	883	884	885	886	887	888	889
890	891	892	893	894	895	896	897	898	899
900	901	902	903	904	905	906	907	908	909
910	911	912	913	914	915	916	917	918	919
920	921	922	923	924	925	926	927	928	929
930	931	932	933	934	935	936	937	938	939
940	941	942	943	944	945	946	947	948	949
950	951	952	953	954	955	956	957	958	959
960	961	962	963	964	965	966	967	968	969
970	971	972	973	974	975	976	977	978	979
980	981	982	983	984	985	986	987	988	989
990	991	992	993	994	995	996	997	998	999

SW1131 Grid Map

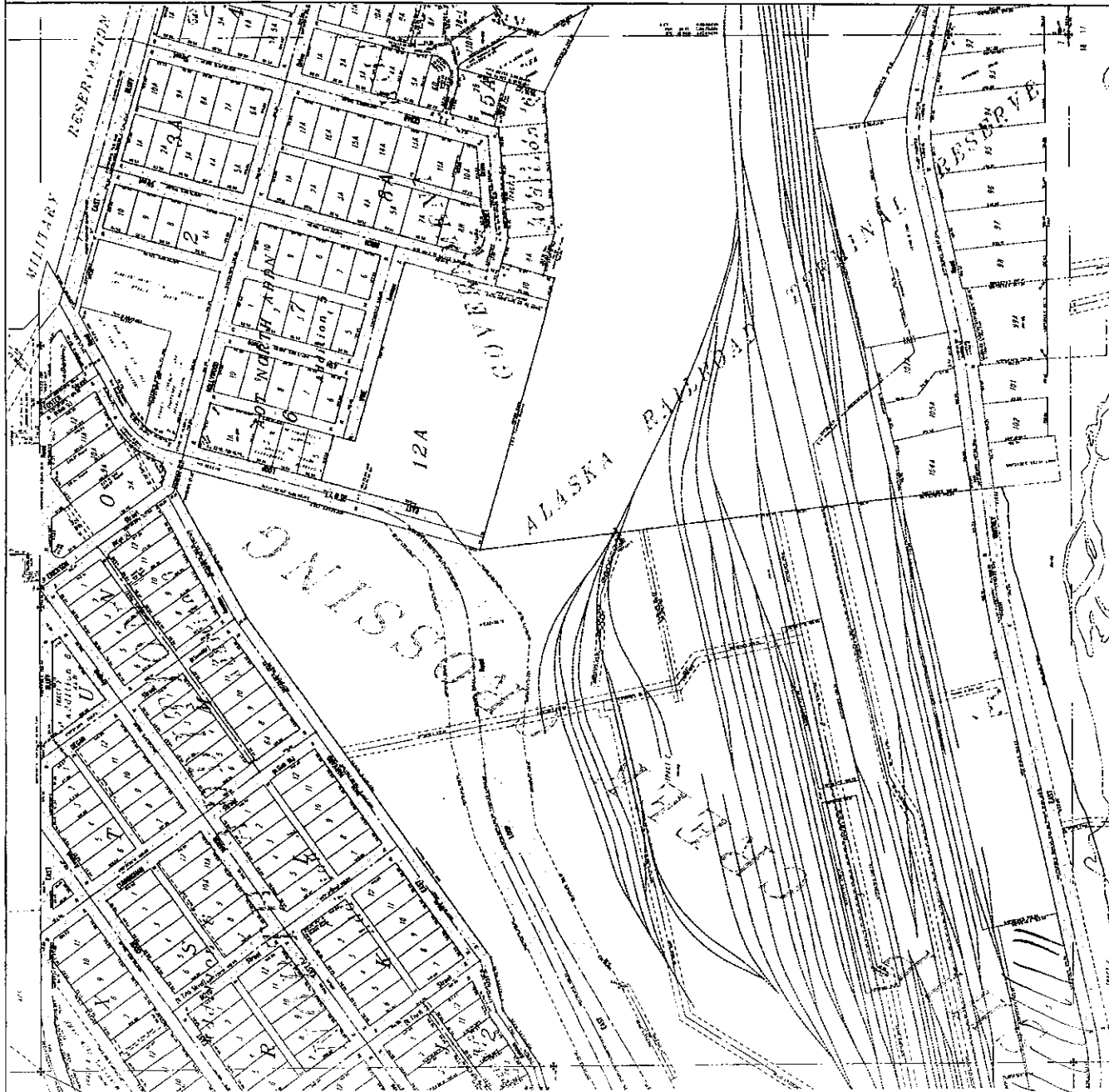
- Parcel Line
- Divided Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Road Centerline
- Section Line
- Railroad
- Water Way
- Road ROW
- Monument
- B.M. Monument
- Witness Corner
- Bearing Break
- Lot Number
- Block Number
- Subdivision Name
- B.M. Lot Number
- Section Number
- ADMPN



THE STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND ADMINISTRATION
1700 EAST 12TH AVENUE
ANCHORAGE, ALASKA 99515
TELEPHONE (907) 263-3000
FACSIMILE (907) 263-3001



ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LAND ADMINISTRATION
1700 EAST 12TH AVENUE
ANCHORAGE, ALASKA 99515
TELEPHONE (907) 263-3000
FACSIMILE (907) 263-3001



MOA 1/A Section Grid Map									
SE 1/4 Sec 7 T13N R3W	GRID SW1131								
17-OCT-2002	GRID SW1131								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">DATE</td> <td style="width: 25%; text-align: center;">DRAWN BY</td> <td style="width: 25%; text-align: center;">CHECKED BY</td> <td style="width: 25%; text-align: center;">SCALE</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>		DATE	DRAWN BY	CHECKED BY	SCALE				
DATE	DRAWN BY	CHECKED BY	SCALE						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROJECT NO.</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>		PROJECT NO.	DATE						
PROJECT NO.	DATE								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">DRAWN BY</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>		DRAWN BY	DATE						
DRAWN BY	DATE								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">CHECKED BY</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>		CHECKED BY	DATE						
CHECKED BY	DATE								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">SCALE</td> <td style="width: 50%; text-align: center;">DATE</td> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;"> </td> </tr> </table>		SCALE	DATE						
SCALE	DATE								

PARCEL SUMMARY

APPRAISAL INFORMATION

Legal SHIP CREEK CROSSING
LT 3

Parcel 002-061-25-000
Owner ARR

Descr OFFICE BLDG LOW RISE 1-4
Site Addr

POUCH 7-2111
ANCH

AK 99510 0000

REZONE

2003-016

Case Number 2003-016 # of Parcels 1 Hearing Date 02/03/2003

Case Type Rezoning to I-2 Heavy industrial district

Legal A request to rezone approximately 2.5 acres from PC (Planned Community) and I-2 (Heavy Industrial) to I-2 (Heavy Industrial). Ship Creek Crossing, Lot 3. Located at 101 W Whitney Road.

PLAT CASES

Case Number	Grid	Proposed Lots 0	Existing Lots
Action Type		Action Date	
Legal			

PERMITS

Permit #	Project
Work Desc	
Use	

BZAP

Action No.	Status
Action Date	Type
Resolution	

**ALCOHOL
LICENSE**

Business Address	Applicants Name
	Conditions
License Type	
Status	Display License Detail on Web

PARCEL INFORMATION

OWNER
ARR

POUCH 7-2111
ANCH

AK 9951C 0000
Deed 0000 0000000

CHANGES: Deed Date Jan 01, 1984
Name Date Oct 07, 1998
Address Date Jan 01, 1984

PARCEL
Parcel ID 002-061-25-000
Status # 01

Renumbr ID 002-061-15-000-00
Site Addr

Comm Concl GOVERNMENT HILL
Comments

TAX INFO
2002 Tax 0.00 Balance 0.00 District 001

LEGAL
SHIP CREEK CROSSING
LT 3

Unit SQFT 108,932
Plat 960151
Zone PC 12 Grid SW1130

HISTORY

	Year	Building	Land	Total
Assmt Final	2000	0	0	0
Assmt Final	2001	0	0	0
Assmt Final	2002	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

SALES DATA

Mon	Year	Price	Source	Type

**PLANNING & ZONING
COMMISSION
PUBLIC HEARING
February 3, 2003**

**COMMENTS RECEIVED TOO
LATE FOR PACKET
Case 2003-016
Rezone to I-2**

2003-016

GOVERNMENT HILL COMMUNITY COUNCIL

Susanne DiPietro and Thomas Pease, Co-Presidents/Dan Lowery, Vice President/Diane Miller and Bob French, Co-Secretary-Treasurers/Belinda Breaux and Carolyn Higgins, At-Large Board Members/
Stuart C.Hall, Past President
P.O. Box 100018 Anchorage, AK 99510-0018

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

RECEIVED

FEB 28 2003

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING DEPARTMENT

Subject: Letter of Non-Objection
Re-zoning of Wrightway Auto Carrier Lot from "PC" to "I2".

The Government Hill Community Council at their January 16, 2003 meeting voted to create a letter of Non-Objection to the proposed re-zoning of part of the Wrightway Auto Carrier lot from Planned Community (PC) to Industrial 2 (I2).

This Non-Objection is contingent upon Wrightway providing an appropriate fire suppression system to counter the lack of adequate water supply for a typical sprinkler system, and that Wrightway provide landscaping that meets the criteria of the proposed Ship Creek Development Zone. We further understand that the I2 zoning will require an 8 foot landscaping buffer between the I2 and PC zones, which will occur all along Whitney Road.

Signed this 20th of February, 2003

Thomas C. Pease
GHCC Co-President

Bob French
GHCC Co-Secretary

Susanne DiPietro
GHCC Co-President

Diane Miller
GHCC Co-Secretary

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

Ad 2003-82

SUBJECT OF AGENDA DOCUMENT Rezoning of approximately 2.5 acres from PC and I-2 to I-2 SL for lot 3, Ship Creek Crossing Subdivision, 101 West Whitney Road. (Government Hill Community Council) (Case 2003-016)		DATE PREPARED INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
DEPARTMENT NAME Planning Department		DIRECTOR'S NAME Susan R. Fison, Director	
THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Weaver		HIS/HER PHONE NUMBER 343-7939	
COORDINATED WITH AND REVIEWED BY		INITIALS	DATE
Mayor			
Heritage Land Bank			
Merrill Field Airport			
Municipal Light & Power			
Port of Anchorage			
Solid Waste Services			
Water & Wastewater Utility			
Municipal Manager		<i>M</i>	<i>4/21</i>
Cultural & Recreational Services			
Employee Relations			
Finance, Chief Fiscal Officer			
Fire			
Health & Human Services			
Office of Management and Budget			
Management Information Services			
Police			
Office of Planning, Development, & Public Works		<i>MJS</i>	<i>4-8-03*</i>
Development Services			
Facility Management			
Planning		<i>AMT</i>	<i>3-14-03</i>
Project Management & Engineering			
Street Maintenance			
Traffic			
Public Transportation Department			
Purchasing			
Municipal Attorney		<i>J</i>	<i>4-14-03</i>
Municipal Clerk			<i>19</i>
SPECIAL INSTRUCTIONS/COMMENT * Rec'd 4-7-03 <p style="text-align: center;"><i>Introduction</i></p>			
ASSEMBLY MEETING DATE REQUESTED Next available meeting <i>5/13/03</i>		7	PUBLIC HEARING DATE REQUESTED 4 weeks after introduction <i>6/24/03</i>

2003 APR 28 AM 9:38
 MUNICIPAL CLERKS OFFICE