

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: November 17, 2009

CLERK'S OFFICE

APPROVED

Date: 12/15/09

Anchorage, Alaska  
AO 2009-135

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR CONROY RUSHTON SUBDIVISION #1, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A; GENERALLY LOCATED NORTH OF MCRAE ROAD AND WEST OF WOODLAND DRIVE.

(Spenard Community Council) (Planning and Zoning Commission Case 2009-080)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described property as PLI (Public Lands and Institution) District:

Conroy Rushton Subdivision #1, Block 9A, consisting of 33,164 square feet; and Lot 35A, Lintner Subdivision, consisting of 16,890 square feet (a total of 1.15 acres), generally located north of McRae Road and west of Woodland Drive, as shown on Exhibit "A" attached.


**Section 2.** This ordinance shall become effective 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved.

**Section 3.** In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this  
15<sup>th</sup> day of December 2009.

ATTEST:

  
Chair

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2009-135

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR CONROY RUSHTON SUBDIVISION #1, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A; GENERALLY LOCATED NORTH OF MC RAE ROAD AND WEST OF WOODLAND DRIVE.

Sponsor: Mayor  
 Preparing Agency: Planning Department  
 Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		(In Thousands of Dollars)				
	FY09	FY10	FY11	FY12	FY13	
<b>Operating Expenditures</b>						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
<b>TOTAL DIRECT COSTS:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
<b>FUNCTION COST:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>REVENUES:</b>						
<b>CAPITAL:</b>						
<b>POSITIONS: FT/PT and Temp</b>						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

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

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the private sector.

Prepared by: Angela C. Chambers

Telephone: 343-7940



# MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 665-2009

Meeting Date: November 17, 2009

From: Mayor

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR CONROY RUSHTON SUBDIVISION #1, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A; GENERALLY LOCATED NORTH OF MCRAE ROAD AND WEST OF WOODLAND DRIVE.

1 On August 3, 2009, the Planning and Zoning Commission recommended  
2 approval of the rezone for the subject property owned by the Anchorage Fire  
3 Department from R-3 and PLI to PLI.  
4

5 Fire Station #5 is located within Conroy Rushton Subdivision #1, Block 9A, and  
6 zoned PLI. The abutting R-3 lot to the west, Lintner Subdivision, Lot 35A, was  
7 purchased in 2007 by the Fire Department for purposes of expanding the  
8 existing fire station. To eliminate the split-lot zoning, and to allow future  
9 expansion of the fire station, Preliminary Plat S- 11734-1 was approved June 3,  
10 2009, to combine the two lots into a single parcel, Conroy Rushton Addition #1  
11 Subdivision, Lot 9B. The fire station fronts onto McRae Road.  
12

13 Spenard Fire and Rescue Station #5 is one of the fastest growing fire stations in  
14 Anchorage. It ranks second in total response calls within the Municipality. The  
15 facility is in need of upgrading and expansion. PLI zoning will allow the Fire  
16 Department to proceed with a final design of an addition which will include three  
17 new drive-through truck bays. PLI is consistent with *Anchorage 2020* the Public  
18 Safety Policies (#98, #99, #100), and Site Selection criteria for government  
19 facilities (#79).  
20

21 Rezoning the R-3 lot will result in a potential loss of two dwelling units.  
22 However, the Planning and Zoning Commission found the loss of two dwelling  
23 units is outweighed by the over-reaching public policy for community fire  
24 protection and safety.  
25

1 The most recent adopted land use policy map is from the 1982 *Comprehensive*  
2 *Plan Use Policy Map*. It designates this property as Commercial/Residential.  
3 Property to the northwest is zoned Public Lands and Institutions. Property to  
4 the west is residential R-3, and properties to the south, east and north are  
5 commercial B-3.

6  
7 This rezoning generally meets the rezoning standards in AMC 21.20.090.  
8

9 The Planning and Zoning Commission recommends APPROVAL of the rezone  
10 to PLI for the subject property by a unanimous vote of seven yeas and zero  
11 nays.  
12

13 **THE ADMINISTRATION RECOMMENDS ADOPTION OF AN ORDINANCE**  
14 **AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF**  
15 **APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL)**  
16 **DISTRICT AND PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO PLI**  
17 **(PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR CONROY RUSHTON**  
18 **SUBDIVISION #1, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A;**  
19 **GENERALLY LOCATED NORTH OF MCRAE ROAD AND WEST OF**  
20 **WOODLAND DRIVE.**

21  
22 Prepared by: Angela C. Chambers, Acting Zoning Administrator,  
23 Planning Department

24 Approved by: Jerry T. Weaver Jr., Acting Director,  
25 Planning Department

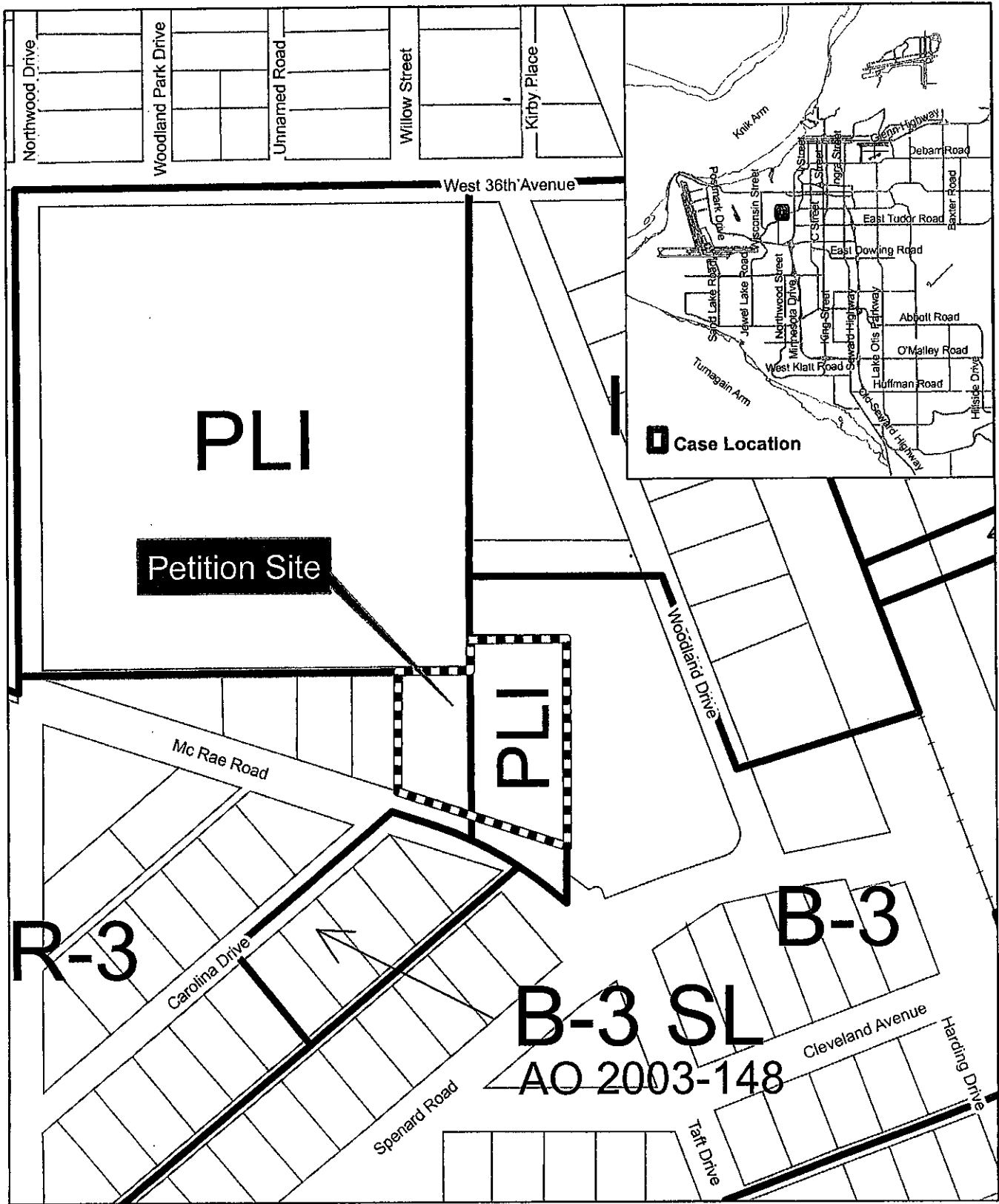
26 Concur: Greg Jones, Executive Director, Office of  
27 Community Planning and Development

28 Concur: Dennis A. Wheeler, Municipal Attorney

29 Concur: George J. Vakalis, Municipal Manager

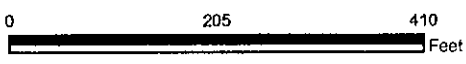
30 Respectfully submitted, Daniel A. Sullivan, Mayor  
31

32 (Case 2009-080; Tax I.D. No 010-123-22;-25)



Municipality of Anchorage  
Planning Department  
Date: May 6, 2009

**Flood Limits**  
100 Year  
500 Year  
Floodway



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-040**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) AND PLI (PUBLIC LANDS AND INSTITUTIONS) TO PLI (PUBLIC LANDS AND INSTITUTIONS) FOR CONROY RUSHTON SUBDIVISION, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A; GENERALLY LOCATED NORTH OF MCRAE ROAD AND WEST OF WOODLAND DRIVE.

(Case 2009-080; Tax I.D. No. 010-123-22; -25)

WHEREAS, a request has been received from Anchorage Fire Department to rezone of approximately 1.15 acres from R-3 (multi-family residential) and PLI (Public Lands And Institutions) to PLI (Public Lands And Institutions) for Conroy Rushton Subdivision, Block 9A, and Lintner Subdivision, Lot 35A; generally located north of McRae Road and west of Woodland Drive; and


WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on August 3, 2009.

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

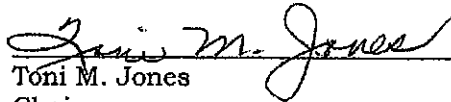
- A. The Commission makes the following findings of fact:
1. Fire Station #5 is located on Block 9A, Conroy Rushton Subdivision and is zoned PLI. The abutting R-3 lot to the west, Lintner Subdivision, Lot 35A, was purchased in 2007 by the Fire Department in order to expand the existing fire station. A preliminary plat has been approved to combine the two lots into a single parcel, Lot 9B, Conroy Rushton Addition #1.
  2. As part of the proposed expansion, new drive-through bays plus a circular driveway are two important design features. Given the irregular configuration of the new single parcel, the Fire Department wishes to minimize possible design constraints based on yard setbacks and initially requested B-3 zoning. The yard requirements in the PLI were changed in 2007 to allow flexibility based on whether the abutting properties were zoned residential or non-residential. When the abutting property is non-residential the setbacks are equal to the abutting district. In this case property on the south, east and north is zoned B-3 and R-3 on the west. Thus the yard setbacks are 10 foot front, zero to 10 foot east side yard, 25 foot west side yard, zero rear yard. PLI zoning is acceptable to the Fire Department.

3. The current and only adopted *Comprehensive Plan Land Use Policy Map* is from 1982. It designates this property as Commercial/ Residential. Property to the northwest is identified as Public Lands and Institution, the adjoining property to the west as residential, and the adjoining property to the south, east and north as Commercial.
  4. The 1987 *Spenard Commercial District Development Strategy's* prime objective was to improve road and public safety along Spenard Road within the context of the commercial district's total revitalization. This plan did not consider the needs of existing public safety and fire facilities.
  5. PLI zoning is consistent with *Anchorage 2020 Policies* #79, #98, #99, #100. Strictly speaking it is not consistent with Policy #14 that there should not be any loss of residential land. Rezoning the R-3 parcel to PLI is a loss of 2 dwelling units. Spenard has good public transit and is ripe for residential revitalization. However, there is an over arching public policy for fire protection and safety. This facility will be upgraded and expanded to better meet the needs of the community. Spenard Fire and Rescue Station #5 is one of the fastest growing fire stations in Anchorage. It ranks second in total response calls in the Municipality. In order to meet this increasing demand the facility needs to be expanded and outweighs the loss of 2 dwelling units.
  6. It is the policy of the Administration and the Assembly that municipally owned property be zoned PLI.
  7. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
  8. The Commission recommended approval of PLI zoning by a unanimous vote: 7-yes (Phelps, Weddleton, Isham, Jones, Yoshimura, Fredrick, Pease), 0-nea.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to PLI.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14<sup>th</sup> day of September, 2009. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.



Jerry T. Weaver, Jr.  
Secretary



Toni M. Jones  
Chair

(Case 2009-080; Tax I.D. No. 010-123-22;-25)

mpa



on ex parte communications relating to this. CHAIR JONES stated that as long as the information is circulated so that it becomes general information, it can then be included in the record. She noted that generally staff researches this kind of information for the Commissioners.

**D. CONSENT AGENDA - None**

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

**E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS - None**

**F. REGULAR AGENDA - None**

- 1. Resolutions for Approval**
- 2. Introduction for Public Hearings**
- 3. Site / Landscape Plan Approval**
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**
- 5. Other**

**G. PUBLIC HEARINGS**

- 1. CASE: 2009-080  
PETITIONER: Municipality of Anchorage  
REQUEST: Rezoning to B-3 General business district**

Mary Autor presented the staff report and recommendations on behalf of the Municipality. This case is a request to rezone R-3 (Multi-Family Residential) and PLI (Public Lands and Institutions) to B-3 (General Business). The applicant is the Anchorage Fire Department. The location is Conroy Rushton Subdivision, Block 9A (zoned PLI) and Lot 35A, Lintner subdivision (zoned R-3). Fire Station #5 exists on Lot 9A, Conroy Rushton Subdivision. The Fire Department acquired the abutting residential lot to the west, Lot 35A, Lintner Subdivision. They intend to demolish the existing house on Lot 35A in order to expand the fire station. A preliminary plat has been approved to combine the two lots into a single parcel. The Fire Department requested B-3 zoning instead of PLI because of yard setbacks. The rear yard setback is zero when not adjacent to residential. B-3 has unrestricted lot coverage and height compared to PLI which is 30% lot coverage and 35 foot height. Given these minimal distinctions, PLI appears to be a more appropriate zoning. It is the policy of the Administration and the Assembly that Municipally owned property be zoned PLI. The rezone and fire station upgrade and expansion are generally consistent with the Comprehensive Plan and meet the AMC 21.20.090 rezoning standards. Discussion followed on yard setback requirements for PLI and B-3 zoning, the design of the fire station expansion, and impact on and loss of residential land by the rezoning.

There were no representatives present to speak on behalf of the petitioner, the Fire Department. The public hearing was opened. No one came forward to testify. The public hearing was closed.

Commissioner Pease moved to approve a recommendation to the Anchorage Assembly in Case 2009-080 to rezone Lintner Subdivision, Lot 35A, from R-3 to PLI.

COMMISSIONER FREDRICK stated he is always concerned about loss of residential land in Anchorage and understand completely that fire stations tend to be neighborhood establishments and often abut residentially zoned land even if they are on commercially zoned land or some other PLI to start with, and consequently when they need to expand the odds are they may impact residentially zoned land. He expressed his concern that Anchorage is losing another chunk of R-3 land, and there is not very much R-3 land left in Anchorage that is undeveloped or redevelopable such as this.

CHAIR JONES discussed her concerns about our diminishing inventory of residential land. She thinks there is an overarching community concern for the equipment to be able to circle around with that access rather than having to rely on backing out, particularly in the winter months. It makes for a much more efficient operation to be able to do that, especially as our resources are stretched more, and we really have to rely on fast response times. CHAIR JONES will be supporting the motion.

COMMISSIONER YOSHIMURA supports COMMISSIONER FREDRICK'S comments about the need for keeping our R-3 and R-4 properties, particularly in this area which is ripe for revitalization. However, in looking at the headlines in the newspapers and our budget shortfall, she questioned the acquisition of property by any municipal entity at this particular point in time

for some future use. CHAIR JONES noted it was already covered in a bond issue when bond issues have been voted on for improvements to fire stations, and did not believe any new money involved.

COMMISSIONER PEASE shared the concern, in general, that COMMISSIONERS YOSHIMURA AND FREDRICKS expressed about conversion of residential, especially in an area like Spenard which has good transportation and the benefit from additional residential. Therefore, she discussed making this a rezone of the portion that is now residential, and adding a special limitation that if the lot is not developed as part of the fire station expansion within a certain time, such as 5 years, the rezone would be nullified.

MS. CHAMBERS called for Point of Order explaining that with regard to sunseting on rezonings, an effective clause would be more in order. Rezoning could become effective upon a certain thing happening instead of the rezoning going backwards. In other words, rezoning becoming effective, but then if something does not happen, it can go backwards, taking away a zoning that was already granted. She advised in wording such an effective clause, make sure that the action has to occur before the zoning becomes effective instead of vice versa because property can be sold or change hands, people have expectations of zoning and forget about those effective clauses, and then it will be taken away from them, and lawsuits could occur.

COMMISSIONER ISHAM stated he would not accept COMMISSIONER PEASE's proposed friendly amendment.

COMMISSIONER PEASE, noting that COMMISSIONER ISHAM was not amenable to the rezone provision with an effective clause, asked if a longer time frame of 10 years would be acceptable. COMMISSIONER ISHAM did not want any effective clauses or anything like that added, and felt the City needs to maintain its fire stations.

Commissioner Pease will be supporting this motion stating the Fire Department's Spenard Station is the second busiest in the city in terms of response time. It apparently needs additional space, including as noted, the space to maneuver the vehicles without backing in and out. Also, the consistent zoning of this parcel to eliminate the split zoning will help to move that project forward. Commissioner Pease noted that in choosing to have PLI zoning for the whole parcel, the Commission followed staff's recommendations that this is the common zoning preferred for institutional uses such as this. Further, the Commission also noted that there have not been any designs or assertions from the Anchorage Fire Department that the setbacks under the PLI zoning would be prohibitive to development, and that the design would not solve any problems they might have with the site. The Commission also noted in their discussion that the retention of residential land is of high importance in most parts of the city, but Spenard is an area that is undergoing redevelopment and infill, and the potential loss of 2.66 dwelling units per acre is regrettable, but the Fire Department's function outweighs the loss in this particular instance.

AYE: Pease, Fredrick, Yoshimura, Jones, Isham, Weddleton, Phelps  
NAY: None

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**G.1**

**DATE:** August 3, 2009

**CASE NO.:** 2009-080

**APPLICANT:** Anchorage Fire Department

**REPRESENTATIVE:** LCMF LLC.

**REQUEST:** R-3 (Multi-Family residential) and PLI (Public Lands and Institutions) to B-3 (General Business)

**LOCATION:** Conroy Rushton Subdivision, Block 9A; and Lot 35A, Litner Subdivision; generally located north of McRae Road and west of Woodland Drive

**SITE ADDRESS:** 2207 and 2211 McRae Road

**COMMUNITY COUNCIL:** Spenard

**TAX NUMBER:** 010-123-22; -25

**ATTACHMENTS:**

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

**RECOMMENDATION SUMMARY:** Approval

**SITE:**

Acres: 1.15 acres

Vegetation: Institutional and Residential Landscaping

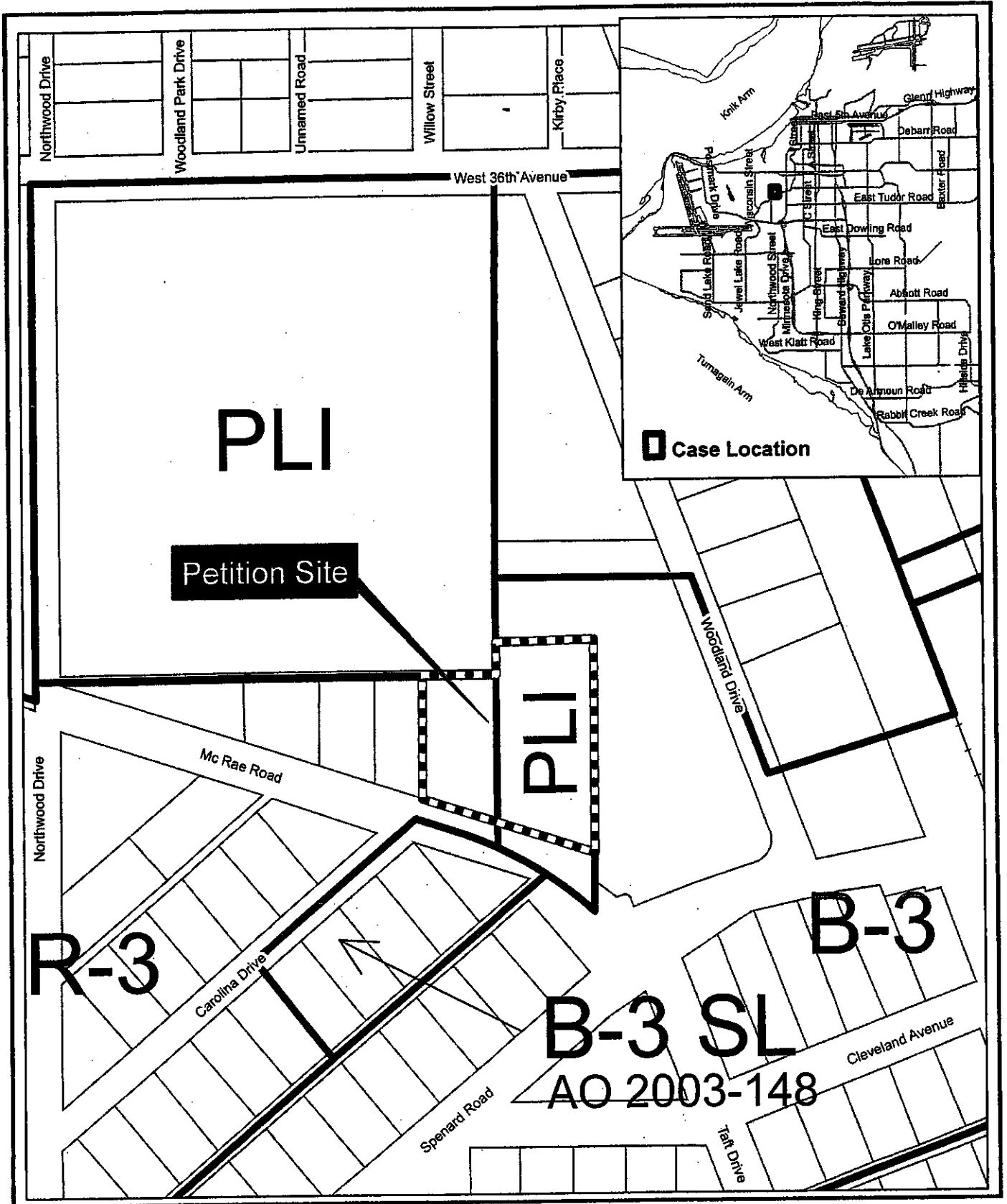
Zoning: R-3 and PLI

Topography: Flat



Existing Use: Fire Station #5 and Single Family

Soils: Public water and sewer

# 2009-080



Municipality of Anchorage  
 Planning Department  
 Date: May 6, 2009

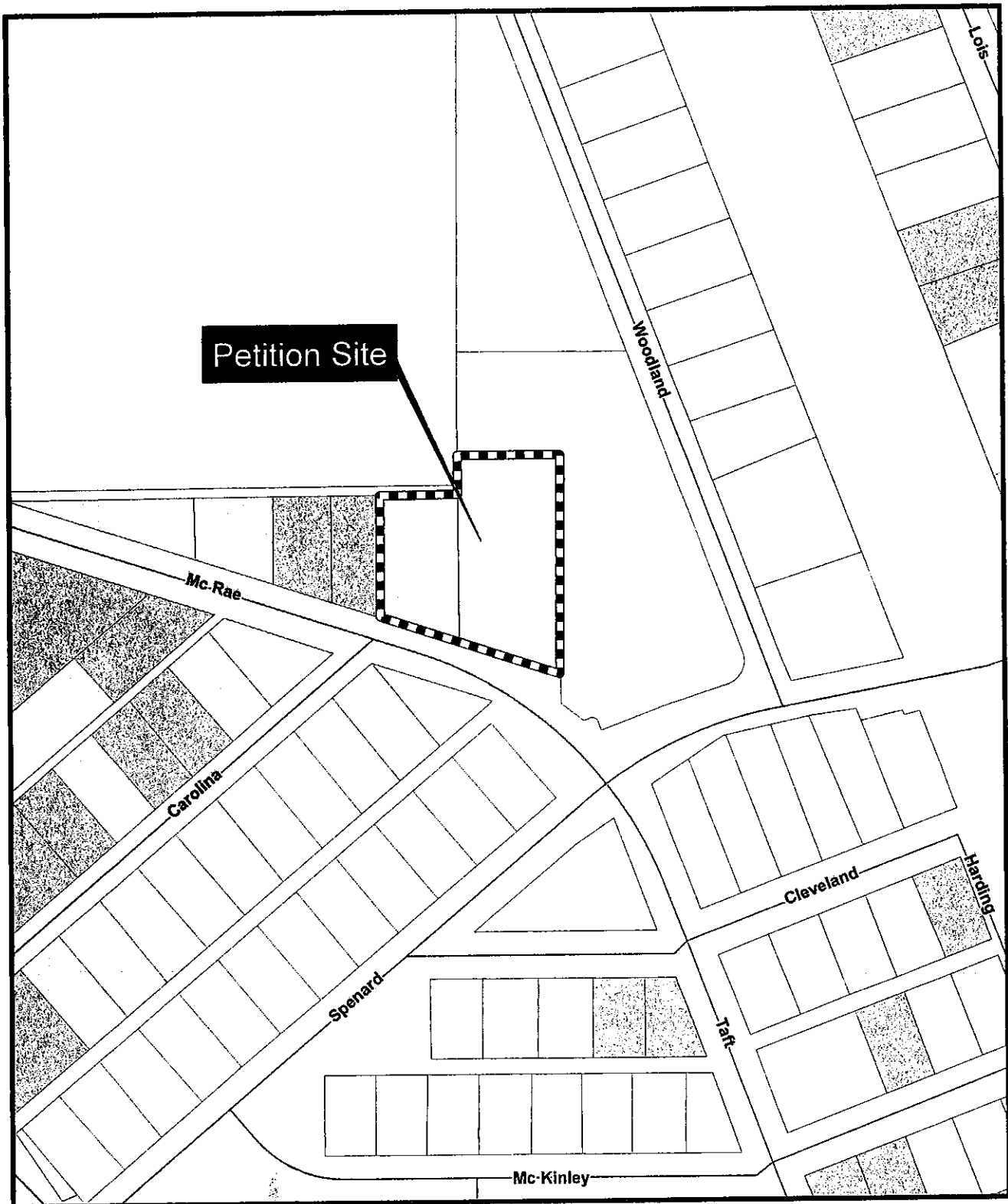
**Flood Limits**  
 100 Year  
 500 Year  
 Floodway

0 205 410 Feet






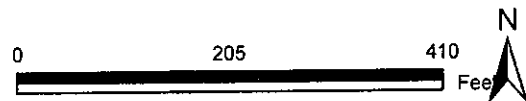
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# 2009-080

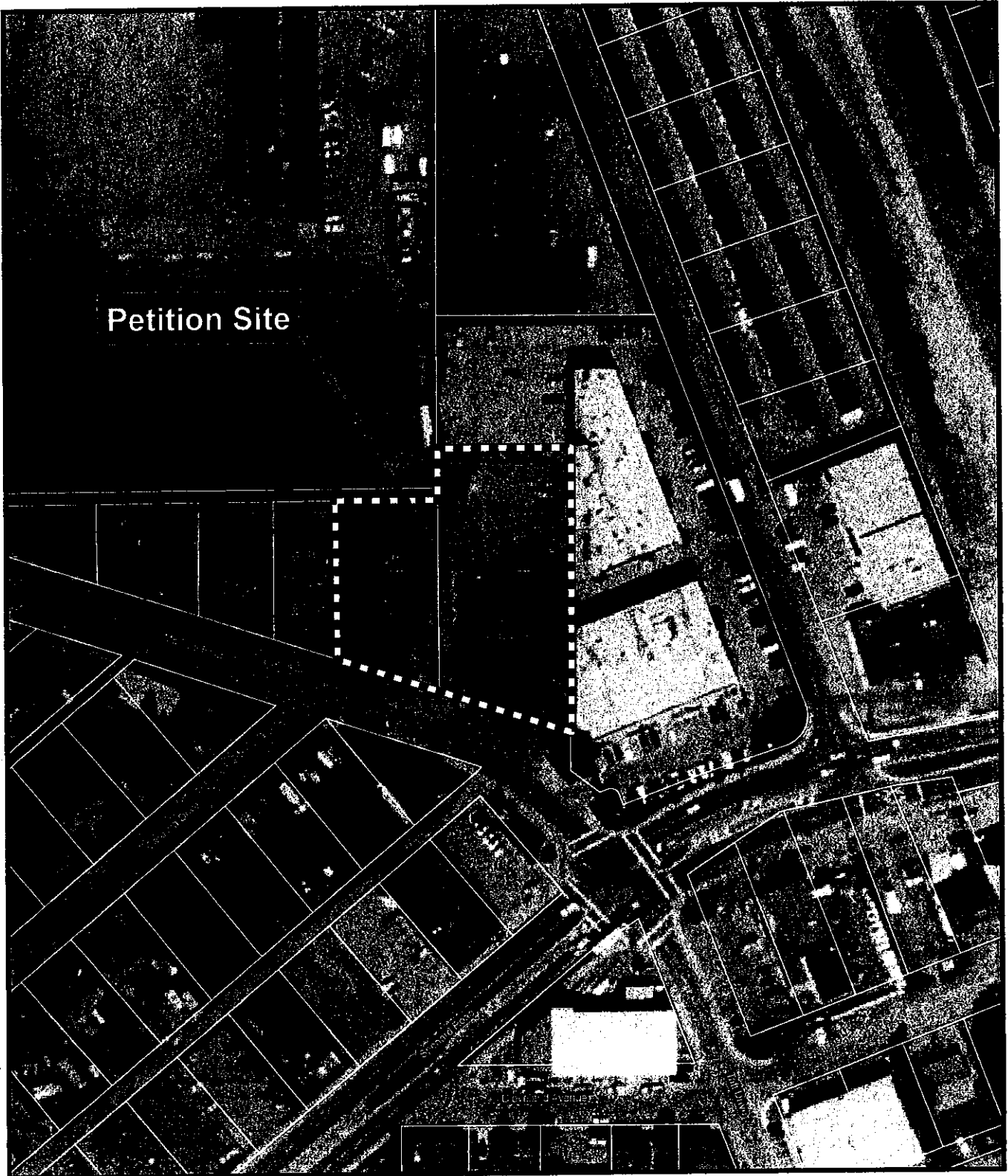


Municipality of Anchorage  
Planning Department  
Date: May 5, 2009

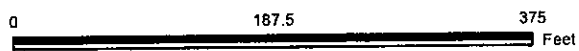
-  Mobile Home Park
-  Multi-Family
-  Single Family



# 2009-080



Municipality of Anchorage  
Planning Department  
Date: May 5, 2009



**COMPREHENSIVE PLAN:**

*Anchorage 2020:* Not designated in the Generalized Residential Intensity Land Use Map

*1982 Anchorage Bowl Comprehensive Plan  
Generalized Land Use Plan:*

Classification: Commercial  
Density: n/a

**APPLICABLE LAND USE REGULATIONS:**

**Existing:**

R-3: Permits multiple-family dwelling uses with medium to high residential densities 15-35 DUA. Maximum lot coverage is 50%, 10-5-10 foot front/side/rear yards. Maximum height is unrestricted.

PLI Permits major public and quasi-public institutional uses and activities, areas of significant public open space. Maximum lot coverage: 30% up to 1 acre; 35% from 1 acre to 5 acres. Maximum building height: 35 feet. Yards: 25 foot front, 25 foot side; 30 foot rear yard.

**Proposed:**

B-3: Permits general commercial uses, business, business services and professional services and personal services, government buildings and uses, and limits residential uses to a minimum of 12 dwelling units per acre. Maximum lot coverage unrestricted. Yards for non residential: 10 foot front, 10 foot side adjacent to residential, otherwise none, 15 foot rear yard. Maximum height is unrestricted.

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI/B-3	B-3	B-3	R-3
Land Use:	Boys and Girls Club	Commercial	Commercial	Residential



**PROPERTY HISTORY**

1952		Single Family building constructed on Lot 35A, Lintner Subdivision.
05-17-71	R-3 PLI	Areawide zoning "E" established R-3 for Lintner Subdivision, Lot 35A; PLI for Conroy Rushton Lot 9; GAAB OR 32-71
1972		Aerial photo shows Fire Station under construction with parking in front and rear (Flight 9, frame 117).
1976		Addition to existing fire station extended into the side yard setback created nonconformity.
08-12-86		Conroy Rushton Subdivision, Block 9A created by Plat 86-148
10-16-07		Lot 35A, Lintner Subdivision was purchased by MOA, Anchorage Fire & Rescue.
03-24-09	Ref # 012785	Determination of Nonconforming Status of property located at 2207 McRae Road (parcel 010-123-22). Determination findings: lot is a conforming lot of record in the PLI district. Structure encroaches entirely into the required 25 foot east side yard setback (structure addition constructed after zoning in 1976. AMC 21.55.040 (D)(1) allows existing structures with dimensional encroachments into required yards constructed prior to January 1, 1986 to continue in existence. Therefore a Certificate of Non-encroachment is granted.

06-03-09

Platting Board approved preliminary plat of Conroy Rushton Addition #1, Lot 9B, combining Conroy Rushton Subdivision, Block 9A and Lot 35A into 1 lot, with vacation of a 10-foot wide alleyway and variance from AMC 21.80.250 (Design Standards-Alleys).

**SITE DESCRIPTION:**

Fire Station #5 exists on Lot 9A, Conroy Rushton Subdivision. The Fire Department acquired the abutting residential lot to the west, Lot 35A, Lintner Subdivision. They intend to demolish the existing house on Lot 35A in order to expand the fire station. A preliminary plat has been approved to combine the two lots into a single parcel. The architectural design request for site expansion bid will be released in August or September. Legal and physical access is from McRae Road, which the *Official Streets & Highways Plan* identifies as an IC Neighborhood Collector.

**COMMUNITY COMMENTS:**

Fifty-six (56) public hearing notices were mailed on June 22, 2009. Public hearing posters were posted on the property on March 19, 2009. At the time this report is written no returned public comments were received from the Spenard Community Council. One public hearing notice was returned in support of the rezoning.

**FINDINGS:**

**21.30.090 Standards for Zoning Map Amendments.**

**A. Conformance to the Comprehensive Plan.  
This standard is met.**

The current and only adopted *Comprehensive Plan Land Use Policy Map* is from 1982. It designates this property as Commercial/Residential. Property to the northwest is identified as Public Lands and Institution, the adjoining property to the west as residential, and the adjoining property to the south, east and north as Commercial.

Chapter 21.05.080 prescribes how *Anchorage 2020* is to be implemented. “Where not governed by the Land Use Concept Plan (p.50, *Anchorage 2020*) or the elements listed in 21.05.030, the approving authority may approve an entitlement *only if* the application is consistent with the 1982 Generalized Land Use Plan and Residential Intensity Plan.”

“Parcels near boundaries. Because the comprehensive plan is necessarily generalized, entitlements at or within 500 feet of boundaries in the *Generalized Land Use Plan and Generalized Residential Intensity Plan* shall be treated as follows: Areas clearly within a particular classification shall follow the standards of that classification. The classification of areas at or near boundaries on the *Generalized Land Use Plan and Generalized Residential Intensity Plan* shall be interpreted in accordance with the goals, policies and objectives of the Anchorage 2020 Comprehensive Plan, provided that interpretation shall not be a basis for cumulative encroachment (AMC 21.05.080C.4.c).”

*Policy # 1 states that the Anchorage 2020 Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance. There are no adopted neighborhood or district plans for this area.*

The *Spenard Commercial District Development Strategy* was adopted by the Assembly in 1987 and is an element of the Comprehensive Plan. Its primary objective was to improve road and public safety along Spenard Road (between Minnesota Drive and International Airport Road) within the context of the commercial district’s total revitalization. The petition site is immediately adjacent to areas identified as “areas to be rezoned” and “transition areas” as shown on the overall strategy map. “Transition area” refers to a band along the Spenard Road Commercial corridor where limited expansion can benefit the community if the expansion is consistent with the objectives of the Development strategy. Existing commercial property was usually no more than one lot deep. Areas to be rezoned typically involved no more than one or two lots deep to permit better site design. Expansion of the Commercial District will be treated on a case by case basis. This plan did not consider the needs of existing public safety and fire facilities.

*Anchorage 2020* assessed major public services and facilities infrastructure needs in the Anchorage Bowl. Fire protection and emergency medical services are delivered from ten fire stations in the Bowl. A fire station location and risk analysis study is being conducted to project the fire and emergency medical needs to year 2025. One of the planning principles for Public Facilities and Services is to locate and use public and institutional facilities to enhance community development and land use efficiency (pg 66).

There are three Public Safety Policies that are applicable to the subject property.

*Policy #98 calls for development of a comprehensive process to address natural and man-made emergencies and disasters to which Anchorage may be vulnerable. The expansion and upgrade of Fire Station #5 is the result of an overall comprehensive assessment of municipal fire stations throughout the city.*

*Policy #99 incorporates crime prevention and other public safety needs into the design of residential and commercial areas, individual buildings, and public facilities. Use design standards to improve natural surveillance, residents' sense of ownership and control of the neighborhood and overall public safety through appropriate environmental design. See Policy #100 response.*

*Policy #100. Adopt level of service standards for crime prevention, emergency services and other public safety delivery systems in order to achieve community goals for a safe living and working environment. This facility will be upgraded and expanded to better meet the needs of the community. Spenard Fire and Rescue Station #5 is one of the fastest growing fire stations in Anchorage. It ranks second in total response calls in the Municipality. In order to meet this increasing demand the existing facility needs to be expanded. Note: the Urban Design Commission will conduct a site plan review of the expansion.*

*Policy #79. Site selection criteria for government facilities shall consider: compatibility with nearby uses, pedestrian and transit accessibility, suitability to environmental conditions, availability of utility infrastructure, ability to enhance neighborhoods, financial feasibility and continual operations and maintenance impacts. Future expansion and upgrading of Station #5 is constricted by its present*

lot size of 33,164 square feet. Without the ability to acquire adjacent property it would not be able to meet the growing demands of the community. By acquiring Lot 35A, Station #5 can grow to meet these future needs.

*Policy #14. New residential development at densities less than identified in Neighborhood or District plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.* There is no adopted Neighborhood or District plans for this area. Development includes residential at a minimum 7-10 DUA. Based on a lot of 16,890 square feet, rezoning from residential to commercial will result in a loss of 2.66 units.

**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**

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Wetlands: There are no wetlands associated with the subject property.

Soils: Property is served by public sewer and water.

Seismic: The site is within a seismic zone 23, moderate to low ground failure susceptibility

### **Land Use Patterns**

To the north and east, the petition site is bounded by B-3 office-retail zoned property. The Boys and Girls Club is zoned PLI and located to the northwest. Directly west are four residential R-3 lots. To the south is McRae Road and B-3 zoned property.

### **Transportation/Drainage**

The *Official Streets and Highways Plan* identifies McRae Road as an IC Neighborhood Collector, Spenard Road as a Class II Minor Arterial.

Public transit is available on Spenard Road.

Project Management & Engineering (PM&E) and Traffic Engineering have no objection to the rezoning.

### **Public Services and Facilities**

Utilities: AWWU water and sanitary sewer mainlines are located in McRae Road.

Schools: No public comments regarding schools were received from the Anchorage School District. School impacts will be minimal.

Public Safety: The petition site is located within Police, Fire, and Building Safety service areas.

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.

Fire Station #5 is not looking to relocate to some other land in the Spenard area regardless of how it is zoned in order to rebuild a completely new fire station. Generally speaking the only property affected by this rezoning is Lot 35A Lintner Subdivision.

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.

Following replat of the two parcels and a public facility site plan review, construction is expected to be completed in 2010. Fire Station #5 will continue to be operational during this time.

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.

If approved, the rezoning will change the land use classification from residential and public lands and institutions to commercial with a potential loss of two residential dwelling units. This minimal loss of residential is outweighed by improving fire and rescue services to the community. This fire station is the second busiest fire station serving the municipality.

**DISCUSSION:**

Fire Station #5 was first constructed in 1971, and in 1976 the building was expanded east, nearly to the lot line. The 1976 expansion created a nonconforming dimensional encroachment into the then required 10 foot side yard setback. A Certificate of Nonconforming Encroachment was granted under AMC 21.55.040 as the structure existed prior to January 1, 1986. A request-for-proposal for building expansion is soon to be released.

When replatted into a single parcel, the lot configuration will have six lot lines and will be irregularly shaped.

The main reason the Fire Department has requested B-3 zoning instead of PLI, is because of yard setbacks. The PLI zoning district has incorporated some flexibility into how yard setbacks are implemented depending on what the adjoining or abutting property is zoned. It appears that if zoned PLI district, when the abutting district is not PLI or residential, the yard

setbacks are equal to the abutting district requirement. In this case the abutting district is B-3 on the south, east, and north lot lines, and R-3 on the west. Thus, the yard setbacks would be: 10 foot front yard; zero to 10 foot east side yard, 25 foot west side yard, zero rear yard adjacent to B-3 and 30 feet adjacent to PLI.

AMC 21.40.022 provides the following:

- F. *Minimum yard requirements. Minimum yard requirements are as follows:*
1. *Front yard: A minimum of 25 feet or not less than the front yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum front yard requirement in the district abutting the front yard.*
  2. *Side yard:*
    - a. *A minimum of 25 feet or not less than the side yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum side yard requirement in the district abutting the side yard.*
    - b. *A side yard may be reduced or abated provided the properties sharing the common side lot line where the reduction or abatement occurs are zoned PLI and under the same ownership. The common ownership shall be maintained as long as the reduced or abated side yard exists, and documented with a recorded property ownership transfer restriction. The document to be recorded shall be approved by the administrative official as to form and content, and serve as constructive notice to subsequent purchasers and mortgagees the affected properties are inseparable.*
    - c. *Any two lots under common ownership sharing a side yard lot line may reduce or abate the side yard setback at an interior lot line. The setback reduction on the first lot may be added to the setback required on the second lot, unless an approved master plan establishes a different distance.*
    - d. *In lieu of subsection c. above, prior to the issuance of a complete building permit related to the conditional use the applicant shall submit a master plan for development of its lands. The master plan shall be submitted to the planning*



- and zoning commission for a public hearing and transmission to the assembly for review and approval.*
- e. *Subject to the approval of the fire department, the buildings on both lots may be placed at the interior lot line.*
3. *Rear yard:*
- a. *A minimum of 30 feet or not less than the rear yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum rear yard requirement in the district abutting the rear yard.*
- b. *A rear yard may be reduced or abated provided the properties sharing the common rear lot line where the reduction or abatement occurs are zoned PLI and under the same ownership. The common ownership shall be maintained as long as the reduced or abated rear yard exists, and documented with a recorded property ownership transfer restriction. The document to be recorded shall be approved by the administrative official as to form and content, and serve as constructive notice to subsequent purchasers and mortgagees the affected properties are inseparable.*
- c. *Any two lots under common ownership sharing a rear yard lot line may reduce or abate the rear yard setback at an interior lot line. The setback reduction on the first lot may be added to the setback required on the second lot, unless an approved master plan establishes a different distance.*
- d. *Subject to the approval of the fire department, the buildings on both lots may be placed at the interior lot line.*

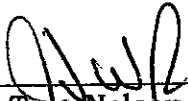
It appears the only advantage to B-3 zoning is yard setbacks. The rear yard setback is zero when not adjacent to residential. B-3 has unrestricted lot coverage and height compared to PLI which is 30% lot coverage and 35 foot height.

Given these minimal distinctions, PLI appears to be a more appropriate zoning. It is the policy of the Administration and the Assembly that municipally owned property be zoned PLI.

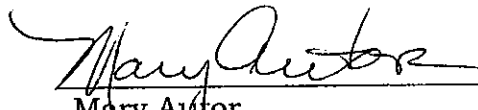
**DEPARTMENT RECOMMENDATION:**

The Department recommends PLI zoning and not B-3 zoning as requested by the Fire Department. The rezone and fire station upgrade and expansion is generally consistent with the Comprehensive Plan, and meets the AMC 21.20.090 rezoning standards.

Reviewed by:

  
\_\_\_\_\_  
Tom Nelson  
Director

Prepared by:

  
\_\_\_\_\_  
Mary Aultor  
Senior Planner

(Tax Parcel ID #010-123-22;-25)  
Case 2009-080

**2**

**DEPARTMENTAL  
COMMENTS**

## Reviewing Agency Comment Summary Case No.: 2009-080

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF		✓	
Anchorage Police Department			
AWWU	✓		
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard		✓	
ML&P			
On-Site Water & Wastewater		✓	
Parks and Recreation			
Project Mgt & Engineering			
Right-of-Way		✓	
School District			
Transit		✓	
Treasury			
Traffic & Transportation Planning		✓	
Watershed Management Services		✓	

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

JUN 07 2009

DATE: May 27, 2009

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU PAH

SUBJECT: Zoning Case Comments  
Planning & Zoning Commission Hearing July 6, 2009  
Agency Comments due June 8, 2009

AWWU has reviewed the materials and has the following comments.

09-080

**LINTNER LT 35A & CONROY RUSHTON BLK 9A, Rezoning to B-3  
General business district, Grid SW1728**

1. AWWU water main located in McRae Road is currently available to these parcels.
2. AWWU sanitary sewer mains located in McRae Road and easement are currently available to these parcels.
3. AWWU has no objection to this rezoning.

**09-087 ALPINE TERRACE BLK 1 LT 9, Zoning conditional use for a bed &  
breakfast of 5 guest rooms or more, Grid SW2740**

1. Wastewater facilities are to be in accordance with the Hillside Wastewater Management Plan (HWMP)
2. The subject area is outside the AWWU certificated water service area.
3. AWWU has no objection to this conditional zoning.

**09-089 TUDOR CORNER LTS 4, 5, 6 & 7A, Rezoning to R-O Residential-office  
district, Grid SW1732**

1. AWWU water main located in Old Seward Highway is currently available to Lot 4 only.
2. AWWU sanitary sewer main located in E. 42<sup>nd</sup> Avenue is currently available to these parcels.
3. AWWU has no objection to this rezoning.

**Graves, Jill A.**

RECEIVED

**From:** Staff, Alton R.  
**Sent:** Monday, June 08, 2009 2:47 PM  
**To:** McLaughlin, Francis D.; Graves, Jill A.; Stewart, Gloria I.  
**Subject:** Zoning and Plat Reviews

JUN 09 2009

Municipality of Anchorage  
Zoning Division

2007-117-2 Pedestrian traffic should be anticipated from this development to the Chugiak Senior Center as well as to bus stops on the Old Glenn Highway at the Old Glenn Highway and Needles.

The Public Transportation Department has no comment on the following zoning cases:

2009- 080  
087  
089  
091  
095  
097  
098

The Public Transportation Department has no comment on the following plats.

S11630-2  
S11750-1  
S11751-1  
S11752-1  
S11753-1

Thank you for the opportunity to review.

Alton R. Staff  
Planning Manager  
Public Transportation Department  
3600 Dr. Martin Luther King Jr. Ave.  
Anchorage, AK 99507  
907-343-8230



## FLOOD HAZARD REVIEW SHEET

RECEIVED

JUN 6 2009

Municipality of Anchorage  
255 W. 7th Avenue

Date: 06/08/09

Case: 2009-080

Flood Hazard Zone: C

Map Number: 0240C

Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

Flood Hazard requests that the following be added as a condition of approval:

"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.

Other:

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



# MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

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



**DATE:** June 8, 2009  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor  
**FROM:** Lynn McGee, Senior Plan Reviewer  
**SUBJ:** Comments on Planning and Zoning Commission case(s) for July 6, 2009.

RECEIVED

JUN 08 2009

Municipality of Anchorage  
Zoning Commission

Right of Way Division has reviewed the following case(s) due June 8, 2009.

- 09-080** **Conroy Rushton, Block 9A, Lintner, Lot 35A grid 1728**  
**(Rezoning Request, R-3, PLI to B-3)**  
Right of Way Division has on comments at this time.  
Review time 15 minutes.
- 09-087** **Alpine Terrace, Block 1, Lot 9, grid 2740**  
**(Conditional Use, Bed and Breakfast of 5 Bedrooms or More)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 09-089** **Tudor Corner, Lots 4, 5, 6, & 7A, grid 1732**  
**(Rezoning Request, R-3, to R-O)**  
Correct the existing lot number in the proposed ordinance from "Lot 7" to "Lot 7A".  
Review time 15 minutes.
- 09-097** **Alaska Railroad Reserve, Block 1, Lot 4, grids 1230 & 1231**  
**(Site Plan Review, Public Facility)**  
Right of Way Division comments have been provided in the Building Safety plan review process.  
Review time 15 minutes.





**Municipality of Anchorage**  
Development Services Department  
Building Safety Division



**MEMORANDUM**

**DATE:** June 5, 2009  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:** Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due June 8, 2009

RECEIVED

JUN 08 2009

Municipality of Anchorage  
Development Services Department  
Building Safety Division

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

2009-080 Rezoning to B-3 General business district

No objection

2009-087 Zoning conditional use for a bed & breakfast of 5 guest rooms or more.

The required separation distance from the septic system to a possible Class C Public Water System may not be met. A waiver may be needed from the Alaska Department of Environmental Conservation.

2009-089 Rezoning to R-O Residential-office district

No objection

2009-097 Site plan review for a public facility

No objection

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

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

May 21, 2009

RE: MOA Zoning Review

RECEIVED

MAY 26 2009

Municipality of Anchorage  
2009-080

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

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following applications and has no comments:

- 2009-080; Rezoning – Anchorage Fire and rescue Department No. 5
- 2009-087; Zoning Conditional Use for Alpine Terrace
- 2009-089; Rezoning Tudor Corner Subdivision
- 2009-097; Site Plan Review for AARC Freight Shed Parking Lot

Sincerely,



Mark Parmelee  
Area Planner

/aj



MUNICIPALITY OF ANCHORAGE  
Traffic Department



MEMORANDUM

RECEIVED

MAY 27 2009

MUNICIPALITY OF ANCHORAGE  
Traffic Division

DATE: May 27, 2009  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
FROM: Mada Angell, Assistant Traffic Engineer  
SUBJECT: Traffic Engineering Comments for July 6, 2009 Planning and Zoning Commission

09-080

Conroy Rushton & Litner; Rezone from PLI & R-3 to B-3; Fire Station No. 5.

Traffic Engineering and Transportation Planning have no comment.

09-087 Alpine Terrace; Conditional Use for a five guest room bed & breakfast; Hillside Drive

Traffic Engineering and Transportation Planning have no comment.

09-089 Tudor Corner; Rezone from R-3 to R-O; 810 East 42<sup>nd</sup> Avenue/Old Seward Highway

Requires an approved Traffic Impact Analysis and agreement to mitigations required by the TIA prior to approval of Rezone Request.

09-097 Alaska Railroad Reserve; Site Plan Review for ARRC freight shed; First Avenue

- All point of ingress and egress shall meet the Municipal Driveway Standards.
- All parking stalls and vehicle maneuvering aisle shall meet or exceed the minimum dimensions required by AMC 21.45.080.X.4.design.
- The building permit application has been submitted. Petitioner shall address/resolve all building permit plan review comments.

**WMS WATERCOURSE MAPPING SUMMARY**

Per the requirements for watercourse verification outlined in Project Management and Engineering Operating Policy and Procedure #8 and Planning Department Operating Policy and Procedure #1 (effective June 18, 2007), MOA Watershed Management Services has inspected the following location for the presence or absence of stream channels or other watercourses, as defined in Anchorage Municipal Code (21.35).

- Project Case Number or Subdivision Name: CONROY RUSHTON B9A / LINTER LT35A
- Project Location, Tax ID, or Legal Description: 010-123-17 / 010-123-26
- Project Area (if different from the entire parcel or subdivision): \_\_\_\_\_

In accordance with the requirements and methods identified, WMS verifies that this parcel, project area, or application:

X **DOES NOT** contain stream channels and/or drainageways, as identified in WMS field or archival mapping information.\*

\_\_\_\_\_ **DOES** contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.  
*New or additional mapping **IS NOT REQUIRED**.*\*

\_\_\_\_\_ Contains stream channels and/or drainageways **BUT** one or more streams or other watercourses:  

- are **NOT** shown on submittal documents, or
- are **NOT** depicted adequately on submittal documents for verification, or
- are **NOT** located or identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS REQUIRED** and must be re-submitted for further review and verification.*\*

\_\_\_\_\_ Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.


\* Streams omitted in error by WMS or others remain subject to MOA Code and must be shown in new mapping upon identification of the error.

**ADDITIONAL INFORMATION:**

- |                            |                            |  |                                      |                                |
|----------------------------|----------------------------|--|--------------------------------------|--------------------------------|
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written drainage recommendations are available.      | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | WMS written field inspection report or map is available. | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Y | <input type="checkbox"/> N | Field flagging and/or map-grade GPS data is available.   |                                      |                                |

Inspection Certified By:

Date:



2/17/09

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



010-122-26-000  
NORENE TYLER M &  
NORENE LARRY G  
DBA NORENE PROPERTIES  
400 WEST BENSON BLVD SUITE 201  
ANCHORAGE, AK 99503

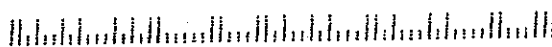
RECEIVED

JUN 30 2009

Municipality of Anchorage  
Zoning Department

## NOTICE OF PUBLIC HEARING - - Monday, July 13, 2009

Planning Dept Case Number ~~2009-080~~ 2009-080



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

CASE: 2009-080  
PETITIONER: Municipality of Anchorage  
REQUEST: Rezoning to B-3 General business district  
TOTAL AREA: 1.150 acres  
SITE ADDRESS: 2207 MC RAE RD  
CURRENT ZONE: R-3, PLI,  
COM COUNCIL(S): 1---Spenard

LEGAL/DETAILS: A request to rezone approximately 1.15 acres from PLI (Public Lands and Institutions) and R-3 (Multiple-family Residential) to B-3 (General Business). Conroy Rushton Subdivision, Block 9A and Litner Subdivision, Lot 35A. Generally located north of McRae Road and west of Woodland Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, July 13, 2009 in the Assembly Chambers 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 comments. 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](http://www.muni.org) by selecting Departments/Planning/Zoning and Platting Cases.

Name: Larry Norene  
Address: 400 W BENSON Anch 99503  
Legal Description: Lots 21-25 LITNER  
Comments: NO objection - Sounds logical

**3**

# **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) MOA FIRE & RESCUE DEPT.	Name (last name first) LCME LLC.
Mailing Address P.O. BOX 196650 ANCHORAGE, AK 99519	Mailing Address 615 E. 82ND AVE. STE. 200 APT# CHARLESTON YU
Contact Phone: Day: _____ Night: _____	Contact Phone: Day: 2131830 Night: _____
FAX: _____	FAX: 2131831
E-mail: _____	E-mail: CYU@LCME.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): 010-123-2200	& 010-123-25-000
Site Street Address: 2201 McRae Rd.	& 2211 McRae Rd.
Current legal description: (use additional sheet if necessary)	
Block 9A CONROY RUGHTON SUBDIVISION PLAT # 86-14B	LOT 35A LITNER SUBDIVISION PLAT # 95-111
PLI & R-3 ⇒ B-3	
Zoning: PLI & R-3	Acreeage: .761 & .388
Grid # SW172B	

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 4/14/09	Signature (Agents must provide written proof of authorization) 
-----------------	--

Accepted by:	Poster & Affidavit: YES	Fee:	Case Number: 2009-080
--------------	----------------------------	------	--------------------------

<b>COMPREHENSIVE PLAN INFORMATION</b>			
Anchorage 2020 Urban/Rural Services: <input type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input type="checkbox"/> Inside <input type="checkbox"/> Outside			
Anchorage 2020 Major Urban Elements: Site is within or abuts:			
<input type="checkbox"/> Major Employment Center	<input type="checkbox"/> Redevelopment/Mixed Use Area	<input type="checkbox"/> Town Center	
<input type="checkbox"/> Neighborhood Commercial Center	<input type="checkbox"/> Industrial Center		
<input type="checkbox"/> Transit - Supportive Development Corridor			
Eagle River-Chugiak-Peters Creek Land Use Classification:			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			
Girdwood- Turnagain Arm			
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Parks/opens space	<input type="checkbox"/> Public Land Institutions
<input type="checkbox"/> Marginal land	<input type="checkbox"/> Alpine/Slope Affected	<input type="checkbox"/> Special Study	
<input type="checkbox"/> Residential at _____ dwelling units per acre			

<b>ENVIRONMENTAL INFORMATION</b> (All or portion of site affected)				
Wetland Classification:	<input type="checkbox"/> None	<input type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input type="checkbox"/> None	<input type="checkbox"/> 100 year	<input type="checkbox"/> 500 year	
Seismic Zone (Harding/Lawson):	<input type="checkbox"/> "1"	<input type="checkbox"/> "2"	<input type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

<b>RECENT REGULATORY INFORMATION</b> (Events that have occurred in last 5 years for all or portion of site)	
<input type="checkbox"/> Rezoning - Case Number:	
<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat - Case Number(s):	
<input type="checkbox"/> Conditional Use - Case Number(s):	
<input type="checkbox"/> Zoning variance - Case Number(s):	
<input type="checkbox"/> Land Use Enforcement Action for	
<input type="checkbox"/> Building or Land Use Permit for	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

<b>APPLICATION ATTACHMENTS</b>		
Required:	<input checked="" type="checkbox"/> Area to be rezoned location map <input checked="" type="checkbox"/> Signatures of other petitioners (if any)	
	<input checked="" type="checkbox"/> Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.	
	<input type="checkbox"/> Draft Assembly ordinance to effect rezoning.	
Optional:	<input type="checkbox"/> Building floor plans to scale	<input type="checkbox"/> Site plans to scale <input type="checkbox"/> Building elevations
	<input type="checkbox"/> Special limitations	<input type="checkbox"/> Traffic impact analysis <input type="checkbox"/> Site soils analysis
	<input type="checkbox"/> Photographs	

<b>APPLICATION CHECKLIST</b>	
1. 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.	
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.	



**Autor, Mary P.**

---

**From:** Clark, Jon M.  
**Sent:** Thursday, July 16, 2009 8:20 AM  
**To:** Autor, Mary P.  
**Cc:** Czajkowski, Alan J.  
**Subject:** RE: Fire Station #5 rezone rationale

Hi Mary

Here it is.

- The PLI zoning district which is described on the 2007 Zoning Map states "Areas of significant open space". This lot is tiny lot in relation to typical PLI tracts and the PLI zoning has never been a good fit for the small lot that Fire Station #5 which is why in 1976 the Anchorage Borough apparently allowed an addition to be built onto the existing fire station which encroached 25 feet into the east 25 foot side yard. It is my opinion that the because of the small size of this parcel the PLI zoning forced the fire station to be non- conforming in 1976. I believe that to maintain the "higher standard" expected of the Municipality, re-zoning the new parcel to B-3 and bringing the fire station into compliance with the Title 21, is the right thing to do. It is also my understanding that there is no objection in the Spenard Community to re-zoning this parcel to B-3.
- I have reviewed the zoning districts of other fire stations that have been constructed recently and typically they are not PLI but are zoned the same as the neighborhood that they are adjacent to. They are part of the community. For example our Flagship Fire station 1 on C street and Forth Avenue is zoned B-2B, Fire Station 4 on Tudor and Macinnes is zoned RO-SL, and Fire Station 15 in Southport is zoned PC.
- We now have an opportunity by rezoning the lot to B-3 which is consistent with the neighborhood to bring the site into compliance with Title 21 and eliminate the possibility of future variances. Municipal facilities should be held to a higher standard and comply with the zoning districts that they are in, the B-3 Zoning district brings the Fire Station in to Compliance with Title 21. The logical place for the next addition to this facility is on the east side of the rear of the existing facility, to me it makes no sense to expend thousands of dollars of public funds to try to obtain a variance (and possibly be denied) in the future to build an addition on the east side of the rear fire station when by merely re-zoning this parcel to B-3 would bring the facility into compliance with Title 21 regulations and avoid unnecessary zoning actions in the future.
- As the Fire Station addition is only at the concept stage, and the architect for the project has not been selected, if the new design includes an addition at the northeast corner of the existing facility or if an addition is required at this location in the future the PLI zoning will require that we spend more tax dollars and time to obtain a variance.

---

**From:** Autor, Mary P.  
**Sent:** Wednesday, July 15, 2009 1:51 PM  
**To:** Clark, Jon M.  
**Subject:** Fire Station #5 rezone rationale

Jon, can you email me your rationale for the B-3 so that I can include it in the discussion? Thanks.

Mary Autor  
Senior Planner



April 15, 2009

RECEIVED

APR 15 2009

Mr. Francis D. McLaughlin  
Planning Department, Zoning and Platting Division  
4700 Elmore Road  
Anchorage, AK 99519-6650

PLANNING DEPARTMENT

Re: **Request for Re-Zoning**  
Project: Anchorage Fire and Rescue Department No. 5 Renovation & Addition  
Location: 2207 & 2211 Mc Rea Road, Anchorage, AK  
Property: Block 9A, Conroy Rushton Subdivision, Plat # 86-148 Anchorage  
Recording District & Lot 35A Litner Subdivision, Plat 95-111,  
Anchorage, Recording District

Dear Mr. McLaughlin:

We represent the Municipality of Anchorage Fire & Rescue Department Station No. 5 serving the greater Spenard District. Presently, we are dire need of additional spaces to accommodate and facilitate our greater demand of our services to the community.

In order to accomplish this economically, the Municipality of Anchorage has purchased an adjacent R-3 residential lot. The new addition will extend onto the purchased lot. As you are already aware, we are in the process of replatting the two lots under the application #5-11734-1. Here, we are requesting rezoning of the purchased lot and zoning map amendment from PLI and R-3 to B-3 from the Municipality of Anchorage.

We have attached property information for your review. Should you have any questions, please do not hesitate to give me a call. Thank you.

Sincerely,

Charleston Yu  
Senior Project Manager

csy:08-621

Attachments: Application of Zoning Map Amendment, Zoning Map, Aerial Map, Response to Title 21, Spenard Commercial District, Anchorage 2020

Architecture  
Engineering  
Surveying  
Project Management

615 E 82nd Ave Ste 200  
Anchorage, AK 99518  
Voice (907) 273-1830  
Fax (907) 273-1831

P.O.Box 955  
Barrow, AK 99723  
Voice (907) 852-8212  
Fax (907) 852-8213

P.O. Box 71223  
Fairbanks, AK 99707  
Voice (907) 374-3995  
Fax (907) 451-9476

# ANCHORAGE FIRE DEPARTMENT



*Matt Claman,  
Acting Mayor*

Headquarters  
100 East 4<sup>th</sup> Avenue  
Anchorage, Alaska 99501  
Phone (907) 267-4936 / Fax (907) 267-4977



*Municipality of Anchorage*

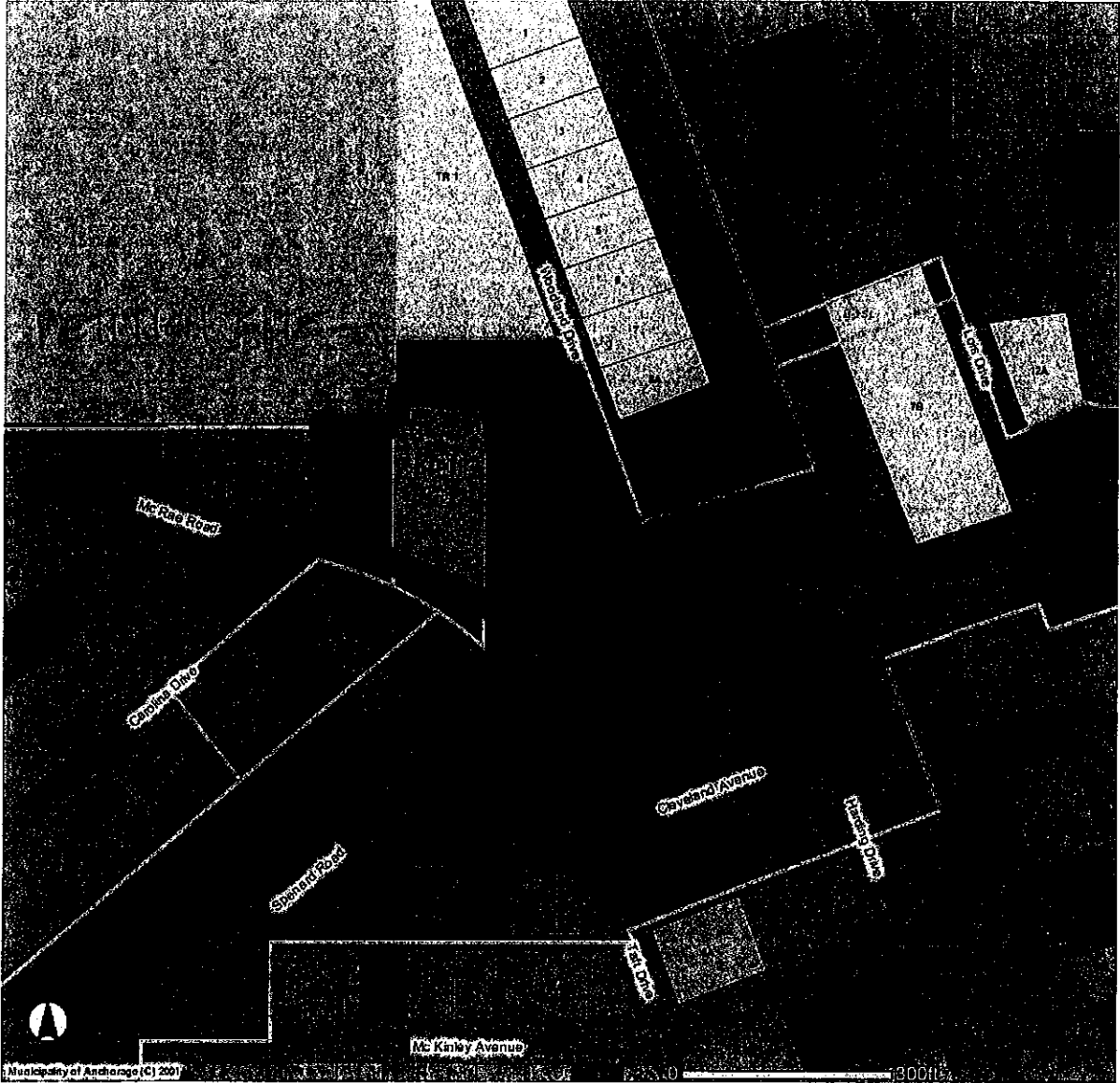
**Date:** March 19, 2009  
**To:** MOA Planning Department  
**From:** James White, Planning Division Chief  
**Subject:** Anchorage Fire Department Authorization

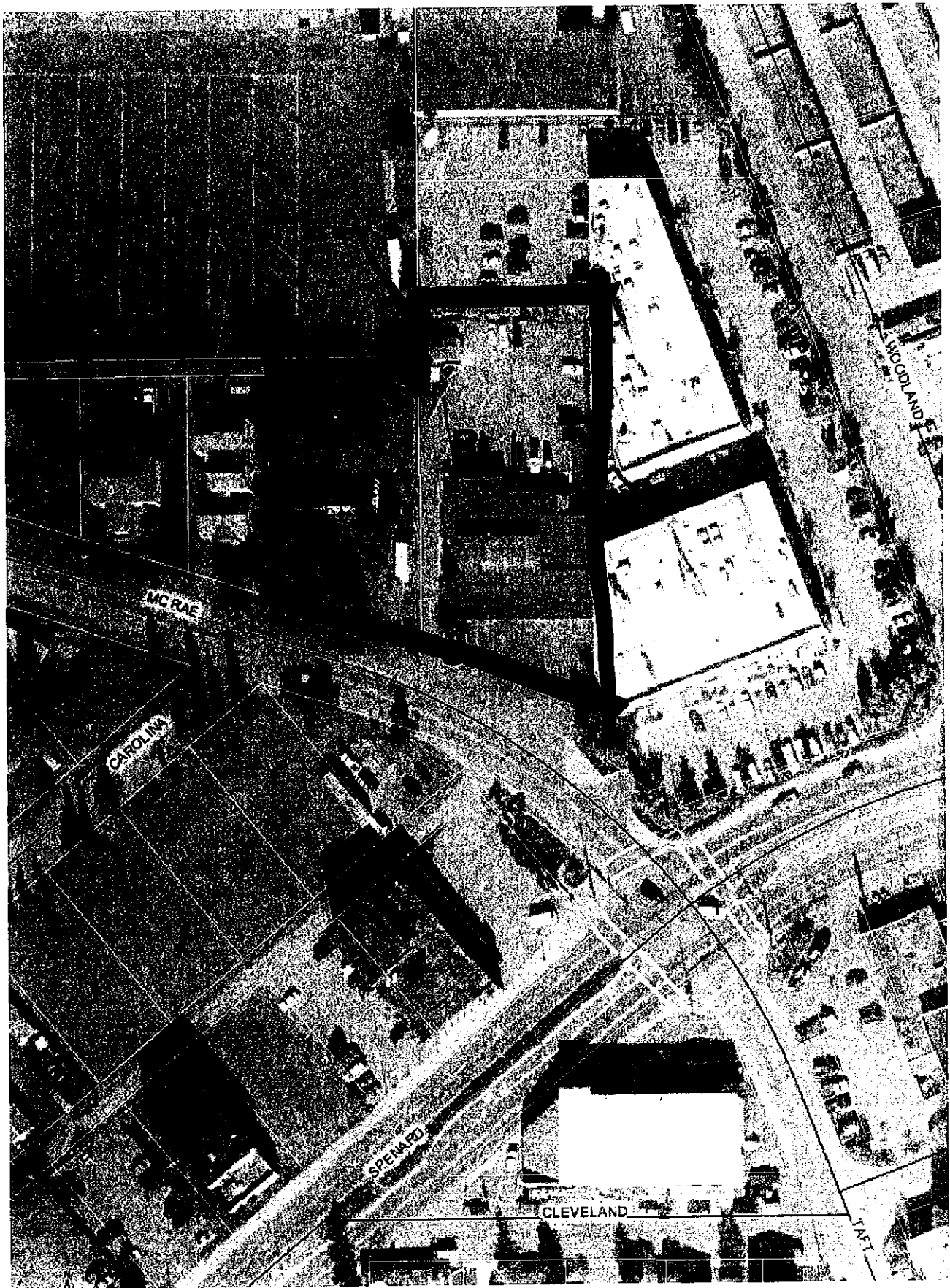
The Anchorage Fire Department hereby authorizes LCMF LLC Architecture firm to act on its behalf as the owner's representative in all matters related to rezoning, replatting, public hearings, assembly hearings and recording of the properties identified as Fire Station 5 located at 2207 McRae Road along with the residential property directly to the west of the current station's location.

Should you have any questions or concerns please feel free to contact me at 267-5068.

Municipality of Anchorage

Zoning Map





041

RE: **Request for Re-Zoning**  
Project: Anchorage Fire and Rescue Department No. 5 Renovation & Addition  
Location: 2207 & 2211 Mc Rea Road, Anchorage, AK  
Property: Block 9A, Conroy Rushton Subdivision ,Plat # 86-148 Anchorage Recording District  
Lot 35A Litner Subdivision, Plat 95-111, Anchorage, Recording District

**I. Purpose of the Project:**

Presently we are proposing to meet the increased spatial requirements and demand by the Anchorage Fire Department Station #5 that serves the Spenard area with addition to the existing building. In order to accomplish this, the Municipality of Anchorage has purchased an adjacent R-3 residential lot. The new addition will extend onto the purchased lot. We are currently requesting rezoning of the purchased lot and zoning map amendment from R-3 and PLI to a single B-3 lot from the Municipality of Anchorage.

In consideration of re-zoning from PLI and R-3 to a single B-3 lot, we will develop plans for the proposed addition in accordance with the Spenard Commercial District Development Strategy, the Municipal Charter Code and Regulation, Title 21 and Anchorage 2020.

**II. Purpose of Rezoning**

We represent the Spenard Fire and Rescue Station which is one the fastest growing fire station in Anchorage. We rank second in total response calls in the Municipality. In order to meet this increasing demand, we need an addition to our existing facility. Hence we are seeking two properties of PLI and R-3 into a single B-3 lot.

The primary lot where the Spenard Fire and Rescue Station is located was originally designated as a B-3 lot, where presently PLI designation does not conform to setback requirement. We are requesting a return status of B-3 lot in order to bring back the lot into conformity to the Anchorage Municipal Charter, Code and Regulation, Title 21.

**III. Response to Anchorage Municipal Charter, Code and Regulation, Title 21**

21.20.090 Standards for approval.

*B. Conditions of approval. 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;*

In keeping with Anchorage 2020, we represent an entity that will support both residential and business neighborhood. It will have a minimal effect on the land use pattern.

2. *The supply of land in the economically relevant area that is in the use district to be applied by the amendment or in similar use districts, in relation to the demand for that land;*

For the purpose of the Spenard Fire Station addition, it will eliminate a single residentially zoned land in Spenard District, meeting the growing demand of the Spenard Fire Station is critical in Anchorage. Presently, The Spenard Fire Station is the second busiest fire station serving the Municipality of Anchorage. The loss of residential land is absolutely essential in order to provide fire service to serve the residential neighborhood.

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 subsection 2 of this subsection; and*

As a Public Service entity, the Spenard Fire and Rescue Station will continue to be operational. We anticipate completion of construction to be July 2010.

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. (GAAB 21.05.090.A; AO No. 85-58)*

We acknowledge the significant importance of preserving residentially zoned land specifically outlined in the Anchorage 2020 Policy No. 14. However, the addition to the existing Spenard Fire Station will provide greater good to the community.

## **VI. Response to Spenard Commercial District Development Strategy**

We will abide by Land Use Strategy and Public Improvement Strategy outlined in the Spenard Commercial District Development Strategy. According to the overall map strategy, a pedestrian path through the residential lot is desired to connect Mc Rae Road to the public park to north. We will accommodate the pedestrian path in our site plan. Although we are eliminating a residential lot for the purpose of addition to the existing fire station, this will have greater public good in the growing Spenard district.

## **V. Responses to Anchorage 2020: Land Use & Transportation Policies and Strategies**

### **General Land Use Policies**

Please note that non-applicable policy numbers have been omitted from the response.

- *The Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance.*

Our plan abide by the established Spenard Commercial District Development Strategy.

- *Land Use and Generalized Residential Intensity Maps shall be developed with each Neighborhood or District Plan incorporating elements of the Land Use Policy Map and shall guide land use decisions.*

Housing Stock map is provided.

- *The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood or District Plan Maps.*

The primary lot where the Spenard Fire and Rescue Station is located was originally designated as a B-3 lot, where presently PLI designation does not conform to setback requirement. We are requesting a return status of B-3 lot in order to bring back the lot into conformity to the Anchorage Municipal Charter, Code and Regulation, Title 21.

- *Rezoning and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of ANCHORAGE 2020.*

We are maintaining present condition and relationship to the existing neighborhood. The change of both lots to B-3 will allow us to meet the zoning requirements.

- *Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.*

The primary lot where the Spenard Fire and Rescue Station is located was originally designated as a B-3 lot, where presently PLI designation does not conform to setback requirement. We are requesting a return status of B-3 lot in order to bring back the lot into conformity to the Anchorage Municipal Charter, Code and Regulation, Title 21.

- *Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.*

For the purpose of the Spenard Fire Station addition, it will eliminate a single residentially zoned land in Spenard District, meeting the growing demand of the Spenard Fire Station is critical in Anchorage. Presently, The Spenard Fire Station is the second busiest fire station serving the Municipality of Anchorage. The loss of residential land is absolutely essential in order to provide fire service to serve the residential neighborhood.



- *Town Centers are designated on the Land Use Policy Map in seven areas of the Bowl. Other areas may become Town Centers. Development of Town Center strategies shall provide direction for the design and construction of public improvements and to provide guidance and incentives for private investment. Existing and new centers shall be characterized by the following:*
- *Generally ½ to 1 mile in diameter;*
- *A commercial core consisting of a range of commercial retail/services and public facilities that serve the surrounding neighborhoods. The configuration of shops in the core area is oriented to the street with parking behind the buildings when possible;*
- *Public facilities including but not limited to: indoor recreational facilities, parks, branch libraries, ice skating arenas, schools, post office, and transit facilities;*
- *Medium- to high-density residential development in and surrounding the core, consisting of a combination of duplexes, townhouses, and apartment buildings with overall density targets of 12-40 dwelling units per acre;*
- *An enhanced pedestrian environment with good connections within and between the core and surrounding residential development; and*
- *Distinctive public spaces and public art that create a sense of place.*

Overall site plan review will be submitted at a later date.

- *Design, construct, and maintain roadways or rights-of-way to promote and enhance physical connectivity within and between neighborhoods.*

Overall site plan review will be submitted at a later date.

**4**

**POSTING**

**AFFIDAVIT**



# AFFIDAVIT OF POSTING

CASE NUMBER: S117-34 + rezone + siteplan

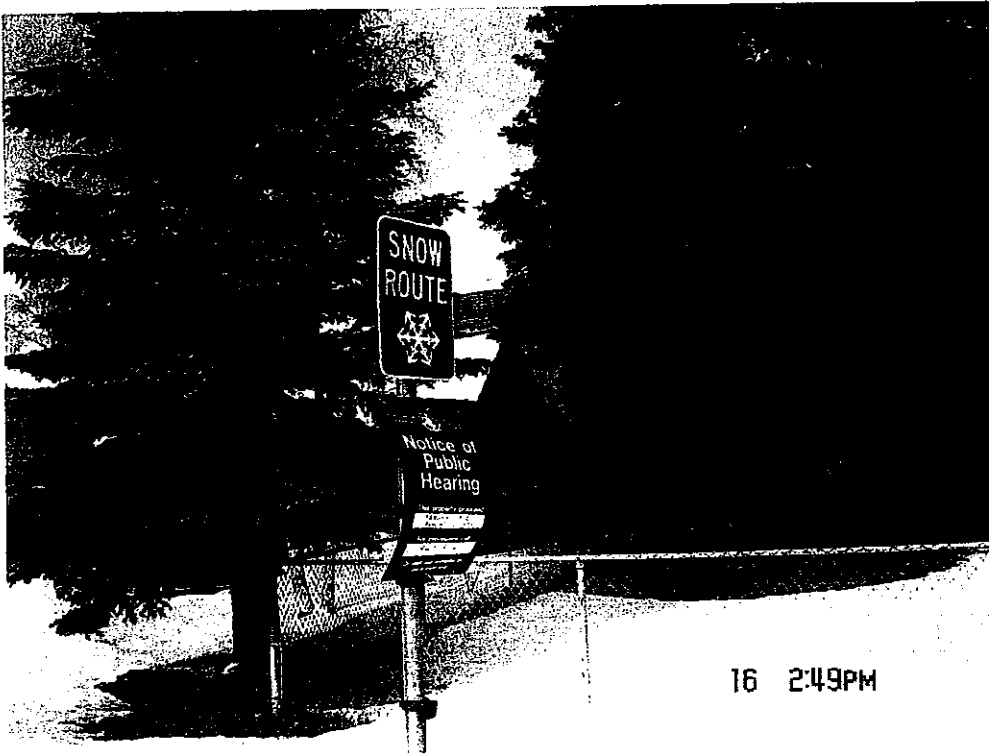
I, CHARLESTON YU / LCMF LLC. hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for RE-PLAT & RE-ZONING. The notice was posted on 3/16/09 which is at least 21 days prior to the public hearing on this 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 23<sup>rd</sup> day of MARCH, 2009

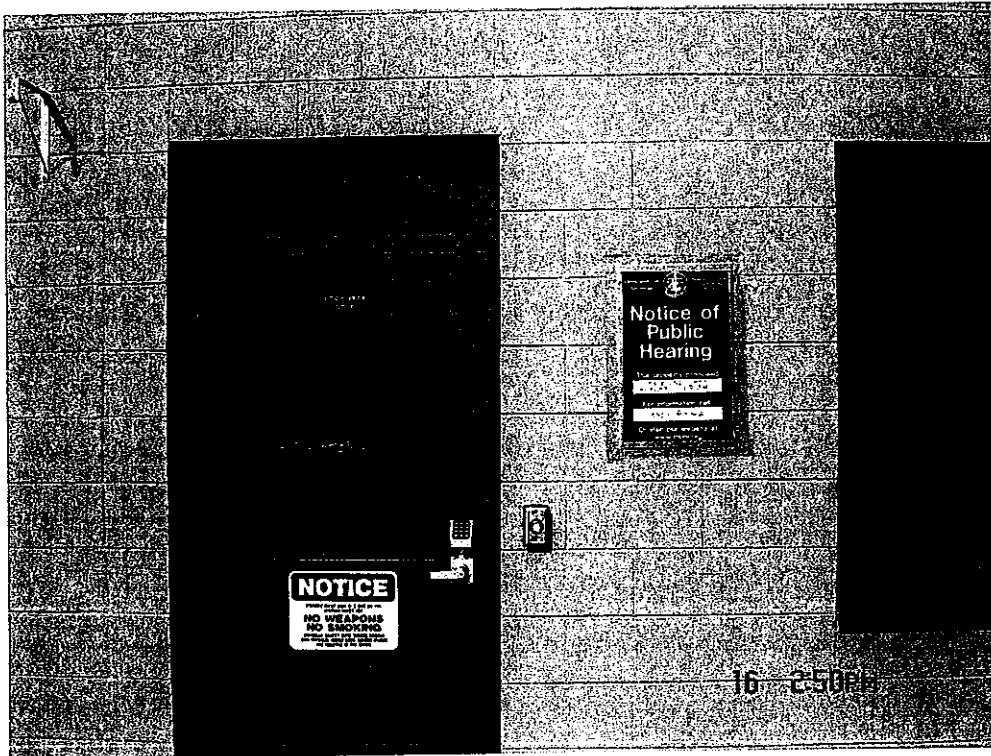
Signature [Handwritten Signature] / LCMF LLC.

LEGAL DESCRIPTION

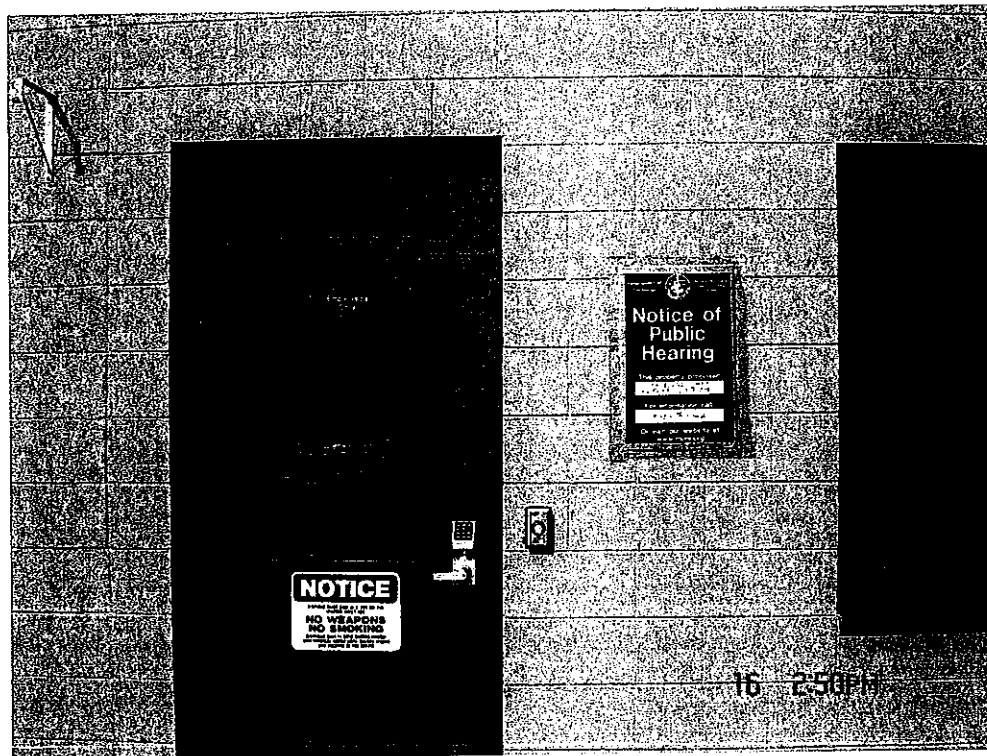
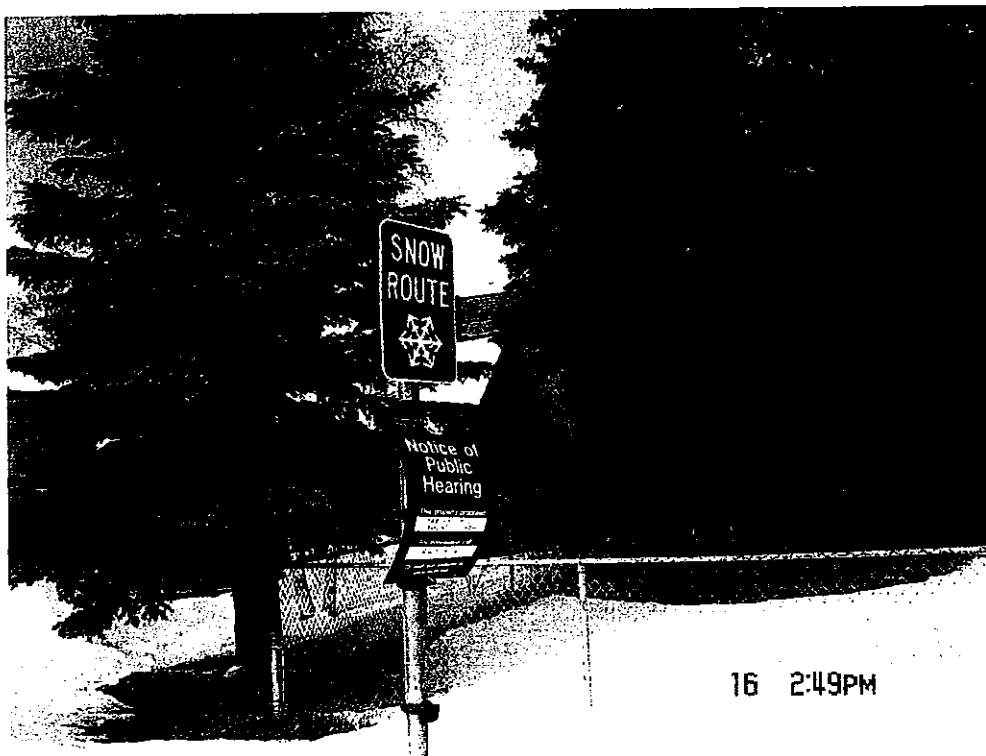
Tract or Lot PLAT # 86-14B PLAT # 95-111  
LOT 35A  
Block 9A  
Subdivision CONROY RUSHTON SUBDIVISION & LITNER SUBDIVISION



16 2:49PM



16 2:50PM



**HISTORICAL  
INFORMATION**

**NOTES**

- NO EASEMENTS DEDICATED THIS PLAT. ALL EASEMENTS OF RECORD PER PLAT NO. 95-111 AND PLAT NO. 87-105, ANCHORAGE RECORDING DISTRICT, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS BASED ON RECORD PER PLAT NO. 95-111 AND PLAT NO. 87-105, ANCHORAGE RECORDING DISTRICT.

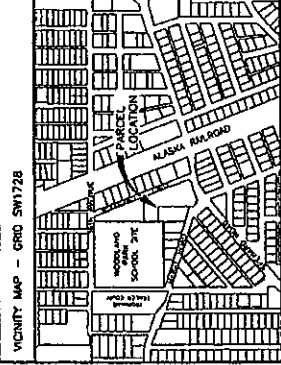
**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_, 2009, BY 777. 77777.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE**

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA HAVE BEEN PAID IN FULL, AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1<sup>ST</sup> AND FEBRUARY 1<sup>ST</sup> OF THE NEXT YEAR, THE CHIEF FISCAL OFFICER HAS AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

DATE \_\_\_\_\_ AUTHORIZED OFFICIAL \_\_\_\_\_



RE-PLAT OF  
**CONROY RUSHTON ADDN. NO. 1**  
 LOT 98

A RESUBDIVISION OF LOT 9A, CONROY SUBDIVISION (87-105) AND LOT 35A, LITNER SUBDIVISION (95-111)

LOCATED WITHIN THE SW 1/4, SECTION 25, T. 13 N., R. 4 W. S.M., ALASKA (ANCHORAGE RECORDING DISTRICT) CONTAINING 1.15 ACRES, MORE OR LESS

SCALE: 1" = 50' DATE: 2/7/09  
 JOB: 08-222 SHEETS: 1 of 1

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY SHOWN AND DESCRIBED HEREON.

WE HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THE SUBDIVIDED PROPERTY.

Municipality of Anchorage  
 4700 S. Bragan  
 Anchorage, Alaska 99507

DATE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF \_\_\_\_\_, 2009, BY 777. 77777.

NOTARY PUBLIC FOR ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**EASEMENTS**

LOT 35A, LITNER SUBDIVISION HAS A RIGHT OF WAY EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED TO CROWN ELECTRIC ASSOCIATION, TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRICAL TRANSMISSION AND/OR TELEPHONE DISTRIBUTION LINE OR SYSTEM BY INSTRUMENT SUPPLEMENTAL AND CONFORMATORY EASEMENT, RECORDED FEBRUARY 11, 1952 IN EASEMENT BOOK 88, RECORD 111. THE EASEMENT IS SUBJECT TO THE EASEMENT AUGUST 3, 1987 BOOK 149, PAGE 99, BLANKET EASEMENT, ANCHORAGE RECORDING DISTRICT.

THERE SHALL BE RESERVED ADJOINING TO THE DESIGNATED STREETS SHOWN HEREON SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH 1 FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT TO THE STREETS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE ANCHORAGE MUNICIPALITY.

EASEMENTS SHOWN HEREON PER PLATS 95-111, 86-148 AND 87-105, ANCHORAGE RECORDING DISTRICT.

**PLAT APPROVAL**  
 PLAT APPROVED BY THE MUNICIPAL PLATING AUTHORITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

AUTHORIZED OFFICIAL \_\_\_\_\_  
 APPROVALS \_\_\_\_\_

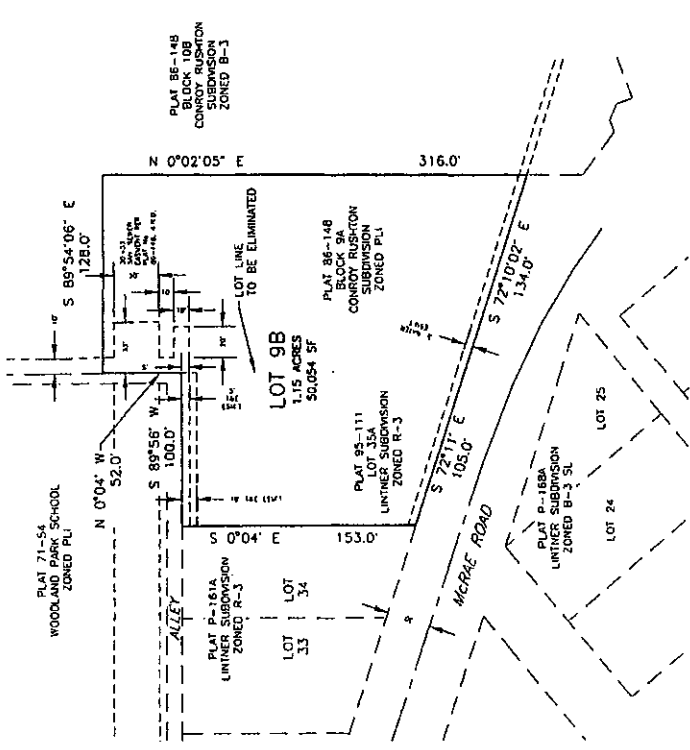
PLATING OFFICER \_\_\_\_\_  
 MUNICIPAL SURVEYOR \_\_\_\_\_

SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, KENNETH J. PHILARD, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACCORDING TO THE RECORD PLATS, FILED 12-18-95, UNDER RECORDER'S PLAT NUMBER 95-111 AND FILED 11-13-87, UNDER RECORDER'S PLAT NUMBER 87-105.

KENNETH J. PHILARD



PLAT 86-148  
 BLOCK 108  
 CONROY RUSHTON  
 ADDITION  
 ZONED B-3

PLAT 95-111  
 LITNER SUBDIVISION  
 ZONED R-3

PLAT 86-148  
 BLOCK 108  
 CONROY RUSHTON  
 SUBDIVISION  
 ZONED P-1

PLAT P-168A  
 LITNER SUBDIVISION  
 ZONED B-3 SL

LOT 24

LOT 25

LOT 33

LOT 34

LOT 98  
 1.15 ACRES  
 50,054 SF

LOT 99  
 1.15 ACRES  
 50,054 SF

ALLEY

McRAE ROAD

N 0°02'05" E 316.0'

S 89°54'06" E 128.0'

S 89°56' W 100.0'

S 72°10'07" E 134.0'

S 72°11' E 105.0'

LOT LINE TO BE ELIMINATED

SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY
- EASEMENT

BOARD MEMBER STORY felt the 24-foot easement addresses access to BLM Lot 31 via Tudor Road. BLM Lot 31 is not part of this plat and should not be considered. The conditions are appropriate and concerns are addressed.

AYE: Stolpe, Plunkett, Story, Clark, Taylor, Roll  
NAY: None

PASSED

2. **S-11734-1** Conroy Rushton Addition No. 1. Municipality of Anchorage Fire & Rescue Department. To subdivide two (2) lots into one (1) lot with the vacation (elimination) of right-of-way a 10 foot alley north of the site and a variance from AMC 21.80.250 (Design Standards - Alleys) dead-end alleys shall be prohibited. Located northwest of the intersection of McRae Road and Spenard.

Staff member FRANCIS McLAUGHLIN explained this plat involves vacation of an alley and a variance to allow a dead-end alley. The plat essentially moves an interior lot line and divides two lots into one. The alleyway being vacated is already a dead-end. A fire station is on one lot and a house on the other lot. The Fire Department acquired the lot with the house and intends to demolish the house and increase the size of the Fire Department building. The petitioner is asking to vacate the 10-foot alley abutting the north boundary. The alleyway was taken from the petitioner's lot and the petitioner is entitled to the entire right-of-way; furthermore, the Fire Department owns the property on both sides of the right-of-way. Granting the variance to allow a dead-end alleyway would not be detrimental to the public welfare; the alleyway is already a dead-end. This variance is a technicality. Because the design team wants to consider planting trees in the alleyway, MR. McLAUGHLIN amended the first sentence of condition 5 to delete "and construct" and add the sentence, "Resolve with right-of-way and the Trails Coordinator construction of a walkway." With these two changes, there is no requirement to construct the walkway to the full 10-foot width, but it could instead be constructed to a narrower width and install landscaping. The Department recommends approval of the vacation of the alleyway, of the variance, and of the plat.

The public hearing was opened.



CHARLES YU, representing the petitioner, introduced James White, the planning director for the Anchorage Fire Department, and John Clark. The project is at a pre-design phase. He thanked the Department for a thorough analysis of the petition and indicated that the petitioner would abide by their recommendations. He stated the petitioner would include the required Alaska stamp in the design submittal. The Spenard Fire Station #5 is the second busiest fire station in the MOA jurisdiction and is in need of additional space. The Fire Department has purchased the adjoining lot and will be combining the two lots into one in order to expand the facility.

The public hearing was closed.

BOARD MEMBER STOLPE moved for approval of the vacation of a 10-foot wide alley on the north boundary of existing Lot 9A. BOARD MEMBER TAYLOR seconded.

BOARD MEMBER STOLPE supported her motion, believing this is a logical change and noting that there are no objections from the community.

AYE: Stolpe, Plunkett, Story, Clark, Taylor, Roll  
NAY: None

PASSED

BOARD MEMBER STOLPE moved for approval of the variance from 21.80.250 (Design standards – Alleys) to create a dead-end alleyway. BOARD MEMBER TAYLOR seconded.

BOARD MEMBER STOLPE supported her motion, noting there is no objection from the community and this variance is logical.

AYE: Stolpe, Plunkett, Story, Clark, Taylor, Roll  
NAY: None

PASSED

BOARD MEMBER STOLPE moved for approval of the plat for 18 months subject to Staff conditions 1 through 9, amending the first sentence of condition 5 to delete "and construct" and adding the sentence "Resolve with Right-of-Way and the Trails Coordinator construction of a walkway. BOARD MEMBER TAYLOR seconded.

BOARD MEMBER STOLPE supported her motion, finding the plat logical and noting no objection from the community.

AYE: Stolpe, Plunkett, Story, Clark, Taylor, Roll

NAY: None

PASSED

3. S-11727-2 Keno Hills Subdivision Addition #9. The Estate of Ruth M. Moen. To subdivide one (1) tract into three (3) lots with variances from AMC 21.40.80.010 (dedication of right-of-way to the public) and AMC 21.80.330 (lot frontage and access) and AMC 21.80.300 (length of flagpole on flag lot). Located on the east side of Goldenview Drive and the south side of Bluebell Drive.

Staff member FRANCIS McLAUGHLIN explained that this is a resubmittal of preliminary plat with variances. The plat was approved on April 1, 2009. The variance from design standards for lot dimensions for the length of a flat lot was approved. The variance request for dedication of streets and lot frontage and access were denied. The preliminary plat resubmittal has been revised to show the existing private roadway easement and a proposed turnaround at the end of that easement. The petitioner has also submitted a draft maintenance agreement. The Board should treat this as a new case. The petitioner requests variances from lot dimensions that require that the length of a flagpole be no longer than 200 feet in rural areas. The length proposed is 368 feet. On April 1, 2009 the Board approved this variance, and must re-approve this variance as if this is a new case. The petitioner requests variances from AMC 21.80.010 and AMC 21.80.330. There are special circumstances affecting this property that make the dedication of right-of-way impractical, unreasonable and undesirable. The owners of the petition site and of the properties abutting the existing driveway easement will be required to execute a driveway maintenance agreement. The owner of the petition site will be required to dedicate cul-de-sac bulb easement and construct the entire length of the driveway easement to MOA standards. The Department recommends approval of granting all three variances. MR. McLAUGHLIN amended condition 7 to begin with "Resolve the need to" in order to allow the petitioner to speak with the MOA entities involved in stream dedications to be sure the stream is in the

**PLANNING DEPARTMENT**  
**PLANNING STAFF ANALYSIS**  
**PLATTING**

**DATE:** June 3, 2009

**CASE:** S-11734-1 Conroy Rushton Addition Number 1, Lot 9B  
 SW1728 To resubdivide 2 lots into 1 lot with vacation of a 10-foot wide alleyway and variance from AMC 21.80.250 (Design Standards – Alleys).

**SITE:** 1.15 acres

**LAND USE:** Municipal Fire Station

**SOILS:** Public Water and Sewer

**TOPO:** Flat

**VEGETATION:** Residential

**ZONING:** R-3 (Multifamily Residential District) and PLI (Public Lands and Institutions District)

**COMPREHENSIVE PLAN**

Classification: Not designated in the Generalized Residential Intensity Land Use Map of the *Anchorage Bowl Comprehensive Development Plan*

Located within the West Anchorage Planning Area per *Anchorage 2020*

Intensity: N/A

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	PLI; B-3	B-3	B-3	R-3
Land Use:	Boys and Girls Club	Commercial	Residential; Commercial	Residential

## **FINDINGS**

1. Utility easements have been requested.
2. Project Management and Engineering:
  - a. Walkway and Landscaping: AMC 21.85.030: Prior to final plat approval the petitioner shall provide for construction of the walkway and landscaping improvements. The walkway may be constructed under a Right of Way agreement.
  - b. Drainage Requirements: Prior to final plat approval a grading and drainage plan must be submitted to resolve the need for drainage easements and drainage improvements and to demonstrate that all post development drainage patterns will not adversely impact adjacent properties or rights of way. Include notes on the final plat to state:
    - i. All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
    - ii. The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
    - iii. Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
  - c. The petitioner is also alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments.
  - d. Fill and Excavation Permit Requirements: Advisory Comment: A fill and grade permit from Building Safety must be obtained by the applicant prior to the commencement of grading and/or excavation of on site material or the import of fill material in excess of fifty cubic yards. A site grading and drainage plan and an erosion and sediment control plan must be included with fill and grade permit application.
  - e. Erosion and Sediment Control Requirements: Prior to final plat approval an erosion and sediment control plan for the required improvements must be submitted for review and approval. The plan must detail all measures to be implemented on site to prevent the transport of sediment beyond property

boundaries or into existing development setbacks and/or stream maintenance and protection setbacks both during and after construction.

- f. Department Recommendations: Project Management and Engineering recommends approval of this case subject to the above conditions.
3. Flood Hazard Review has no comments.
  4. Watershed Management Services (WMS) has no comments.
  5. Corps of Engineers:
    - a. There are no mapped wetlands.
  6. AWWU:
    - a. AWWU water main located in McRae Road is currently available to this parcel.
    - b. AWWU sanitary sewer located in alleyway and easement at rear of property is currently available to this parcel.
    - c. Currently there are redundant water and sanitary sewer connections all unused or unnecessary water and sanitary sewer services must be disconnected per the 2004 AWWU Design and Construction Practices Manual. Resolve water and sanitary sewer service connections issues with AWWU field services.
  7. Right-of-Way Division:
    - a. Provide additional Utility and Drainage Easements as required.
    - b. Show the source of the 5' T&E on the north parcel boundary of existing Lot 35A.
    - c. The proposed "Sidewalk" on the Western parcel boundary should be either a dedicated "Walkway" separate from both lots or a "Walkway Easement" inside the new parcel. Also recommend the walkway be 8' or 10' wide to accommodate a 5' or 8' wide walking surface and fencing if desired.
  8. Addressing:
    - a. Make the following draft changes:
      - i. STREET NAMES: McRae Road should be Mc Rae Road (space between Mc and Rae)

ii. STREET NAMES, VICINITY MAP: 36<sup>th</sup> Ave should be West 36<sup>th</sup> Ave, Trophand Trailer Court should be Top Hand Trailer Court

iii. MAP INFORMATION: OK

iv. TITLE BLOCK INFORMATION: OK

9. The Municipal Traffic Department has no comment.

10. Transportation Planning:

- a. No objection to the vacation of the right-of-way (ten foot alley) subject to dedicating a ten foot walkway. This portion of right-of-way is not necessary for traffic purposes and will not create any lots without frontage or access to a public street. However, a permanent easement should be retained over the entire vacated area for existing and future utilities.
- b. AMC 21.80.030 Dedication-Walkways. The minimum width of a walkway dedication shall be ten feet. The revised plat must show a minimum dedicated width of ten feet.
- c. No objection to the variance from AMC 21.80.250. Transportation planning staff usually objects to creating dead end alleys. However this is an existing dead end alley and this vacation will merely shorten the length of the alley.
- d. The Anchorage Bowl 2025 Long-Range Transportation Plan (LRTP): The Anchorage Bowl 2025 Long-Range Transportation Plan, as adopted December 2005 [LRTP, AO2005-115], forecasts an average daily traffic (ADT) of less than 10,000 ADT on McRae Road by 2025.
- e. Official Street and Highways Plan (OS&HP). The OS&HP as adopted by the Municipal Assembly in August 1996[AO96-97(s)] designates McRae Road as a Class IC Neighborhood Collector, which requires a minimum right-of-way of 60 feet.
- f. Road Jurisdiction. McRae Road is owned and maintained by the MOA.

11. Alaska Department of Transportation (ADOT) has no comment.

12. Fire Plan Review has no objection.

13. Chugach Electric Association (CEA):

- a. CEA Inc. does not approve the vacation of the 10' alley (public access) until the property takes out a Chugach work order and pays to have the electric facilities relocated. The relocation of any electric facilities to the adjacent

property will require the owners of Lot 9B to obtain a letter of non-objection from the adjacent owners.

b. Additional comments are attached.

14.ACS has no objection.

15.GCI has no objection.

16.Municipal Light and Power (ML&P) has no comment.

17.Public Transportation has no comment.

18.Community Council:

a. As of this writing, no comments were received from the Spenard Community Council.

19.Public Comment:

a. One public comment in support of the resubdivision has been received, and it is attached.

**PROPERTY HISTORY**

6-15-50	Plat P-168A	Lintner Subdivision
1961	P-151A	Plat of Blocks 8A, 9, and 10A Conroy Rushton Subdivision.
08-12-86	Plat 86-148	Plat of Blocks 9A and 10B Conroy Rushton Subdivision a resubdivision of Blocks 9 and 10A Conroy Rushton Subdivision (P-151A)
12-18-95	Plat 95-111	Plat of Lot 35A, Lintner Subdivision a resubdivision of Lot 35 and 3, Lintner Subdivision (P-168A)
	Case PZC 2009-080	Application to rezone Lintner Subdivision, Lot 35A and Conroy Rushton Subdivision, Block 9A from R-3 and PLI to B-3.

**COMMENTS**

Proposal

This is a request to resubdivide 2 lots into 1 lot with vacation of a 10-foot wide alleyway and variance from AMC 21.80.250 (Design Standards – Alleys) to create a dead-end alleyway.

Fire Station #5 exists on Lot 35A. The Fire Department acquired the abutting residential lot to the west, Lot 9A. They intend to demolish the existing house on Lot 9B in order to expand the fire station. The Fire Department has a pending application to rezone the residential lot.

The site gains legal and physical access from McRae Road, which the *Official Streets & Highways Plan* identifies as an IC Neighborhood Collector.

#### Vacation

The vacation request must be reviewed and found to be in conformance with the Municipal Vacation Policy and ordinance (AMC 21.15.130 - Approval of vacations) which states: *"The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner."*

- The petitioner is requesting to vacate the 10-foot wide alleyway abutting the north boundary. The alleyway was dedicated by Plat P-168A, and therefore, the petitioner is entitled to all 10-feet of the vacated alleyway. Furthermore, the Municipality owns the properties on both sides of the alleyway. The Traffic, Transportation Planning, and Planning Departments have no objection to the vacation.

#### Variance Requests

The petitioner requests variance from AMC 21.80.250 (Design Standards - Alleys) which prohibits the creation of dead-end alleyways.

*1) There are special circumstances or conditions affecting the property that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public.*

The standard is met.

- There are special circumstances affecting the property which warrant the variance. The existing alleyway dead-ends at Lot 35A. With the approval of this variance, the alleyway will dead-end at Lot 9B.

*2) The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.*

The standard is met.

- The granting of the variance would not be detrimental to the public welfare. The alleyway already dead-ends at Lot 35A. The requirement for this variance request is essentially a technicality.

*3) Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the Comprehensive Plan of the municipality.*

The standard is met.



- The variance will not have the effect of nullifying the intent of the subdivision regulations or *Anchorage 2020*. There are special circumstances affecting this property which warrant variance from the provision prohibiting the creation of a dead-end alleyway. In this case, the alleyway already dead-ends.

*4) Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations.*

The standard is met.

- Undue hardship would result from strict compliance with this requirement of the subdivision regulations. The Traffic Department and Fire Plan Review have decided that additional alleyway is not needed for traffic circulation or public safety.

#### **DEPARTMENT RECOMMENDATION**

Approval of the vacation of a 10-foot wide alley on the north boundary of existing Lot 9A.

Approval of the variance from 21.80.250 (Design standards – Alleys) to create a dead-end alleyway.

Approval of the plat for 18 months subject to:

1. Resolve utility easements.
2. Resolve with CEA, the relocation of utilities and the dedication of a telephone and electric easement.
3. Resolve with AWWU, water and sanitary sewer service connections issues.
4. Show the source of the 5-foot wide T&E on the north parcel boundary of existing Lot 35A.
5. Dedicate and construct a 10-foot wide walkway along the west lot boundary per AMC 21.80.030. The walkway may be constructed under a Right of Way Agreement.
6. Submit to PM&E, an acceptable grading and drainage plan and resolve the need for drainage easements and drainage improvements.
7. Submit an acceptable erosion and sediment control plan to PM&E.

8. Make the following draft changes:
  - a. STREET NAMES: McRae Road should be Mc Rae Road (space between Mc and Rae)
  - b. STREET NAMES, VICINITY MAP: 36<sup>th</sup> Ave should be West 36<sup>th</sup> Ave, Trophand Trailer Court should be Top Hand Trailer Court
  
9. Place the following notes on the plat:
  - a. "All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable."
  - b. "The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office."
  - c. "Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way."

Reviewed by:

Prepared by:

---

Tom Nelson  
Director

---

Francis McLaughlin  
Associate Planner

**S-11734-1**

FM G:\zon\_plat\PBCASES\Pbcase2009\06-03-09\S11729-1.doc

Submitted by: Chairman of the Assembly  
At the Request of the Mayor  
Prepared by: Department of Community  
Planning  
For reading: June 17, 1986

ANCHORAGE, ALASKA  
AO NO. 86-81

APPROVED  
Date: 7-29-86

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO B-3 (GENERAL  
BUSINESS DISTRICT) FOR THE NORTH 82 FEET OF LOT 9, CONROY RUSHTON  
SUBDIVISION (TURNAGAIN/SPENARD COMMUNITY COUNCILS).

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. The zoning map be amended by designating the  
following described property as a B-3 (General Business District)  
zone:

North 82 feet of Lot 9 of Conroy Rushton Subdivision as  
shown on the attached Exhibit A (Planning and Zoning  
Commission Case 86-024).

Section 2. The Director of Community Planning shall  
change the zoning map accordingly.

Section 3. This ordinance becomes effective upon the  
filing of a suitable replat at the District Recorder's Office to  
set the new zoning boundary.

PASSED AND APPROVED by the Anchorage Assembly this

29th day of July 1986.

  
Chairman

ATTEST:

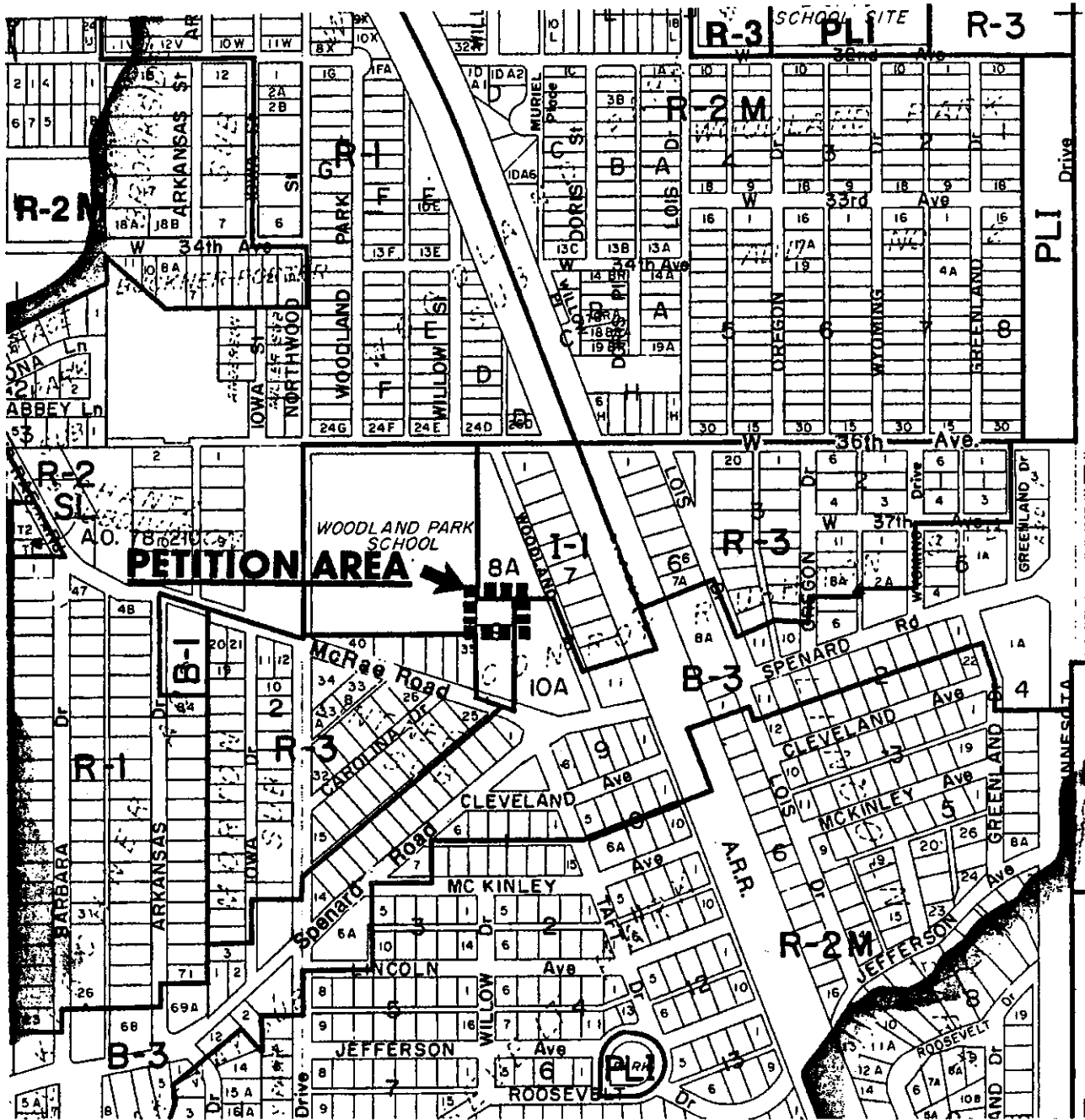
  
Municipal Clerk

sm17/bao8

(86-024)  
(010-123-14)

# 86-024

## REZONING



 100 Year Floodplain

### EXHIBIT A OF ORDINANCE 86-

**PARCEL INFORMATION**

**APPRAISAL INFORMATION**

Legal CONROY RUSHTON  
BLK 9A

Parcel 010-123-22-000  
Owner MOA  
ANCHORAGE FIRE & RESCUE

# 01

# Descr POLICE OR FIRE STATION  
Site Addr 2207 MC RAE RD

PO BOX 196650  
ANCHORAGE AK 99519 6650

**RELATED CAMA PARCELS**

Related Parcel(s)	XRef Type	Leased Parcels

**Cross Reference (XRef) Type Legend**

<b>Econ. Link</b>	<b>Replat</b>	<b>Uncouple</b>
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
<b>Renumber</b>	<b>Combine</b>	<b>Lease</b>
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation  
Bring up this form focused on the related parcel

**REZONE**

2009-080

Case Number 2009-080 # of Parcels 2 Hearing Date 07/13/2009  
Case Type Rezoning to B-3 General business district  
Legal A request to rezone approximately 1.15 acres from PLI (Public Lands and Institutions) and R-3 (Multiple-family Residential) to B-3 (General Business). Conroy Rushton Subdivision, Block 9A and Litner Subdivision, Lot 35A. Generally located north of McRae Road and west of Woodland Drive.

**PLAT**

S11734

Case Number S11734 Grid SW1728 Proposed Lots 1 Existing Lots 2  
Action Type Subdivision only Action Date 06/03/2009  
Legal Conroy Rushton Subdivision, Block 9A (Plat 86-148) and Litner Subdivision, Lot 35 A (Plat 95-111); located within the SW 1/4, Section 25, T13N, R4W, S.M., Alaska

**PERMITS**

02 5993  
06 5750  
97 5116  
98 5487

Permit Number 02 5993  
Project SPENARD FIRE STATION  
Work Desc Install alert system, elec only  
Use FIRE STATION

**BZAP**

004645  
003914  
004328

Action No. 83-2232  
Action Date 12/18/1986  
Resolution Status OPN Case Open  
Type BP Building Permits

**ALCOHOL LICENSE**

Business Address Applicants Name Conditions  
License Type Status

**PARCEL INFORMATION**

**OWNER**  
 MOA  
 ANCHORAGE FIRE & RESCUE  
  
 PO BOX 196650  
 ANCHORAGE AK 99516 6650  
 Deed 0000 0000000  
 CHANGES: Deed Date Oct 06, 1986  
 Name Date Aug 14, 2006  
 Address Date Aug 14, 2006

**PARCEL**  
 Parcel ID 010-123-22-000  
 Status # 01  
 Renumbr ID 000-000-00-00000  
 Site Addr 2207 MC RAE RD  
 Comm Concl SPENARD  
 Comments REF 010-123-13/14

**TAX INFO**  
 2009 Tax 0.00 Balance 0.00 District 003

**LEGAL**  
 CONROY RUSHTON  
 BLK 9A  
  
 Unit SQFT 33,164  
 Plat 860148  
 Zone PLI Grid SW1728

**HISTORY**

	Year	Building	Land	Total
Assmt Final	2007	0	0	0
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Exemptions	MUNICIPAL			0
State Credit				0
Tax Final				0

**PROPERTY INFO**

#	Type	Land Use
01	COMMERCIAL	POLICE OR FIRE STATION

**SALES DATA**

Mon	Year	Price	Source	Type
10	1987	280,500		LAND SALE

**LAND & COMMON PARCEL INFORMATION**

**APPRAISAL INFORMATION**

Parcel 010-123-22-000 # 01 of 01

Legal CONROY RUSHTON  
BLK 9A

Owner MOA  
ANCHORAGE FIRE & RESCUE

PO BOX 196650  
ANCHORAGE AK 99519

Site Addr 2207 MC RAE RD

**LAND INFORMATION**

Land Use POLICE OR FIRE STATION  
Class COMMERCIAL  
Living Units 000  
Community Council 027 SPENARD  
Entry: Year/Quality 01 1980 0  
08 2008  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic MEDIUM  
Street PAVED  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite  
Wet Land

**CONDOMINIUM INFORMATION**

Common Area 0  
Undivided Interest 0.00

**COMMERCIAL INVENTORY**

<b>APPRAISAL INFORMATION</b>		Parcel 010-123-22-000	# 01 of 01	01
Legal CONROY RUSHTON BLK 9A		Owner MOA ANCHORAGE FIRE & RESCUE		#
Site Addr 2207 MC RAE RD		PO BOX 196650 ANCHORAGE	AK 99519	
Prop Info # POLICE OR FIRE STATION				

<b>BUILDING INFORMATION</b>		Property Information # 01
Structure Type POLICE/FIRE STATION		Building Number 01
Building SQFT 9,121		Identical Units 01
Year Built 1972	Effective Year Built 1972	Number of Units 000
Grade C		

<b>INTERIOR DATA</b>							
Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL

<b>EXTERIOR DATA</b>							
Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	9,121	406	MULTI-USE OFFICE	19	BLOCK & FRAME	FIRE RESISTANT

<b>BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS</b>				
Type	Qty	Size1	Size2	
OV/HD DR MTR OP	01	14	12	
OV/HD DR MTR OP	01	16	12	

<b>OTHER BUILDINGS AND YARD IMPROVEMENTS</b>					
Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	15,490	01	1972	NORMAL	NORMAL



**BUILDING PERMIT INFORMATION**

**APPRAISAL INFORMATION**

Legal CONROY RUSHTON  
BLK 9A

Parcel 010-123-22-000 # 01 of 01

01

#

Owner MOA  
ANCHORAGE FIRE & RESCUE

Prop Info # POLICE OR FIRE STATION  
Site Addr 2207 MC RAE RD

PO BOX 196650  
ANCHORAGE AK 99519

**BUILDING PERMITS**

Permit # 02 5993

06 5750

97 5116

Class Type C

Class Use FIRE STATION

Date Oct 11, 2002

Address 2207 MC RAE RD

Cond Occ/Occ 00000000 | 20030610

Certification

Contract Type OWNER

Name MOA

E-mail

Phone ( ) -

Fax ( ) -

Address PO BOX 196650

City/State/Zip ANCHORAGE AK 99519-6650

Project SPENARD FIRE STATION

Sewer / Water PUBLIC | PUBLIC

Work Type GOVT ALTERATION

Work Install alert system, elec only

Description

**CASES**

2009-080

Case Number 2009-080

# of Parcels 2

Hearing Date Monday, July 13, 2009

**PERMIT COMMENT**

**OWNER HISTORY**

<b>APPRAISAL INFORMATION</b>	Parcel 010-123-22-000	# 01 of 01	# <span style="border: 1px solid black; padding: 2px;">01</span>
Legal CONROY RUSHTON BLK 9A			
Property Info # Descr POLICE OR FIRE STATION	Site Address 2207 MC RAE RD		

<b>Current</b> 10/06/86 MOA ANCHORAGE FIRE & RESCUE  PO BOX 196650 ANCHORAGE                      AK 99519 6650	<b>3rd</b> 0000    0000    //
<b>Prev</b> 0000    0000    10/06/86 MOA MOA 7430  PO BOX 196650 ANCHORAGE                      AK 99519	<b>4th</b> 0000    0000    //
<b>2nd</b> 0000    0000    //	<b>5th</b> 0000    0000    //

Reference number :	003914	Reference coment :	BZAP - TEXT REFERENCE
Print date :	12/07/99	Date TEXT created:	04/03/92
Requested by :	RAK	Executed from :	BZAP/BZ20
Action number :	86-81		
Action date :	07/29/86	Expiration date :	/ /
Reference type :	RZ	Description :	RE-ZONE RULING
Reference status :	APR	Description :	RULING APPROVED

- 1 page follows -

86-024  
 an ordinance amending the zoning map and providing for the rezoning from pli (public lands and institutions) to b-3 (general business district) for the north 82 feet of lot 9, conroy rushton subdivision.

Reference number :	005097	Reference coment :	BZAP - TEXT REFERENCE
Print date :	12/07/99	Date TEXT created:	04/03/92
Requested by :	RAK	Executed from :	BZAP/BZ20
Action number :	S8398		
Action date :	11/13/87	Expiration date :	/ /
Reference type :	PN	Description :	PLAT NOTES
Reference status :	APR	Description :	RULING APPROVED

- 1 page follows -

87-105  
 grid:1728  
 conroy rushton subd, bk 10b-1

3. Direct vehicular access from block 10b-1, conroy rushton subdivision, to spenard road is prohibited.



# Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 343-7900 • Fax: (907) 343-7927  
 Physical Address: 4700 Elmore Road • Anchorage, Alaska 99507 • <http://www.muni.org/planning>

Acting Mayor Matt Claman

Planning Department

March 24, 2009

PARCEL # 010-123-22

REFERENCE # 012785

GRID # 1728

LCMF UC  
 c/o Charleston Yu  
 615 East 82<sup>nd</sup> Avenue, Suite 200  
 Anchorage, AK 99518

Dear Mr. Yu:

This letter is in response to your request for a determination of the nonconforming status of the property located at 2207 McRae Road. (Parcel: 010-123-22, Grid: SW1728)

Subject property is in the process of a preliminary plat, case S-11734, a re-subdivision of Conroy Rushton Block 9A and Lintner Lot 35A. The new legal description after approval and recordation of the final plat will be Conroy Rushton Addition #2, Lot 9B.

This determination is based upon the topography survey provided with your request, building permit records, tax assessment records, our research, and the applicable Municipal Ordinances in place presently and at the time of construction. The following facts were established:

- Conroy Rushton Subdivision, Block 9A was created by plat 86-148, filed on August 12, 1986.
- The property was zoned PLI, public lands and institutions district on My 17, 1971.
- May 22, 1972 aerial photo (flight 9, frame 117) shows a structure on the property with parking in front and rear. (Structure shown is smaller than the current structure)
- November 6, 1973 electric permit number E-4183 issued for repairs.
- May 8, 1974 building permit number B-0031 issued for an addition.
- August 9, 1976 building permit number 3273-76 issued for a 2,124 square foot addition. Building permit was approved without an approved zoning plan review.
- October 7, 1976 aerial photo (flight 4, frame 7) shows the structure with an addition under construction. The addition is to the east side of structure and up to the property line.
- 1993 building permit number 93-5424 issued for repair to fire station.
- 1993 building permit number 93-5764 issued for a tower, final CC on February 10, 1995.
- October 14, 1993 building permit number 93-5769 issued for an alteration.
- 1994 building permit number 94-5853 issued for an above ground tank.
- February 18, 1997 building permit number 97-5116 issued for an alteration, remove garage doors, install wall windows and doors.
- June 3, 1998 building permit number 98-5487 issued for an alteration, boiler replacement and boiler room code upgrade.
- December 5, 2000 building permit number 00-9787 issued for a retrofit, cabinet heater and unit heater plug-ins.
- October 11, 2002 building permit 02-5993 issued for an alteration, install alert system, electric only.

- November 6, 2002 building permit number 02-9423 issued for a retrofit, repair and replace one boiler at 427,000 BTUs.
- July 26, 2006 building permit number 06-5750 issued to install air scrubbers and ventilation apparatus bay.
- Municipal property appraisal records (CAMA) currently indicate a fire station on a 33,164 square foot lot.

Anchorage Municipal Code (AMC) provisions relevant to this determination are as follows:

AMC 21.40.020(E) Minimum lot requirements are as follows:

1. Lot width: 100 feet.
2. Lot area: 15,000 square feet.

AMC 21.40.020(F) Minimum yard requirements:

A front yard setback of 25-feet, a side yard setback of 25-feet, and a rear yard setback of 30-feet.

AMC 21.40.020(G) Maximum lot coverage:

Maximum lot coverage by all buildings is 30 percent up to one acre.

AMC 21.45.030(A) provides that:

- "No accessory building shall be erected or maintained in any required yard, except that:
1. buildings accessory to a residential use may be erected in a required rear yard which is adjacent to an alley; and
  2. sheds of 150 square feet or less and not attached to a foundation may be erected in a required side or rear yard."

AMC 21.45.030(B) provides that:

"No separate accessory building shall be erected closer than ten feet to any principal structure on the lot or an abutting lot or tract."

AMC 21.40.020(I) Signs:

Signs may be allowed in connection with any permitted use, subject to the supplementary district regulations and the Uniform Sign Code.

AMC 21.40.020(J) Parking:

- (1) Adequate off-street parking shall be provided in connection with any permitted use, and shall conform to the minimum requirements set forth in Section 21.45.080. The number of required parking spaces shall be that specified in Section 21.45.080 unless it is demonstrated to the administrative official and the traffic engineer that the patrons and employees of the land use will generate a lower-parking demand than anticipated by the supplementary district regulations. The burden of proof and demonstration of the lower parking demand lie with the property owner. Information that could demonstrate the lower-parking demand may include mass transit routing, carpooling, joint parking arrangements or other parking and transit means as set out in a written parking and transportation impact plan submitted to the traffic engineer for approval. Variances to Section 21.45.080, pertaining to minimum off-street parking requirements, may be granted by the administrative official in this use district upon the recommendation of the traffic engineer. Any change in the land use to which the variance was granted shall automatically terminate the variance granted by the administrative official. Any variances granted shall be executed by the recording of a standard parking agreement.

AMC 21.40.020(L) Landscaping:

All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual

enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

AMC 21.45.140 (setback from projected right-of-ways) requires that:

"No new structural or land development activity requiring a building or land use permit shall be permitted within the minimum setback stated in the subsection from the existing or projected centerline of a street designated on the official streets and highways plan, except as allowed under subsection B of this section." The official streets and highways plan dated December 1996 indicates McRae Road is classified as IC, neighborhood collector. AMC 21.45.140 requires a setback of 30-feet measured from the centerline of McRae Road.

The following conclusions are drawn from the above information:

The lot has the minimum area and width required by the PLI district. Therefore, subject lot is a conforming lot of record.

The structure encroaches entirely into the required 25 foot east side yard setback. The above information indicates that the addition to the structure was constructed after zoning but before 1986. AMC 21.55.040 (D) (1) allows for existing structures with dimensional encroachments into required yards which were constructed prior to January 1, 1986, to continue in existence provided the encroachment does not pose a life/safety hazard." The location of the structure does not appear to pose a life/safety hazard and is granted a Certificate of Nonconforming Encroachment and enjoys all of the protections and privileges afforded a nonconforming structure under AMC 21.55.040.

Parking and landscaping plans were not submitted for this determination.

Note: This determination is based on the information listed above, which was provided by the applicant or was in the files of the administrative official. If additional information is obtained, or the information provided above is later determined to be inaccurate or false, and materially changes the conclusion herein, the administrative official may revise or revoke this determination.

Anchorage Municipal Code Title 21 is available on the internet at <http://www.municode.com>. If I can be of further assistance, please contact me at 343-8380.

Respectfully,

  
Anna M. Cox  
Land Use Plan Reviewer

Reference number :	003429	Reference coment :	BZAP - TEXT REFERENCE
Print date :	12/07/99	Date TEXT created:	04/03/92
Requested by :	RAK	Executed from :	BZAP/BZ20
Action number :	85-5987		
Action date :	10/10/85	Expiration date :	/ /
Reference type :	LP	Description :	LANDSCAPE PLAN
Reference status :	APR	Description :	RULING APPROVED

- 1 page follows -

Landscape parking plan  
petitioner - moa (fire dept)  
wellenstein arch  
address - macrae rd  
kind of proj - addn to fire station  
comp date - 8-30-86




**PARCEL INFORMATION**

**APPRAISAL INFORMATION**

Legal LINTNER  
LT 35A

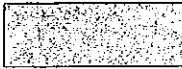


Parcel 010-123-25-000  
Owner MOA  
ANCHORAGE FIRE & RESCUE

# 

# Descr SINGLE FAMILY  
Site Addr

PO BOX 196650  
ANCHORAGE AK 99519 6650

**RELATED CAMA PARCELS**

Related Parcel(s)	XRef Type	Leased Parcels
		

**Cross Reference (XRef) Type Legend**  
 Econ. Link      Replat      Uncouple  
 E = Old to New    R = Old to New    U = Old to New  
 I = New to Old    F = New to Old    Q = New to Old  
 Renumber      Combine      Lease  
 N = New to Old    C = New to Old    L = GIS to Lease  
 X = Old to New    P = Old to New    M = Lease to GIS

Get "Type" explanation  
Bring up this form focused on the related parcel

**REZONE**



Case Number  
Case Type  
Legal

# of Parcels

Hearing Date

**PLAT**



Case Number  
Action Type  
Legal

Grid

Proposed Lots 0  
Action Date

Existing Lots

**PERMITS**

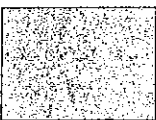


Permit Number 09 0271  
Project

Work Desc Total demo of house

Use R-3 RESIDENTIAL, SINGLE FAMILY

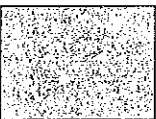
**BZAP**



Action No.  
Action Date  
Resolution

Status  
Type

**ALCOHOL LICENSE**



Business Address

License Type  
Status

Applicants Name  
Conditions



**PARCEL INFORMATION**

**OWNER**  
 MOA  
 ANCHORAGE FIRE & RESCUE  
  
 PO BOX 196650  
 ANCHORAGE AK 99516 6650  
 Deed 2007 0065313  
 CHANGES: Deed Date Oct 16, 2007  
 Name Date Oct 29, 2007  
 Address Date Oct 29, 2007

**PARCEL**  
 Parcel ID 010-123-25-000  
 Status # 01  
 Renumbr ID 010-123-15-00000  
 Site Addr  
 Comm Concl SPENARD  
 Comments REF 010-123-15 NOW 010-123-25 (95-111)

**TAX INFO**  
 2009 Tax 0.00 Balance 0.00 District 003

**LEGAL**  
 LINTNER  
 LT 35A  
  
 Unit SQFT 16,890  
 Plat 950111  
 Zone R3 Grid SW1728

**HISTORY**

	Year	Building	Land	Total
Assmt Final	2007	201,300	140,400	341,700
Assmt Final	2008	203,500	147,400	350,900
Assmt Final	2009	203,500	159,300	362,800
Exemptions	MUNICIPAL			362,800
State Credit				0
Tax Final				0

**PROPERTY INFO**

#	Type	Land Use
01	RESIDENTIAL	SINGLE FAMILY

**SALES DATA**

Mon	Year	Price	Source	Type
02	2007	162,500	OTHER	LAND SALE
02	1994	72,000	BUYER	LAND & BLDG

**LAND & COMMON PARCEL INFORMATION**

**APPRAISAL INFORMATION**

Legal LINTNER  
LT 35A

Parcel 010-123-25-000 # 01 of 01

Owner MOA  
ANCHORAGE FIRE & RESCUE

Site Addr

PO BOX 196650  
ANCHORAGE AK 99519

**LAND INFORMATION**

Land Use SINGLE FAMILY  
Class RESIDENTIAL  
Living Units 001  
Community Council 027 SPENARD  
Entry: Year/Quality 01 1996 LAND ONLY  
12 1998 EXT OWNR/O  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage POOR  
Front Traffic LOW  
Street PAVED  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SFWFF  
Wellsite N  
Wet Land

**CONDOMINIUM INFORMATION**

Common Area 0  
Undivided Interest 0.00

**RESIDENTIAL INVENTORY**

<b>APPRAISAL INFORMATION</b>		Parcel 010-123-25-000	# 01 of 01	01
Legal LINTNER				
Site Addr		Owner MOA		
Property Info # Descr SINGLE FAMILY				

<p><b>RESIDENTIAL STRUCTURE INFORMATION</b></p> <table style="width:100%;"> <tr> <td>Style BI-LEVEL</td> <td>Story Height 2.0</td> </tr> <tr> <td>Exterior Walls WOOD</td> <td>Total Rooms 06</td> </tr> <tr> <td>Year Built 1952</td> <td>Bed Rooms 03</td> </tr> <tr> <td>Remodeled 98</td> <td>Recreation Rooms 0</td> </tr> <tr> <td>Effective Year Built 1981</td> <td>Full Baths 1</td> </tr> <tr> <td>Heat Type CENTRAL</td> <td>Half Baths 1</td> </tr> <tr> <td>Heat System RADIANT</td> <td>Additional Fixtures 1</td> </tr> <tr> <td>Fuel Heat Type NATURAL GAS</td> <td>Fireplace Stacks 1</td> </tr> <tr> <td>Extra Value 1 JETTED TUB</td> <td>Openings 2</td> </tr> <tr> <td>0</td> <td>Free Standing 0</td> </tr> <tr> <td>Grade AVERAGE</td> <td>E-Z Set Fireplace 0</td> </tr> <tr> <td>Cost&amp;Design Factor</td> <td></td> </tr> <tr> <td>Condition FAIR</td> <td></td> </tr> </table>	Style BI-LEVEL	Story Height 2.0	Exterior Walls WOOD	Total Rooms 06	Year Built 1952	Bed Rooms 03	Remodeled 98	Recreation Rooms 0	Effective Year Built 1981	Full Baths 1	Heat Type CENTRAL	Half Baths 1	Heat System RADIANT	Additional Fixtures 1	Fuel Heat Type NATURAL GAS	Fireplace Stacks 1	Extra Value 1 JETTED TUB	Openings 2	0	Free Standing 0	Grade AVERAGE	E-Z Set Fireplace 0	Cost&Design Factor		Condition FAIR		<p><b>AREA</b></p> <table style="width:100%;"> <tr><td>1st Floor</td><td>0416</td></tr> <tr><td>2nd Floor</td><td>1320</td></tr> <tr><td>3rd Floor</td><td>0000</td></tr> <tr><td>Half Floor</td><td>0000</td></tr> <tr><td>Attic Area</td><td>0000</td></tr> <tr><td>Recroom Area</td><td>000000</td></tr> <tr><td>Basement</td><td>0000</td></tr> <tr><td>Finished Basement</td><td>000000</td></tr> <tr><td>Basement Garage</td><td>0</td></tr> <tr><td>Total Living Area</td><td>1,736</td></tr> </table> <p><b>CONDOMINIUM INFO</b></p> <table style="width:100%;"> <tr><td>Condo Style</td><td></td></tr> <tr><td>Condo Level</td><td>00</td></tr> </table>	1st Floor	0416	2nd Floor	1320	3rd Floor	0000	Half Floor	0000	Attic Area	0000	Recroom Area	000000	Basement	0000	Finished Basement	000000	Basement Garage	0	Total Living Area	1,736	Condo Style		Condo Level	00
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Condo Level	00																																																		

<b>ADDITIONS</b>				
Basement	1st Floor	2nd Floor	3rd Floor	Area
	ATTACHED GARAGE OPEN CARPORT  ENCLOSED STORAGE	WOOD DECK  ATTCH GREENHOUSE		0617 1119 0285 0140 0140

<b>OTHER BUILDINGS &amp; YARD IMPROVEMENTS</b>					
Type	Qty	Yr Built	Size	Grade	Condition
STORAGE SHED -LGT MET	01	1981	000070	AVERAGE	AVERAGE
STORAGE SHED -FRAME	01	1981	000096	AVERAGE	AVERAGE

**BUILDING PERMIT INFORMATION**

**APPRAISAL INFORMATION**

Legal LINTNER  
LT 35A

Parcel 010-123-25-000 # 01 of 01

#

Owner MOA  
ANCHORAGE FIRE & RESCUE

Prop Info # SINGLE FAMILY  
Site Addr

PO BOX 196650  
ANCHORAGE AK 99519

**BUILDING PERMITS**

Permit #

Class Type R

Class Use R-3 RESIDENTIAL, SINGLE FAMILY

Date May 12, 2009

Address 2211 MC RAE RD

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type GENERAL CONTRACTOR

Name TBA

E-mail

Phone ( ) -

Fax ( ) -

Address 4700 S BRAGAW

City/State/Zip ANCHORAGE AK 99504-

Project

Sewer / Water PUBLIC | PUBLIC

Work Type DEMO

Work Total demo of house

Description

**CASES**

Case Number

# of Parcels

Hearing Date

**PERMIT COMMENT**

OWNER HISTORY

APPRAISAL INFORMATION

Legal LINTNER  
LT 35A

Parcel 010-123-25-000

# 01 of 01

01

Property Info # Descr SINGLE FAMILY

Site Adress

#

**Current** 10/16/07

MOA  
ANCHORAGE FIRE & RESCUE

PO BOX 196650  
ANCHORAGE AK 99519 6650

**3rd**  
0000 0000 //

**Prev**  
2594 0000 02/08/94  
KUNTZ JAMES P

PO BOX 92666  
ANCHORAGE AK 99509

**4th**  
0000 0000 //

**2nd**  
0000 0000 //

**5th**  
0000 0000 //

**Content ID:** 008220

**Type:** Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 1.15 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT FOR CONROY RUSHTON SUBDIVISION #1, BLOCK 9A, AND LINTNER SUBDIVISION, LOT 35A; GENERALLY LOCATED NORTH OF MCRAE ROAD AND WEST OF WOODLAND DRIVE (Spenard Community Council) (Planning and Zoning Commission Case 2009-080)

**Title:**

**Author:** weaverjt

**Initiating Dept:** Planning

**Date Prepared:** 10/7/09 4:40 PM

**Director Name:** Jerry T. Weaver Jr.

**Assembly Meeting Date:** 11/17/09

**Public Hearing Date:** ~~11/2/09~~ 12/15/09

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	11/6/09 12:11 PM	Exit	Joy Maglaqui	Public	008220
MuniManager_SubWorkflow	11/6/09 12:11 PM	Approve	Joy Maglaqui	Public	008220
Legal_SubWorkflow	11/6/09 11:53 AM	Approve	Rhonda Westover	Public	008220
Finance_SubWorkflow	11/5/09 2:30 PM	Approve	Lucinda Mahoney	Public	008220
OMB_SubWorkflow	11/5/09 9:22 AM	Approve	Cheryl Frasca	Public	008220
OCPD_SubWorkflow	11/4/09 11:55 AM	Approve	Tawny Klebesadel	Public	008220
Planning_SubWorkflow	11/2/09 3:57 PM	Approve	Jerry Weaver Jr.	Public	008220
AllOrdinanceWorkflow	11/2/09 3:57 PM	Checkin	Jerry Weaver Jr.	Public	008220
OCPD_SubWorkflow	11/2/09 3:07 PM	Reject	Tawny Klebesadel	Public	008220
Planning_SubWorkflow	11/2/09 11:41 AM	Approve	Jerry Weaver Jr.	Public	008220
AllOrdinanceWorkflow	11/2/09 11:40 AM	Checkin	Jerry Weaver Jr.	Public	008220
Legal_SubWorkflow	10/30/09 1:02 PM	Reject	Dean Gates	Public	008220
Finance_SubWorkflow	10/30/09 10:31 AM	Approve	Lucinda Mahoney	Public	008220
OMB_SubWorkflow	10/27/09 9:11 AM	Approve	Bruce Holmes	Public	008220
OCPD_SubWorkflow	10/20/09 10:31 AM	Approve	Tawny Klebesadel	Public	008220
Planning_SubWorkflow	10/19/09 12:05 PM	Approve	Jerry Weaver Jr.	Public	008220
AllOrdinanceWorkflow	10/12/09 9:04 AM	Checkin	Jerry Weaver Jr.	Public	008220
OMB_SubWorkflow	10/9/09 8:11 AM	Reject	Cheryl Frasca	Public	008220
OCPD_SubWorkflow	10/8/09 3:46 PM	Approve	Greg Jones	Public	008220
Planning_SubWorkflow	10/7/09 4:48 PM	Approve	Jerry Weaver Jr.	Public	008220
AllOrdinanceWorkflow	10/7/09 4:44 PM	Checkin	Jerry Weaver Jr.	Public	008220