

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: December 1, 2009

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 1-12-10

**Anchorage, Alaska
AO 2009-139**

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 6.51 ACRES FROM R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND I-1 (LIGHT INDUSTRIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT); AND R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PORTIONS OF CROSSROADS BUSINESS PARK, TRACT 4 AND TRACT 5B-1; GENERALLY LOCATED SOUTH OF 48TH AVENUE AND ON THE WEST SIDE OF VAN BUREN STREET.

(Spenard Community Council) (Planning and Zoning Commission Case 2009-103)

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:

Two portions of Crossroads Business Park Subdivision, Tract 4, consisting of a 39,836 square-foot portion and a 18,382 square-foot portion; and a portion of Crossroads Business Park Subdivision, Tract 5B-1, consisting of 118,801 square feet (for a combined total of 4.07 acres), generally located north of International Airport Road, west of Van Buren Street, south of 48th Avenue, and east of Northwood Drive, as shown on Exhibit "A" attached.

Section 2. The zoning map shall be amended by designating the following described property as I-1 SL (Light Industrial with Special Limitations) District:

1 A portion of Crossroads Business Park Subdivision, Tract 4, consisting
2 of 5,633 square feet; and a portion of Crossroads Business Park
3 Subdivision, Tract 5B-1, consisting of 100,838 square feet (for a
4 combined total of 2.44 acres), generally located north of International
5 Airport Road, west of Van Buren Street, south of 48th Avenue, and east of
6 Northwood Drive, as shown on Exhibit "A" attached.

7
8 **Section 3. Special Limitations.**

9
10 A. ~~The I-1 SL District shall be subject to the following Special Limitations:~~

- 11
12 1. ~~Buffer landscaping shall be required on the I-1 SL parcel where it~~
13 ~~adjoins PLI land that is managed as parkland.~~
14

15 **Section 3[4.] Effective Clause.**

16 A. This rezoning shall become effective at the time that an exchange
17 of land is entered into between the parties involved which includes
18 the Municipality and other private entities.

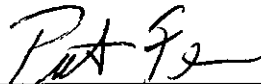
19
20 B. Permits shall not be issued for Phase 2 of the *Van Buren Street*
21 *and 48th Avenue access improvements* (including the parking lot)
22 or for parking or park development on the Municipal parcels
23 involved in this case until the completion of a plan for safe and
24 efficient connectivity and shared use of parking to the maximum
25 extent possible among the Municipality's recreation and school
26 facilities as well as possible use of existing parking on private
27 lands. This plan for efficient parking and pedestrian connectivity
28 shall be approved by the Planning Department, Traffic
29 Department and Non-Motorized Trail Coordinator, and subject to
30 public review by the Spenard Community Council and Parks and
31 Recreation Commission. This shall also be subject to resolving
32 the matter of the secondary egress of the properties with the
33 Municipality and the Fire Department. The entity developing the
34 plan would be the Municipality of Anchorage.

35
36 **Section 4[5].** This ordinance shall become effective 10 days after the Director of
37 the Planning Department has received the written consent of the owners of the
38 property within the area described in Section 1 above to the special limitations
39 contained herein. The rezone approval contained herein shall automatically
40 expire, and be null and void, if the written consent is not received within
41 120 days after the date on which this ordinance is passed and approved. In the
42 event no special limitations are contained herein, this ordinance is effective

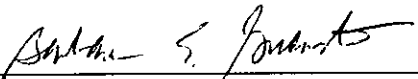
1 immediately upon passage and approval. The Director of the Planning
2 Department shall change the zoning map accordingly.

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7 PASSED AND APPROVED by the Anchorage Assembly this
8 12th day of January 2010.

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10
11
12 ATTEST:



Chair



Municipal Clerk

13 (Case 2009-130; Tax I.D. No. 010-511-21; 010-511-07)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2009-139

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 6.51 ACRES FROM R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND I-1 (LIGHT INDUSTRIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT); AND R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PORTIONS OF CROSSROADS BUSINESS PARK, TRACT 4 AND TRACT 5B-1; GENERALLY LOCATED SOUTH OF 48TH AVENUE AND ON THE WEST SIDE OF VAN BUREN STREET.

Sponsor: Mayor
 Preparing Agency: Planning Department
 Others Impacted:

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

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this 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 689-2009

Meeting Date: December 1, 2009

From: Mayor

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 6.51 ACRES FROM R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND I-1 (LIGHT INDUSTRIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT); AND R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PORTIONS OF CROSSROADS BUSINESS PARK, TRACT 4 AND TRACT 5B-1; GENERALLY LOCATED SOUTH OF 48TH AVENUE AND ON THE WEST SIDE OF VAN BUREN STREET.

1 On August 3, 2009, the Planning and Zoning Commission recommended
2 approval of the rezone for the subject property from R-4 SL, R-O SL and I-1 to
3 PLI, and from R-O SL and R-4 SL to I-1 SL.
4

5 The Municipality of Anchorage (MOA) is proposing a land trade, replat, and
6 zoning map amendment to support a road improvement project in the Spenard
7 Area. The project is known as the *Van Buren Street/48th Avenue Circulation*
8 *and Access Improvements*. A preliminary plat (S-11759) was approved on
9 August 5, 2009 to effectuate these land trades and road vacations. The rezone
10 will create consistent zoning for the properties affected by eliminating split
11 zones on the properties.

12 Two parcels are involved: Crossroads Business Park, Tract 4 (owned by MOA,
13 zoned I-1 and R-O SL, approximately 3.24 acres), and Crossroads Business
14 Park, Tract 5B-1 (owned by Orbus Inc., zoned R-4 SL, approximately 10.88
15 acres). The MOA will trade approximately 2.1 acres of the 3.24 acre Tract 4 to
16 Orbus (subsidiary of American Fast Freight, known hereafter as AFF) to
17 incorporate into AFF's property to the south. A small portion of this site is
18 zoned R-O SL, which will be traded to AFF. This will be rezoned to I-1 SL to
19 match the existing industrial use. The remainder of the site is zoned R-O SL

1 and will be rezoned to PLI for future public use, likely as park use. AFF owns
2 Tract 5B-1 (10.89 acres) and will trade approximately 2.7 acres of property to
3 the MOA for the relocation of the Sisterhood Park soccer fields. This entire
4 tract is currently zoned R-4 SL. The area to be traded to MOA will be rezoned
5 to PLI, and the remainder of the site will remain R-4 SL and is vacant at this
6 time.

7 The Planning and Zoning Commission recommended approval of the request
8 for the land trade. The Planning and Zoning Commission recommended
9 approval of the rezoning request to PLI and to I-1 with effective clauses and a
10 special limitation on the I-1 District. The effective clauses require the land
11 exchange, resolving secondary egress, and resolution of access improvements
12 on the Municipal parcels prior to the Phase 2 development. The special
13 limitation requires buffer landscaping on the I-1 parcel where it adjoins PLI land
14 that is managed as parkland.

15
16 This rezoning generally meets the rezoning standards in AMC 21.20.090.

17
18 The Planning and Zoning Commission recommends APPROVAL of the rezone
19 to I-1 SL and PLI for the subject property by a unanimous vote of seven yeas
20 and zero nays.

21
22 **THE ADMINISTRATION RECOMMENDS ADOPTION OF THE PROPOSED**
23 **ORDINANCE.**

24
25 Prepared by: Angela C. Chambers, Acting Zoning Administrator,
26 Planning Department

27 Concur: Jerry T. Weaver Jr., Acting Director,
28 Planning Department

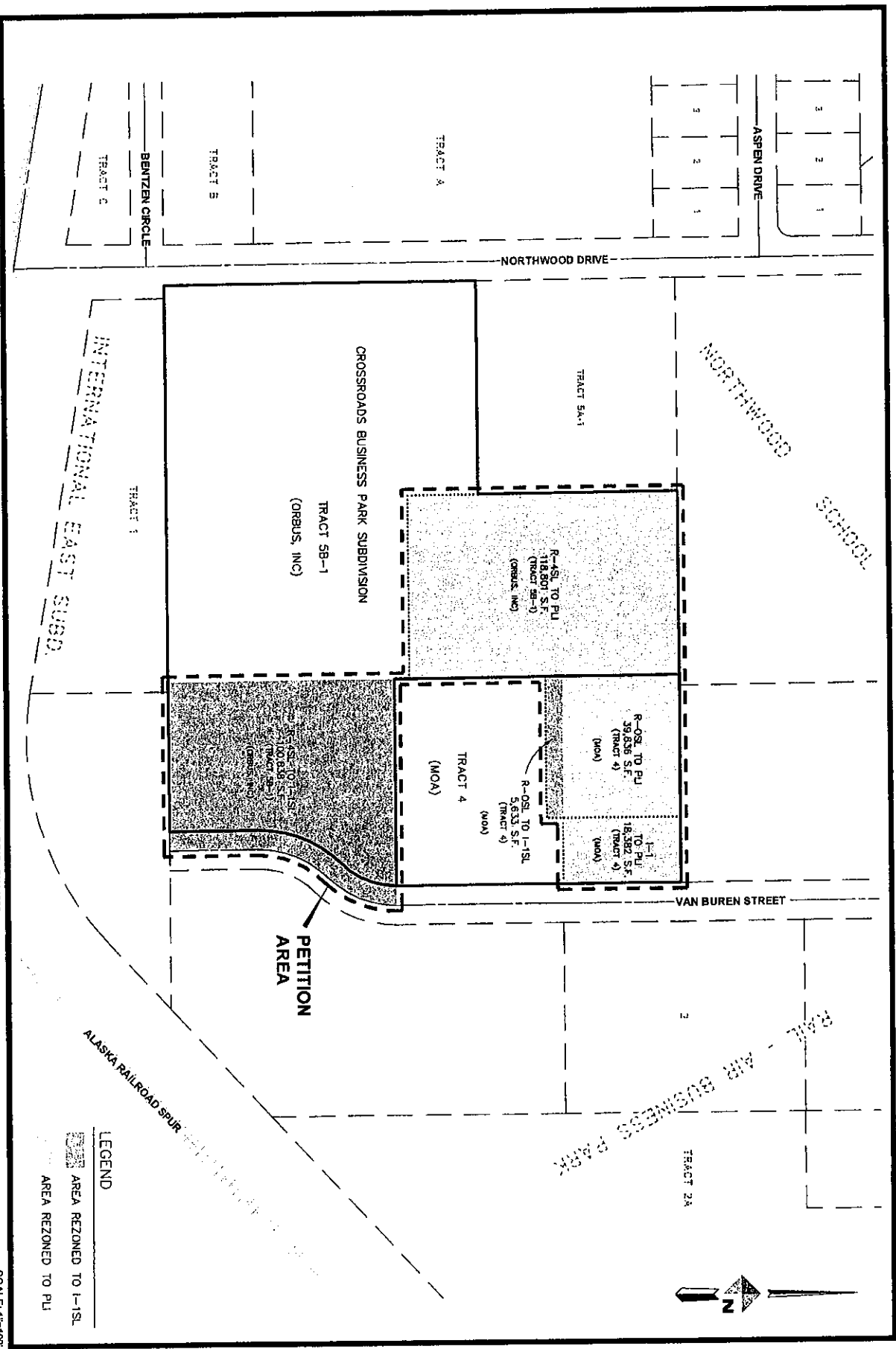
29 Concur: Greg Jones, Executive Director, Office of
30 Community Planning and Development

31 Concur: Dennis A. Wheeler, Municipal Attorney

32 Concur: George J. Vakalis, Municipal Manager

33 Respectfully submitted, Daniel A. Sullivan, Mayor

34
35 (Case 2009-103; Tax I.D. No 010-511-21; 010-511-07)



P:\Project\AD57465\REZONER\REZN\AF-SW.dwg 2009-10-22

MOA GRID: SW 1828

SCALE: 1"=100'



DOWL HKM

**ZONING MAP AMENDMENT DESIGNATIONS
VAN BUREN ST. / W. 48TH AVE. IMPROVEMENTS
ANCHORAGE, ALASKA**

EXHIBIT A



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-041

A RESOLUTION RECOMMENDING APPROVAL TO REZONE APPROXIMATELY 14.11 ACRES FROM R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND I-1 (LIGHT INDUSTRIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT); AND R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 (LIGHT INDUSTRIAL DISTRICT), FOR CROSSROADS BUSINESS PARK, TRACT 4 AND TRACT 5B-1, GENERALLY LOCATED SOUTH OF 48TH AVENUE AND ON THE WEST SIDE OF VAN BUREN STREET; AND RECOMMENDS APPROVAL OF A LAND TRADE OF A 2.09 ACRE PORTION OF DEDICATED MUNICIPAL PARK LAND IN EXCHANGE FOR THE 2.73 ACRE PORTION OF AMERICAN FAST FREIGHT LAND TO BE USED AS A PARK.

(Case 2009-103; Tax I.D. No. 010-511-21; 010-511-07)

WHEREAS, a request has been received from the Municipality of Anchorage, Project Management and Engineering to rezone approximately 14.11 acres from R-4 SL (Multiple Family Residential District With Special Limitations), R-O SL (Residential-Office District with Special Limitations) and I-1 (Light Industrial District) To PLI (Public Lands and Institutions District); and R-O SL (Residential-Office District With Special Limitations) To I-1 (Light Industrial District), For Crossroads Business Park, Tract 4 and Tract 5B-1, generally located south of 48th Avenue and on the west side of Van Buren Street; and

WHEREAS, is more specifically specified in Diagram 4 in the staff package to rezone as follows: the parcel identified as 118,801 square feet from R-4 SL to PLI-P; the parcel identified as 39,836 square feet from R-O SL to PLI-P; the parcel identified as 18,382 square feet from I-1 to PLI-P; and the parcel identified as 5,633 square feet from R-O SL to I-1; and the parcel identified as 100,838 square feet from R-4 SL to I-1; and

WHEREAS, a request has also been received for the land trade of a 2.09 acre portion of dedicated Municipal park land in exchange for the 2.73 acre portion of American Fast Freight land to be used as a park as indicated in the request; 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. The Municipality of Anchorage (MOA) is proposing a land trade, re-plat, and zoning map amendment to support a road improvement project in the Spenard Area. Specifically, this project is known as the Van Buren Street/48th Avenue Circulation and Access Improvements. A preliminary plat (S-11759) will be heard on August 5, 2009 to effectuate these land trades and road dedications. The rezone will create consistent zoning for the properties affected by eliminating split zones on individual properties.
2. Specifically, two parcels are involved: Crossroads Business Park, Tract 4 (owned by MOA zoned I-1 and R-O SL, approximate 3.24 acres) and Crossroads Business Park, Tract 5B-1 (owned by Orbus Inc. zoned R-4 SL). The MOA will trade approximately 2.1 acres of the 3.24 acre Tract 4 to Orbus (subsidiary of American Fast Freight, known hereafter as AFF) to incorporate into their property to the south. A small portion of this site is zoned R-O SL, which will be traded to AFF. This will be rezoned to I-1 to match their existing use. The remainder of the site is zoned R-O SL and will be rezoned to PLI for future public use, likely as park use. AFF owns Tract 5B-1 (10.89 acres) and will trade approximately 2.7 acres of property to the MOA for the relocation of the Sisterhood Park soccer fields. This entire tract is currently zoned R-4 SL. The area to be traded to MOA will be rezoned to PLI, and the remainder of the site will be rezoned to I-1 to reflect the current use of the land (mostly vacant, but used for storage of equipment and vehicles in the southeastern area).
3. The Commission approved the request for the land trade. The Commission approved the rezoning request to PLI and to I-1 with several effective clause and special limitations (unless specifically stated otherwise, the conditional apply to both districts):
 - a. This rezoning shall become effective at the time that a full exchange of land is entered into between the parties involved which include the Municipality and other private entities.
 - b. Permits shall not be issued for those 2 of the Van Buren Street and 48th Avenue access improvements (including that parking lot) or for parking or park development on the Municipals parcels involved in this case until the completion of a plan for safe and efficient connectivity and shared use of parking to the maximum extent possible among the municipality's recreation and school facilities as well as possible use of existing parking on private lands. This plan for efficient parking and pedestrian connectivity shall be approved by the Planning Department, Traffic Department and Non-Motorized Trail Coordinator and subject to public review by the Community Council and Parks and Recreation Commission.

- c. Buffer landscaping shall be required on the I-1 parcel where it adjoins PLI land that is managed as park land.
 - d. The rezone shall be subject to resolving the matter of the secondary egress of the R-4 property with the Municipality and the Fire Department. The entity developing the plan would be the Municipality of Anchorage.
4. The Commission finds that the Municipality shall not issue permits for Phase 2 Van Buren Street and 48th Avenue access improvements, including the parking lot, until there is a completed plan for safe and efficient pedestrian connectivity so that all the recreation uses have the maximum benefit of either that parking lot or the existing parking lot. The Commission is concerned that if there is what looks like a concept approval and the transportation money comes through, that there will be a parking lot built before the rest of the trade can happen, and end up with a parking lot and a cul de sac that is an expense and a nuisance, not a benefit.
5. The Commission finds that there are a number reasons why this rezone is in the overall interest of the public. One has to do with the land exchange between the Municipality and a private entity, the effect of which is to clarify the land ownership patterns in the area and to provide a more efficient location for a municipal park. Another reason for the rezone is to clarify the existing balance of land use that are not necessarily germane to the land exchange, but it makes sense to rezone those to a more compatible zoning designation. Perhaps most importantly, this represents an opportunity to resolve a number of issues that the community has dealt with in terms of traffic and specifically truck traffic in their community. Based on discussion and testimony, this is not considered to be a perfect resolution, but it is a problem that has been around for approximately 28 years, and this represents a tenable resolution. The parties have worked long and hard to achieve this resolution, and it is appropriate for the Commission to accept that work and to support it.
6. The Commission expanded on the recommendations for approval through providing the following findings. The intent of the parking and connectivity study for recreational use is fourfold. One is to use existing parking to the greatest extent and avoid the expense and environmental impact of excess public parking. Two to gain maximum use of the recreation open space that is afforded by the public parking. Three, to insure public safety through design of parking so that it is not isolated from the public surveillance, and can be secured in the off hours in an efficient way.

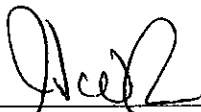
7. The Commission finds that the Platting Board and the Assembly should take careful note of a couple of issues discussed with relation to land use patterns and circulation. One being the potential for loss of residential units through the rezoning of R-4 to I-1, and expectation of whether the intended 225 units could still be achieved on the remaining R-4. Another point would be the potential need to obtain right of way along the Van Buren and Taft alignments to achieve circulation both for industrial uses rather than the cul de sac pattern that is shown now, and for potential residential circulation when the R-4 tract is developed. The Commission noted that may include reserving right of way along the north and northwest boundaries of the I-1 parcel so the traffic from the potential 225 units would not all go onto Northwood within a short stretch of that intersection at International. The Commission further finds it was important to note that action on the rezone, if approved, is not to be construed as approval of the parking or playfield layout, and the need and the location of the proposed parking lot in particular has not been substantiated. The Spenard Community Council in its resolution requested additional planning and review, and again that the Commission's action tonight is not thus to be construed as the site concept level design.
8. The Commission noted its concern about the loss of residential land and hope that the 225 limit which was done to mitigate a loss somewhere else is not lost in the process of what is being done here. The Commission noted that the findings that the Parks and Recreation Commission also offered support along with the Spenard Community Council.
9. The Commission encouraged Municipal officials and others that are involved in these sort of land trades to take into consideration the needs for affordable housing in this community which is primarily through R-2M, R-3 and R-4 zoning. The Commission finds that the issue of housing has been ignored in this rather complicated exchange, and would hope that city officials and planners in the future will take into consideration the need for housing in the community.
10. The Commission noted its appreciation for the fact that a series of compromise were made long before it came to the Commission.

11. The Commission finds that any public facilities, particularly roads or streets, cannot build these projects in a vacuum. The Commission finds these need to be built looking at the related facilities that might be needed in the community whether they are walkways or pathways, and in the instance here where they are mixing up and changing park lands, not only the parking facilities which were not addressed tonight at all. The Commission specifically did not look at it, but where is the parking going to be, is it going to be some place safe, where it is well lit, and where eyes can be on it at all hours. Also, the community needs to be very engaged in the planning of this, so the first time one sees it is not at a meeting like this where somebody says here it is, or here is your new road, but you are not going to see these other pieces until there is maybe money for it at some future time whenever that might be. There at least needs to be a plan, to know what is coming down the road.
 12. The Commission noted this request for rezoning is consistent with the Anchorage 2020 Comprehensive Plan map.
 13. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
 14. The Commission recommended approval of request by a unanimous vote: 7-yes, 0-nea.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to PLI and I-1 as noted above, with the following effective clause and special limitation (unless specifically stated otherwise, the conditional apply to both districts):
- a. This rezoning shall become effective at the time that a full exchange of land is entered into between the parties involved which include the Municipality and other private entities.
 - b. Permits shall not be issued for those 2 of the Van Buren Street and 48th Avenue access improvements (including that parking lot) or for parking or park development on the Municipals parcels involved in this case until the completion of a plan for safe and efficient connectivity and shared use of parking to the maximum extent possible among the municipality's recreation and school facilities as well as possible use of existing parking on private lands. This plan for efficient parking and pedestrian connectivity shall be approved by the Planning Department, Traffic Department and Non-Motorized Trail Coordinator and subject to public review by the Community Council and Parks and Recreation Commission.

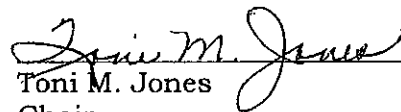
- c. Buffer landscaping shall be required on the I-1 parcel where it adjoins PLI land that is managed as park land.
- d. The rezone shall be subject to resolving the matter of the secondary egress of the R-4 property with the Municipality and the Fire Department. The entity developing the plan would be the Municipality of Anchorage.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of August, 2009.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of October, 2009.



Jerry T. Weaver, Jr.
Secretary



Toni M. Jones
Chair

(Case 2009-103; Tax I.D. No. 010-511-21; 010-511-07)

acc

PASSED

- 2. CASE: 2009-103**
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to I-1, PLI & R-4SL

Angela Chambers presented the staff report and recommendations on behalf of the Municipality. Ms. Chambers explained the Municipality of Anchorage is proposing a land trade, re-plat, and zoning map amendment to support a road improvement project in the Spenard Area. The project is the Van Buren Street/48th Avenue Circulation and Access Improvements. It has had considerable planning to alleviate circulation issues within the area east of Northwood Elementary School, south of West 48th Avenue, and north of International Airport Road (west of Spenard Builders Supply). This area has a mixture of residential, public and industrial zoning districts, and the mix of this traffic has resulted in ineffective road access and traffic flow. The rezone will create consistent zoning for the properties affected by eliminating split zones on individual properties.

Ms. Chambers described the land trades and rezoning requirements to effectuate the road design and vacations necessary for this project. The MOA will trade approximately 2.1 acres of the 3.24 acre Tract 4 to Orbus (subsidiary of American Fast Freight (AFF) to incorporate into their property to the south. A small portion of this site is zoned R-O SL, which will be traded to AFF. This will be rezoned to I-1 to match their existing use. The remainder of the site is zoned R-O SL and will be rezoned to PLI for future public use, likely as a park. AFF owns Tract 5B-1 (10.89 acres) and will trade approximately 2.7 acres of property to the MOA for the relocation of the Sisterhood Park soccer fields. This entire tract is currently zoned R-4 SL. The area to be traded to MOA will be rezoned to PLI, and the remainder of the site will be rezoned to I-1 to reflect the current use of the land (mostly vacant, but used for storage of equipment and vehicles in the southeastern area).

The Commission discussed history of the zoning on the R-4 parcel and expressed concern on the loss of residential land as a result of this land trade and rezoning. It was noted that the actual number of lost residential units would be 225. The right of way to be vacated as part of this case was talked about, however it is under the purview of the Platting Board and has not been scheduled yet. Staff clarified that some of the parcels being rezoned to PLI by the Municipality are part of a housekeeping action as the parcels were not properly zoned according to policy for Municipal owned property. The land use for the parcels was reviewed, including the type of business conducted and the traffic impacts from American Fast Freight and Northwood Elementary School combined with the residential traffic. Also discussed was the circulation pattern proposed for Van Buren Street, 48th Avenue, Northwood Drive and International Airport Road. Concern was expressed that the circulation pattern was incomplete and did not take into account possible future residential development of the remaining R-4 parcel. Layout and design for the roads, parks, soccer fields and parking were reviewed. It was clarified that the Parks

Commission would have to review plans for parks, soccer fields and any parking related to those areas.

Public hearing opened.

TIM POTTER with Dowl HKM represented the petitioner, the Municipality of Anchorage, Project Management & Engineering. His presentation included a review of the parcels being rezoned, their ownership history and use. He spoke about existing traffic and impacts on future traffic from American Fast Freight, Northwood Elementary School, Spenard Recreation Center, Spenard Builders and the soccer field. Questions and discussion followed on the circulation plan, and impacts to and safety of the local community. The parks were also discussed, including parking, night time access and security and buffer zones. MR. POTTER briefly touched on details of the land trade that all the parties had entered into, and the actions that need to take place before the agreement can become effective.

ROBERT AUTH spoke in support of the rezone. He lives in the area and is a past officer of Spenard Community Council. He briefly discussed the history behind the 2001 rezone for the Dimond Parking parcel and the associated residential units. He noted the Spenard Community Council is in favor, in general, of the proposal. MR. AUTH was concerned about losing residential again, that the property along Northwood stay residential, and felt nothing should take effect until all the exchange takes place.

MARGARET AUTH expressed concerns of the community regarding traffic moving along Northwood Drive. She noted the Spenard Community Council is very concerned about this problem. She noted there are tractor trailers going through neighborhoods in front of homes where children are walking up and down the street. Additional concerns included access to and security at the school, parks and parking lots. She agrees an effective clause is needed to insure that nothing goes forward unless there is an agreement on everything. She would like to see some kind of landscaping between the soccer fields and the tractor trailers. MS. AUTH talked about the future of Tract 5.

Questions and discussion followed regarding the circulation needs of the neighborhood.

The hearing closed at 8:35 p.m.

Commissioner Phelps moved to approve in matter of Case 2009-103 recommending Anchorage Assembly approval of the request to rezone Crossroads Business Park, Tract 4 to I-1, Tract 5B-1 to PLI and I-1, and recommend approval for the land trade of a 2.09 acre portion of dedicated Municipal park land in exchange for the 2.73 acre portion of American Fast Freight land to be used as a park as indicated in the request, and as more specifically specified in Diagram 4 in the staff package to rezone as follows: the parcel identified as 118,801 square feet from R-4 SL to PLI-P; the parcel identified as 39,836 square feet from R-O SL to PLI-P; the parcel identified as 18,382 square feet from I-1 to PLI-P; and the parcel identified as 5,633 square feet from R-O SL to I-1; and the parcel identified as 100,838 square feet from R-4 SL to I-1; subject to a special limitation that this rezoning become effective at the time that a full exchange is entered into

between the parties involved which include the Municipality and other private entities.
Commissioner Pease seconded.

MS. CHAMBERS in responding to COMMISSIONER YOSHIMURA's question regarding the requirements for dual access in subdivisions and the number of dwelling units explained that this is covered under AMC 21.90.003(f)(3)(b) residential developments of 30 or more dwelling units shall be provided with separate and approved access roads meeting the requirements adopted under AMC Title 23. She also noted the requirements are negotiable based on a number of conditions in the code.

COMMISSIONER PEASE proposed a special limitation that permits shall not be issued for those 2 of the VanBuren Street and 48th Avenue access improvements (including that parking lot) or for parking or park development on the Municipals parcels involved in this case until the completion of a plan for safe and efficient connectivity and shared use of parking to the maximum extent possible among the municipality's recreation and school facilities as well as possible use of existing parking on private lands. This plan for efficient parking and pedestrian connectivity shall be approved by the Planning Department, Traffic Department and Non-Motorized Trail Coordinator and subject to public review by the Community Council and Parks and Recreation Commission.

COMMISSIONER PHELPS questioned the feasibility noting it seemed like a comprehensive transportation study, and he was not sure if the Municipality was prepared to do this.

COMMISSIONER PEASE summarized her proposal stating that basically her proposal is that the Municipality not issue permits for Phase 2 Van Buren Street and 48th Avenue access improvements, including the parking lot, until there is a completed plan for safe and efficient pedestrian connectivity so that all the recreation uses have the maximum benefit of either that parking lot or the existing parking lot. she is concerned that if there is what looks like a concept approval and the transportation money comes through, that there will be a parking lot built before the rest of the trade can happen, and end up with a parking lot and a cul de sac that is an expense and a nuisance, not a benefit.

COMMISSIONER PHELPS would accept this as a friendly amendment based on the understanding that the entity developing the plan would be the Municipality of Anchorage.

MS. CHAMBERS explained that as worded this proposed amendment would be in the permit records and system, and they would have to go through those agencies to get that approval for that design even if there was something different proposed, and it can be caught that that way.

COMMISSIONER PHELPS concurred, and COMMISSIONER PEASE'S proposal was accepted as a friendly amendment.

COMMISSIONER PEASE proposed a special limitation require buffer landscaping on the rezoned I-1 parcel where it adjoins PLI land that is managed as park land. COMMISSIONER PEHLPS concurred. ***This was accepted as a friendly amendment.***

COMMISSIONER YOSHIMURA proposed that the rezone be subject to resolving the matter of the secondary egress of the R-4 property with the Municipality and the Fire Department. **COMMISSIONERS PEASE AND PHELPS concurred. This was accepted as a friendly amendment.**

COMMISSIONER PHELPS in speaking to his motion noted that there are a number of reasons why he believes this rezone is in the overall interest of the public. One has to do with the land exchange between the Municipality and a private entity, the effect of which is to clarify the land ownership patterns in the area and to provide a more efficient location for a municipal park. Another reason for the rezone is to clarify the existing balance of land use that are not necessarily germane to the land exchange, but for reasons that have been excessive land use it makes sense to rezone those to a more compatible zoning designation. Perhaps most importantly, this represents an opportunity to resolve a number of issues that the community has dealt with in terms of traffic and specifically truck traffic in their community. Based on discussion and testimony, this is not considered to be a perfect resolution, but it is a problem that has been around for approximately 28 years, and this represents a tenable resolution. The parties have worked long and hard to achieve this resolution, and he believes it is appropriate for the Commission to accept that work and to support it. Finally, he noted the standards for rezoning have been met, and this request for rezoning is consistent with the Comprehensive Plan map. For those reasons, he will support the motion.

COMMISSIONER PEASE will be supporting this motion, and substantiated it with the following findings. The intent of the parking and connectivity study for recreational use is fourfold. One is to use existing parking to the greatest extent and avoid the expense and environmental impact of excess public parking. Two to gain maximum use of the recreation open space that is afforded by the public parking. Three, to insure public safety through design of parking so that it is not isolated from the public surveillance, and can be secured in the off hours in an efficient way. She suggested that the Platting Board and the Assembly should take careful note of a couple of issues discussed with relation to land use patterns and circulation. One being the potential for loss of residential units through the rezoning of R-4 to I-1, and expectation of whether the intended 225 units could still be achieved on the remaining R-4. Another point would be the potential need to obtain right of way along the Van Buren and Taft alignments to achieve circulation both for industrial uses rather than the cul de sac pattern that is shown now, and for potential residential circulation when the R-4 tract is developed. COMMISSIONER PEASE noted that may include reserving right of way along the north and northwest boundaries of the I-1 parcel so the traffic from the potential 225 units would not all go onto Northwood within a short stretch of that intersection at International. She felt it was important to note that action on the rezone, if approved, is not to be construed as approval of the parking or playfield layout, and the need and the location of the proposed parking lot in particular has not been substantiated. The Spenard Community Council in its resolution requested additional planning and review, and again that the Commission's action tonight is not thus to be construed as the site concept level design.

COMMISSION WEDDLETON noted his concern about the loss of residential land and hope that the 225 limit which was done to mitigate a loss somewhere else is not lost in the process of what is being doing here. He added for the findings that the Parks and Recreation Commission also offered support along with the Spenard Community Council.

COMMISSION FREDRICK, noting the coincidence of the first 2 cases tonight involving loss of residential land, reiterated his concern even more strongly. He stated that in the first case it was a few thousand square feet, and in this case it is, by his calculation, somewhere north of 225,000 square feet, or just over 6 acres of residential land, and whether it was zoned residential with careful thought or not, it is no longer going to be residential land. Even assuming the access issues on Northwood for the remaining R-4 land can be resolved, he suspects that the Commission has made it somewhat more difficult for someone to develop that in the future. He will be supporting the resolution because he thinks that with all its flaws it is solving a difficult problem for that neighborhood, the businesses, and the municipal agencies and parks involved in the mix. He thinks it is just a shame that it results in such a dramatic loss of residential land.

COMMISSIONER YOSHIMURA will be supporting the motion although she is concerned about the continued loss of residential property in the Municipality. She encouraged Municipal officials and others that are involved in these sorts of land trades to take into consideration the needs for affordable housing in this community which is primarily through R-2M, R-3 and R-4 zoning. She believes the issue of housing has been ignored in this rather complicated exchange, and would hope that city officials and planners in the future will take into consideration the need for housing in the community.

COMMISSIONER ISHAM will be supporting this motion. He appreciates the fact that a series of compromise were made long before it came to the Commission, and that all the sausage grinding was done pre-meeting. It makes it significantly easier for us as a Commission.

CHAIR JONES will be supporting this. She strongly supports the amendment that COMMISSIONER PEASE made that has to do with issues of public safety and circulation, and requiring the study that is going to deal with that, parking and connectivity. She is very familiar with the area and the traffic problem, and the mixing of traffic is beyond very dangerous. She thinks it is totally appropriate before we build any public facilities, particularly building roads or streets, that they cannot build these projects in a vacuum. We have to build them looking at the related facilities that might be needed in the community whether they are walkways or pathways, and in the instance here where they are mixing up and changing park lands, not only the parking faculties which were not addressed tonight at all. We specifically did not look at it, but where is the parking going to be, is it going to be some place safe, where it is well lit, and where eyes can be on it at all hours. Also, the community needs to be very engaged in the planning of this, so the first time you see it is not at a meeting like this where somebody says here it is, or here is your new road, but you are not going to see these other pieces until there is maybe money for it at some future time whenever that might be. You at least need to have a plan, and know what is coming down the road.

AYE: Phelps, Weddleton, Isham, Jones, Yoshimura, Fredrick, Pease

NAY: None

PASSED

The Commission took a brief recess, and the meeting reconvened at 9:06 p.m.

- 3. CASE: 2009-101**
PETITIONER: Wal-Mart-Stores, Inc.
REQUEST: Site plan review for a large retail/commercial establishment

Mary Autor presented the staff report and recommendations on behalf of the Municipality. This is a public hearing site plan review for expansion of the mid-town Wal-Mart store located on Tract D-11C, Calais Subdivision, between Benson Boulevard and Calais Drive, east on A Street. Wal-Mart Stores propose to expand the existing 154,000 square foot store by adding approximately 38,436 square feet for a total of 192,047 square feet. The store will maintain the general merchandise and seasonal garden center, and add groceries and alcohol sales. MS. AUTOR explained that the purpose of this review under AMC 20.50.320 is to look at how the 10% of the amount of money for the addition is being allocated and spent, and whether it meets with the priorities of the public and the Comprehensive Plan. The 10% is being applied to the elimination of the driveway access to the main driveway, access from Calais and a new west and north pedestrian connection, additional parking lot landscaping and a small external community space. MS. AUTOR reviewed the site conditions, findings and staff recommendations noting agreement with the petitioner that traffic and pedestrian safety improvements and enhancing the landscape where possible are the most important aspects to application of the 10% money. Secondary focus, if any, would be on the exterior facade over and above what they are presently proposing.

Discussion followed on landscaping, appearance of the outside facade of the building, site drainage, snow removal, traffic patterns, why a TIA was not done for the site, and concern for pedestrian safety. The Commission discussed the differences between the proposed changes to the Mid-town Wal-Mart and the completed Wal-Mart sites in Eagle River and South Anchorage, and felt the Mid-town Wal-Mart was lacking in comparison. A lengthy dialogue was held regarding the 10% dollar amount to be applied to the site plan in accordance with the AMC 21.55.130, 21.35.020 and 21.50.320. The Commission asked for clarification on the interpretation of how the 10% dollar amount was determined for this and similar projects, and how that money can be applied.

CHAIR JONES opened the public hearing.

TOM ADAMS with Lounsbury & Associates represented the petitioner, Wal-Mart. He stated that Wal-Mart is always willing to participate with communities in the following of their codes; all we seek is a fair application of that code across all boards with respect to all retailers. He noted that the case has been properly presented and summarized, they have reviewed the

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

G.2.

DATE: August 3, 2009

CASE NO.: 2009-103

APPLICANT: Municipality of Anchorage, Project Management and Engineering

REPRESENTATIVE: DOWL HKM

REQUEST: R-4 SL, R-O SL and I-1 to PLI; R-O SL and R-4 SL to I-1 (See attached exhibit in staff report)

LOCATION: Crossroads Business Park Tract 4 and Tract 5B-1

SITE ADDRESS: 4910 Van Buren Street

COMMUNITY COUNCIL: Spenard

TAX NUMBER: 010-511-21; 010-511-07

ATTACHMENTS:

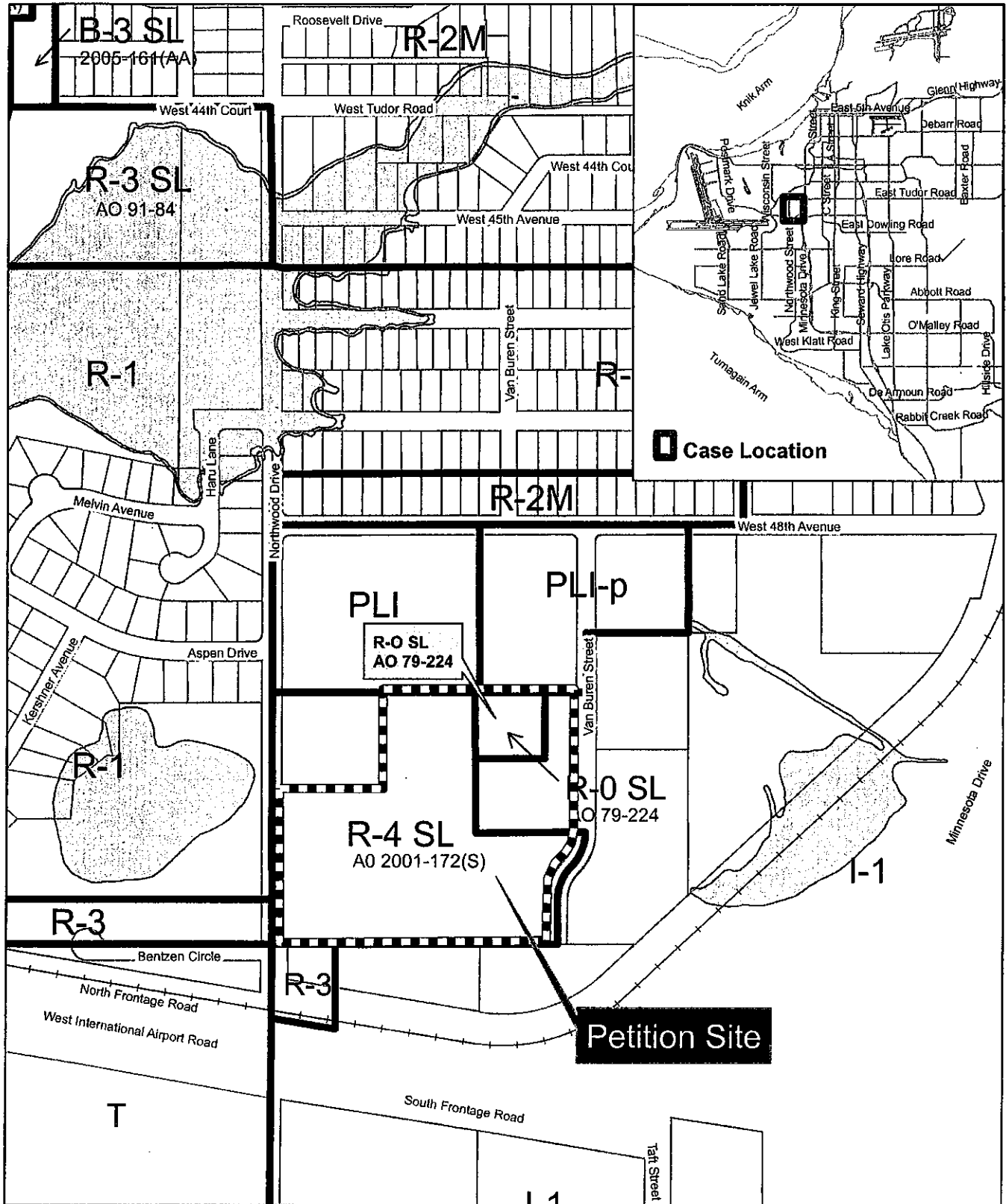
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval

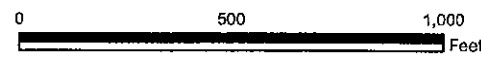
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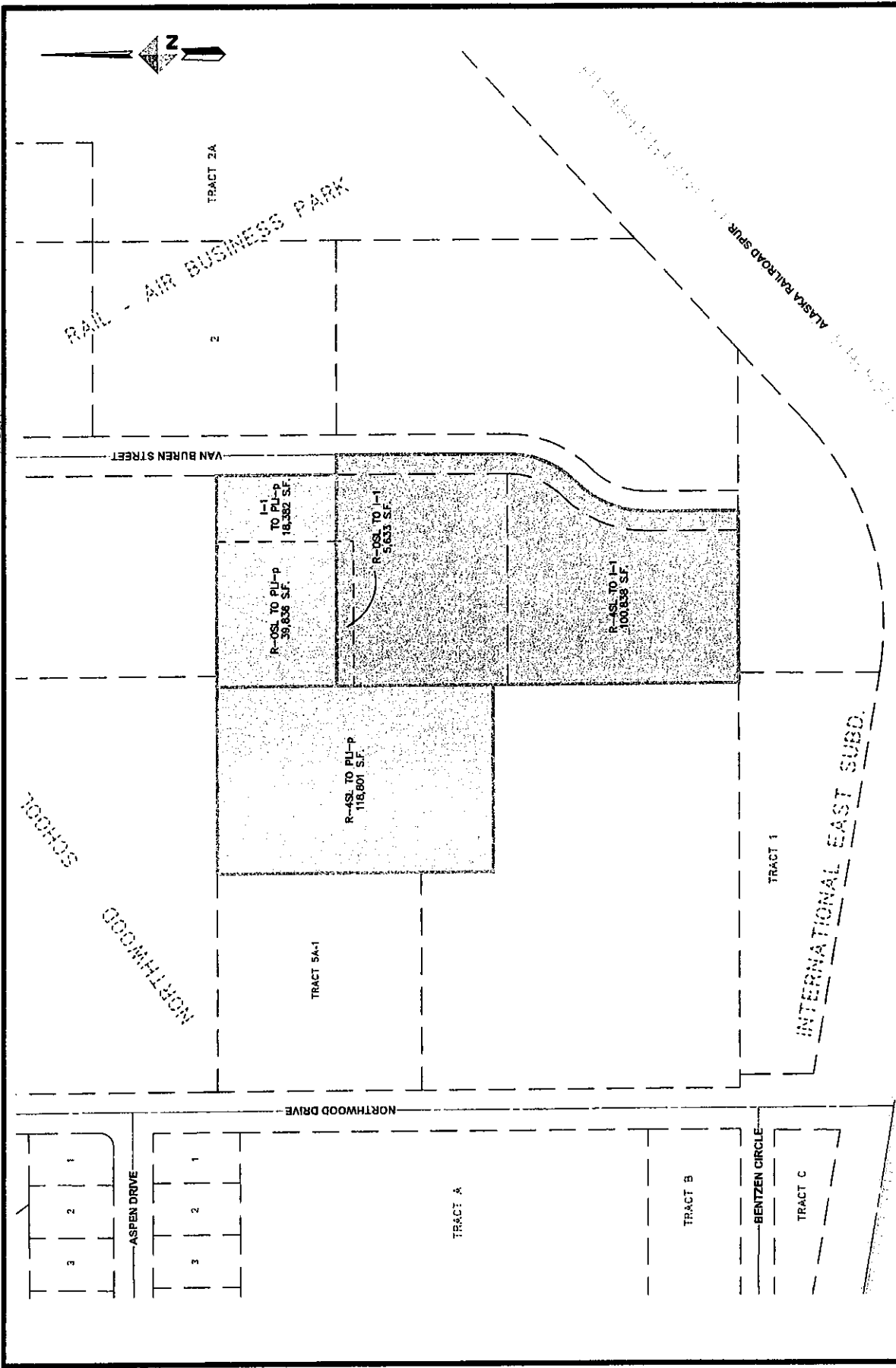
Acres: 14.11 acres
Vegetation: Institutional and Residential Landscaping
Zoning: R-4 SL, R-O SL and I-1
Topography: Generally level
Existing Use: Industrial and vacant
Soils: Public water and sewer

2009-103



Municipality of Anchorage
 Planning Department
 Date: June 12, 2009

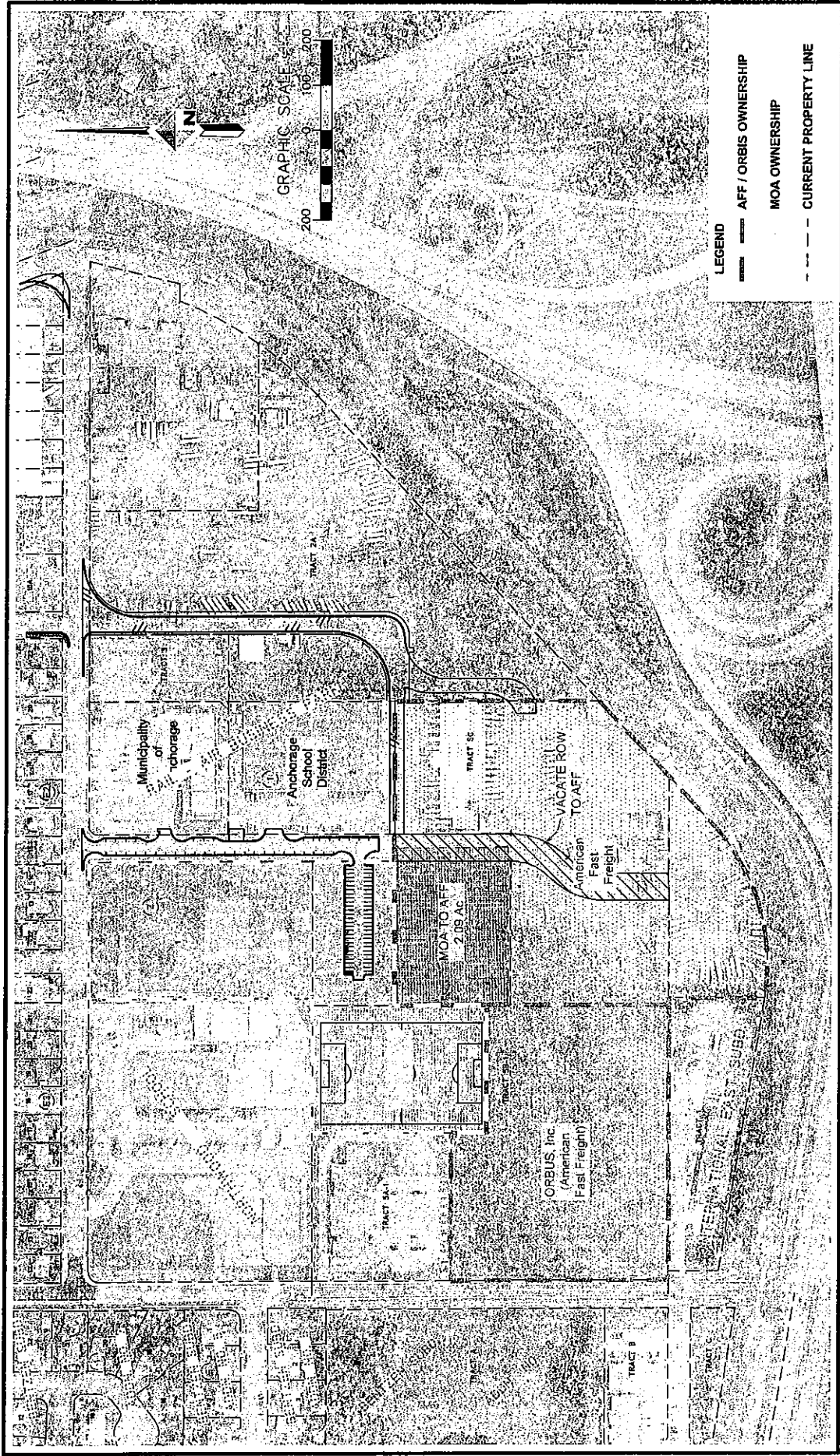




P:\Projects\ID57465\REZONE\REZN-AFF.dwg 2009-6-11 MCA GRID: SW 1828 SCALE: 1"=100'

FIGURE 4
 ZONING MAP AMENDMENT DESIGNATIONS
 VAN BUREN ST. / W. 48TH AVE. IMPROVEMENTS
 ANCHORAGE, ALASKA





PROJECT: VAN BUREN STREET / 48TH AVENUE
DATE: 2/20/04

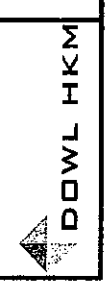


FIGURE 3

COMPREHENSIVE PLAN:

Anchorage 2020: Designated as being within the West Anchorage Planning Area on the Land Use Policy Map

Industrial and School and Community Institutional on the Composite Land Use Map, Provisionally Adopted by the Commission on June 28, 2006

1982 Anchorage Bowl Comprehensive Plan
Generalized Land Use Plan:

Classification: Industrial; Parks/Open Space
Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI, PLI-p	I-1	I-1	R-4 SL
Land Use:	Northwood Elementary, Ball Fields	Industrial	Hotel/Motel, American Fast Freight	Open Space, MOA Park Land (Bentzen Lake)

SITE DESCRIPTION/PROPOSAL:

The Municipality of Anchorage (MOA) is proposing a land trade, re-plat, and zoning map amendment to support a road improvement project in the Spenard Area. Specifically, this project is known as the Van Buren Street/48th Avenue Circulation and Access Improvements. This project has had considerable planning to alleviate circulation issues within the area East of Northwood Elementary School, south of West 48th Avenue, and north of International Airport Road (west of Spenard Builders Supply).

This area has a mixture of residential, public and industrial zoning districts, and the mix of this traffic has resulted in ineffective road access and traffic flow. A preliminary plat (S-11759) will be heard on August 5, 2009 to effectuate these land trades and road dedications. The rezone will create consistent zoning for the properties affected by eliminating split zones on individual properties

Specifically, two parcels are involved: Crossroads Business Park, Tract 4 (owned by MOA zoned I-1 and R-O SL, approximate 3.24 acres) and Crossroads Business Park, Tract 5B-1 (owned by Orbus Inc. zoned R-4 SL). Below is an explanation of the land trades and rezoning requirements to effectuate the road design and vacations necessary for this road project:

- ❖ The MOA will trade approximately 2.1 acres of the 3.24 acre Tract 4 to Orbus (subsidiary of American Fast Freight, known hereafter as AFF) to incorporate into their property to the south. A small portion of this site is zoned R-O SL, which will be traded to AFF. This will be rezoned to I-1 to

match their existing use. The remainder of the site is zoned R-O SL and will be rezoned to PLI for future public use, likely as park use.

- ❖ AFF owns Tract 5B-1 (10.89 acres) and will trade approximately 2.7 acres of property to the MOA for the relocation of the Sisterhood Park soccer fields. This entire tract is currently zoned R-4 SL. The area to be traded to MOA will be rezoned to PLI, and the remainder of the site will be rezoned to I-1 to reflect the current use of the land (mostly vacant, but used for storage of equipment and vehicles in the southeastern area).

Figure 3 from DOWL/HKM below shows the property ownership and land transfer/road realignments. Figure 4 from DOWL/HKM below shows the proposed rezoning, which is the subject of this request.

The petitioner's application covers the road improvement project in detail. In synopsis, it will involve the construction of Taft Street extensions and the upgrade of Van Buren Street, as well as the land trades noted above and construction of the parking lot and new soccer field. The road extension will provide for shipping trucks to access the Orbus/AFF site, ASD (to the northeast) and Sourdough Express. With this process, Van Buren will be altered by gating off its connection to Orbus/AFF and the southern bays of the ASD facilities. The goal is to remove truck traffic from Van Buren Street to improvement safety for the Spenard neighborhood and the two Parks and Recreation facilities in this area (Sisterhood Park and Spenard Recreation Center).

A part of this request involves Municipal Assembly approval of the land transfer for purposes of parks. The Spenard Community Council passed a resolution supporting the property exchange on April 1, 2009. The Parks Commission supported approval of the land trade on April 9, 2009. Both resolutions are contained in this packet.

AMC 21.10.080 regulates the standards for use of municipal property for park or recreational purposes. Subsection C states that with recommendations from the Planning and Zoning Commission and the Parks and Recreation Commission, the Assembly, by ordinance, may allow the use of municipal land formally dedicated to public park or recreational purpose for another municipal purpose. The area of dedicated park (from Sisterhood Park) to be conveyed to AFF as part of this land trade to gain additional park land is the 2.09 acre portion shown on Figure 3 below. In return, the Municipality will gain 2.73 acres for relocation of the ball fields for this park.

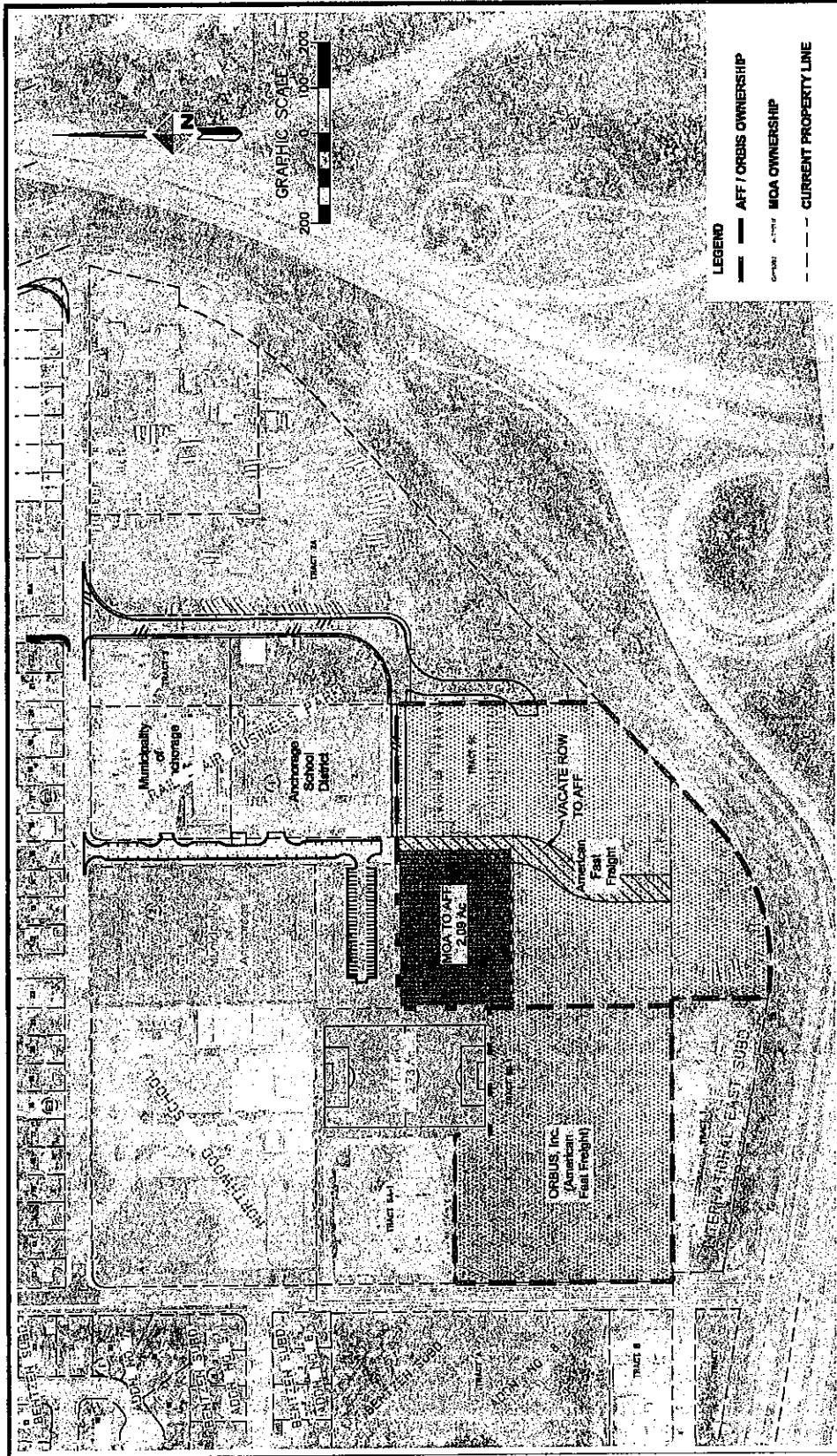
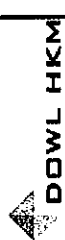
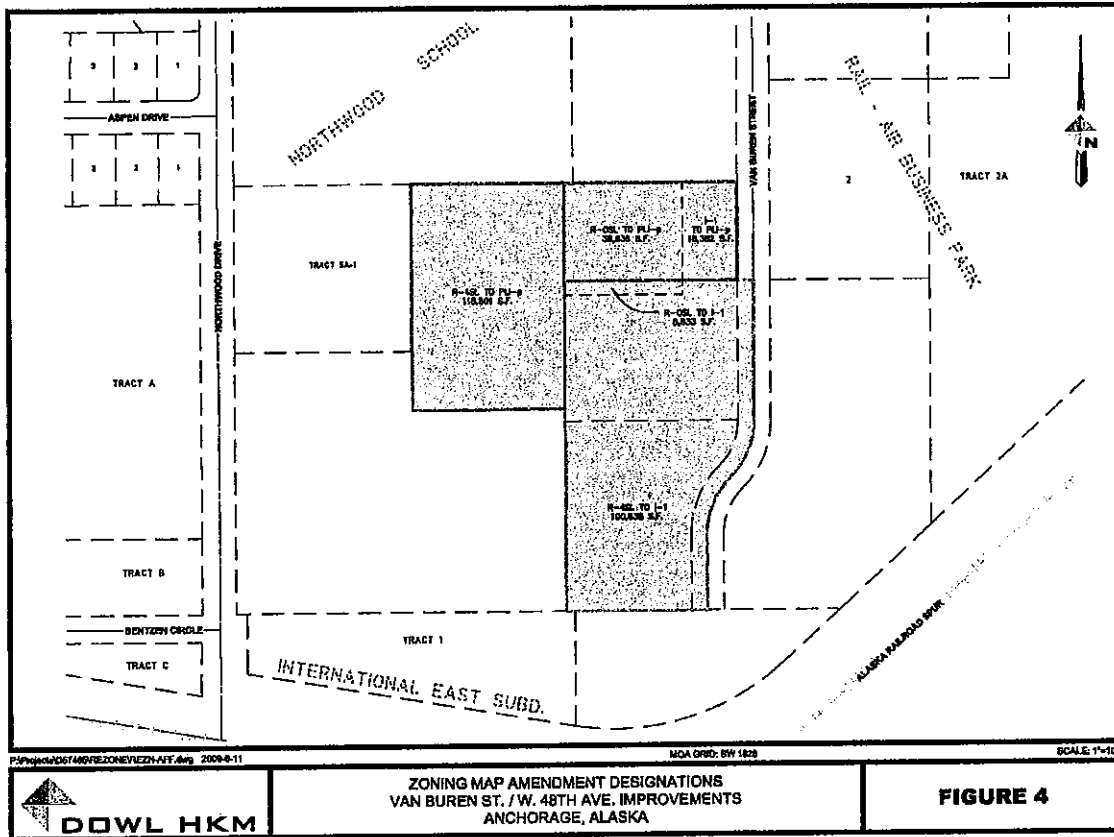


FIGURE 3

Van Buren Street / 48th Avenue
 Circulation and Access Improvements
 LAND TRACTS / PROPOSED OWNERSHIP
 ANCHORAGE, ALASKA





COMMUNITY COMMENTS:

Forty-six (46) public hearing notices were mailed on July 13, 2009. Public hearing posters were posted on the property. At the time this report was written, no returned public comments were received from the public. A resolution of support for the land trade and associated actions was received from the Spenard Community Council and is contained in the packet.

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 Industrial and School and Community Institutional.

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 proposal itself is a support to the overall road and park project. The rezoning will not change the uses in the area, but will instead provide for land trades and zoning classifications to reflect the existing uses and park needs.

The following Policies from *Anchorage 2020* reflect this purpose:

5	Rezoning and variances shall be compatible in scale with adjacent uses and consistent with the Goals and Policies of ANCHORAGE 2020 .
6	Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.
7	Avoid incompatible uses adjoining one another.
31	Provide safe and efficient freight routes that minimize impacts on neighborhoods.

The following two Policies reflect the balance between two Policies with the loss of residentially zoned land to PLI and I-1. Although Policy 14 calls for conservation of residential lands, this land is not used residentially, nor is likely to be used residentially. Although the area is not in an area designated as an Industrial Reserve, it is called out in the 1982 plan as an industrial area, and is a key industrial area.

14 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.

26 Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes.

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 3, moderate ground failure susceptibility

Land Use Patterns

To the north is Northwood Elementary, with R-2M and R-1 property north of that. The Spenard Recreation Center is to the northeast. To the east is the Anchorage School District Warehouse, and to the southeast is AFF. To the south is AFF property and a hotel/motel use (Microtel Inn & Suites). To the west is MOA open space/parkland (Bentzen Lake). To the northwest is R-1 zoned and developed property.

Transportation/Drainage

The *Official Streets and Highways Plan* identifies Northwood Drive (further to the west of the petition site) as an IC Neighborhood Collector. The roads adjacent to the petition site are neighborhood roads.

Public transit is not available in the immediate area. As this is primarily an industrial area, there are no trails within the immediate area. However, the land trade is adjusting properties to provide for properly sited and designed park area to serve the adjacent residential area. No residentially developed areas abut the site to the west or south which would be likely to generate pedestrian traffic through the industrial use to the public park to the west. Pedestrian amenities are available to access the park from the Northwood Drive pedestrian paths.

The Municipal Trails Plan shows a planned Multi-Use Paved trail on the south side of 48th Avenue, and existing Multi-Use Paved trails on the south side of the railroad tracks to the south, and on the west side of Northwood Drive.

Project Management & Engineering (PM&E) and Traffic Engineering have no objection to the rezoning. PM&E is the project manager for this request.

Public Services and Facilities

Utilities: Public utilities are available to the site.

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.

See Project Proposal and Comprehensive Plan discussion above. There will be a decrease of approximately 4.8 acres of R-4 SL property according to the application, due to the land trade. This is proposed to be rezoned to PLI for park use. The remainder of the R-4 SL owned by AFF, which is undeveloped, is not proposed to be rezoned.

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.

Phase I of the road improvement is undergoing bidding, and Phase II is proposed for summer of 2010, however a vote of the public in support of this project will be required for that portion of the project to commence.

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 R-4 SL, R-O SL and I-1 to PLI and I-1. This minimal loss of residential is outweighed by improving park services to the community. This residentially zoned land is not developed residentially.

DISCUSSION:

This rezoning request will aid in facilitating a long-needed road and park improvement project, and will provide for appropriate zoning and eliminate the need for split lot zoning. It has been the policy of the Administration and the Assembly that municipally owned property be zoned PLI.

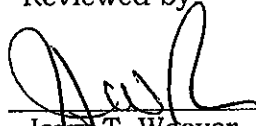
AMC 21.10.080 regulates the standards for use of municipal property for park or recreational purposes. Subsection C states that with recommendations from the Planning and Zoning Commission and the Parks and Recreation Commission, the Assembly, by ordinance, may allow the use of municipal land formally dedicated to public park or recreational purpose for another municipal purpose. The area of dedicated park (from Sisterhood Park) to be conveyed to AFF as part of this land trade to gain additional park land is the 2.09 acre portion shown on

Figure 3 above. In return, the Municipality will gain 2.73 acres for relocation of the ball fields for this park. The Department supports this request.

DEPARTMENT RECOMMENDATION:

The Department recommends approval of the request for the rezoning from R-4 SL, R-O SL and I-1 to PLI; R-O SL and R-4 SL to I-1; and for the land trade of a 2.09 acre portion of dedicated park land in exchange for the 2.73 acre portion of land to be used as park.

Reviewed by:



Jerry T. Weaver, Jr.
Acting Director

Prepared by:



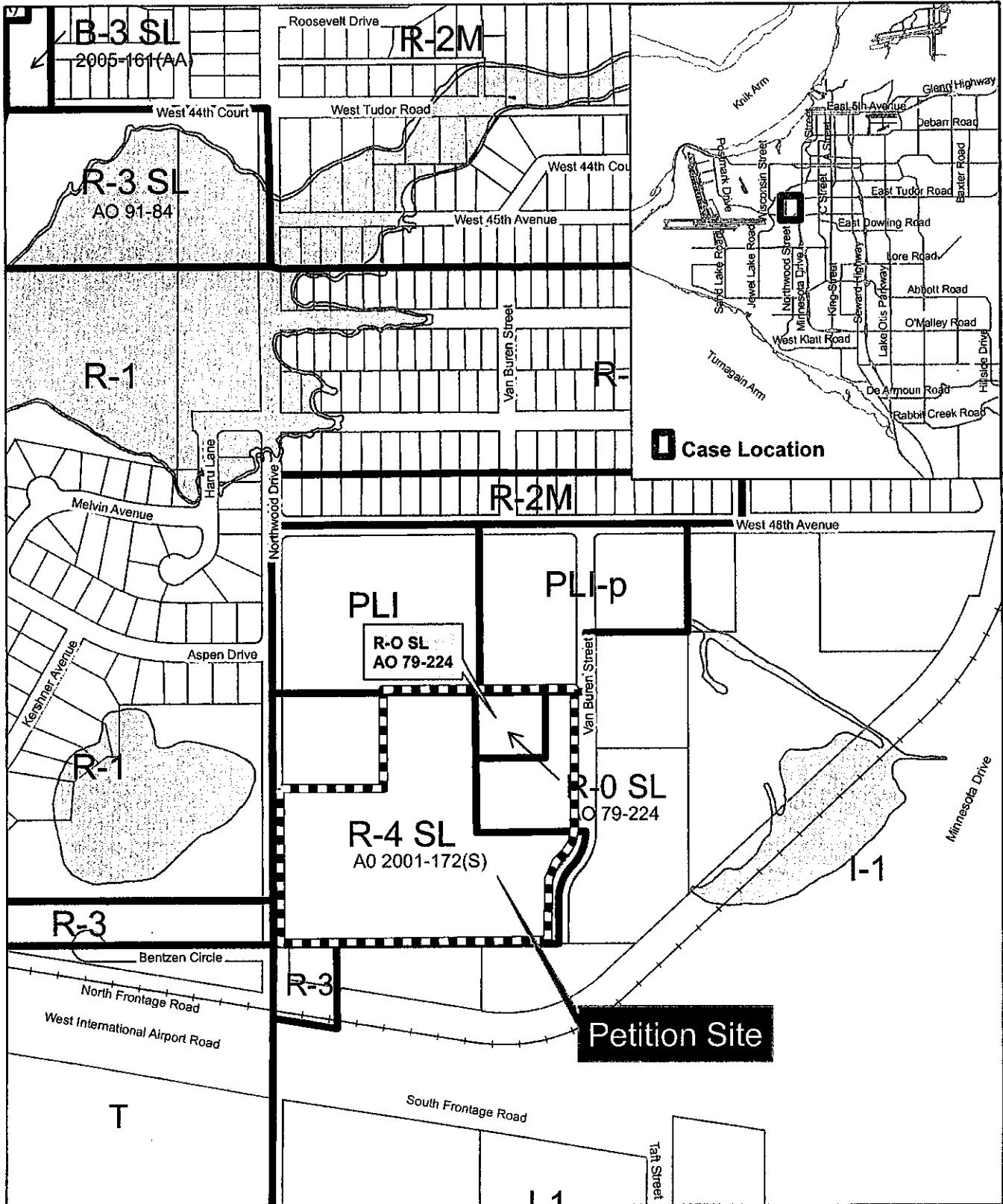
Angela C. Chambers, AICP
Senior Planner

(Tax Parcel ID #010-511-21; 010-511-07)
Case 2009-103

2

HISTORICAL MAPS
AND
AS-BUILTS

2009-103



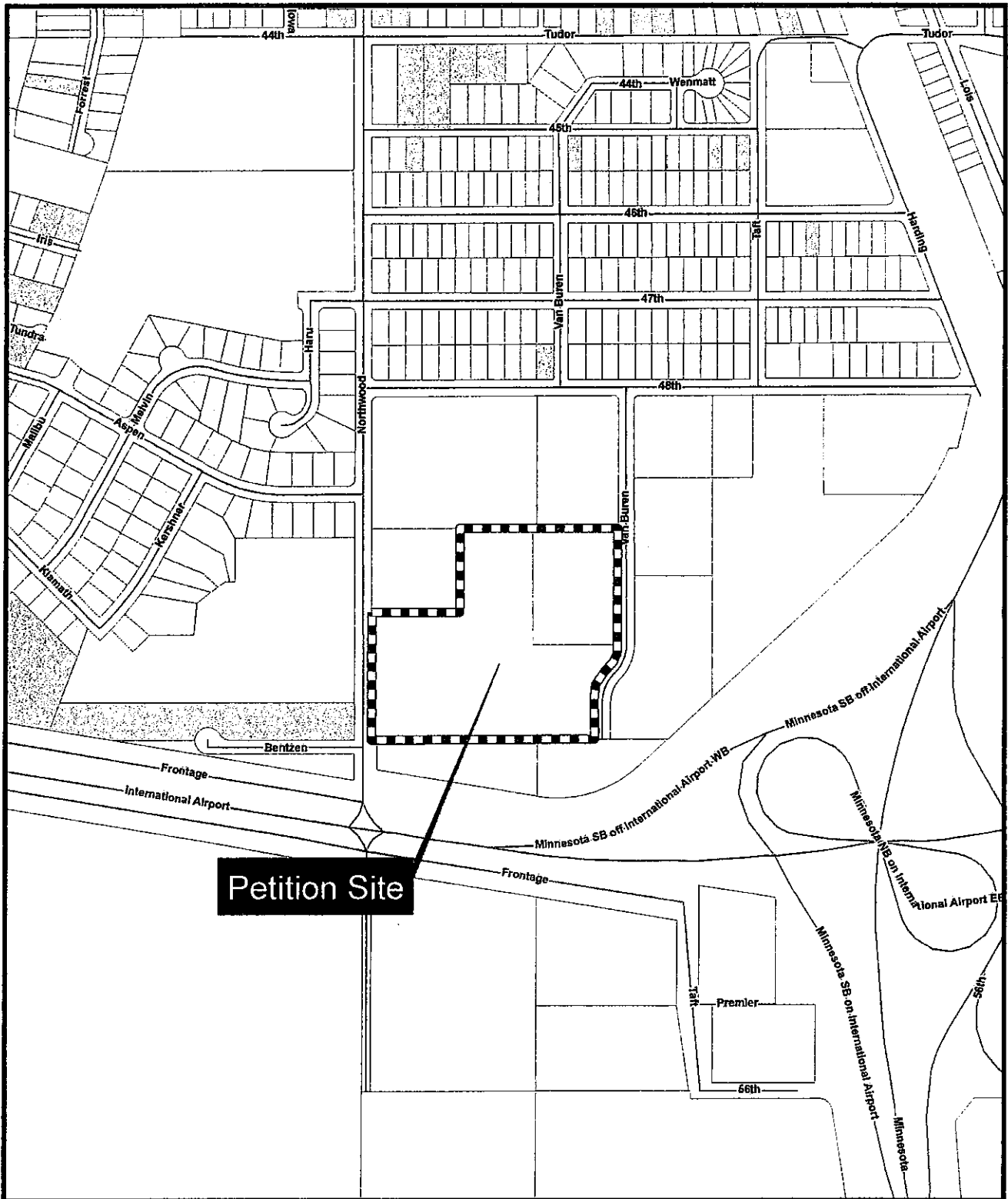
Municipality of Anchorage
 Planning Department
 Date: June 12, 2009

Flood Limits
 [Stippled Box] 100 Year
 [Horizontal Lines Box] 500 Year
 [Vertical Lines Box] Floodway




0 500 1,000
 Feet

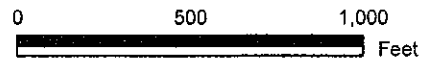


2009-103

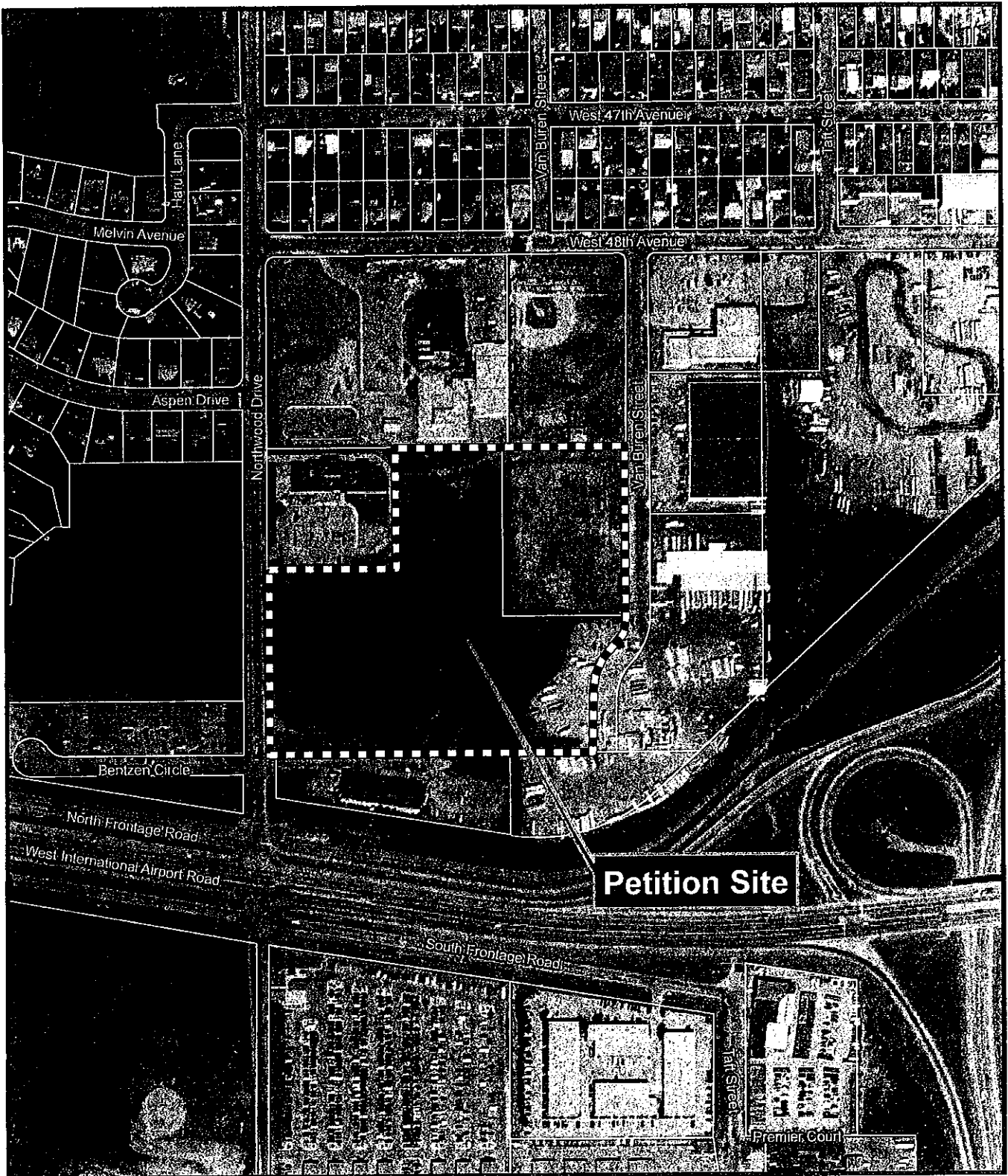


Municipality of Anchorage
 Planning Department
 Date: June 12, 2009

-  Mobile Home Park
-  Multi-Family
-  Single Family

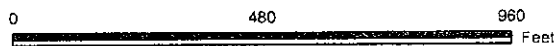


2009-103



Municipality of Anchorage
Planning Department

Date: June 12, 2009



3

DEPARTMENTAL

COMMENTS

PM&E
7/13/2009

Case No. 2009-103 - Rezoning to I-1, PLI-p & R-4SL

Advisory Comment

PM&E/PD is concurrently reviewing S11759-1, the preliminary plat associated with the rezone. As presently submitted, the plat does not provide right of way for the continuation of the future Taft Street extension discussed in the narrative. In the absence of this, a temporary turnaround will need to be provided at the new terminus of Van Buren Street, with appropriate easements. PM&E/PD will comment accordingly on the platting action. Meanwhile, figures associated with this zoning action should recognize that the temporary turnaround will be required.

Otherwise, *PM&E/PD has no objection to the rezone request.*

Case No. 2009-105 – Rezoning to B-3 General business district

Informational Comment, Drainage - The developers have been separately coordinating and submitting drainage analyses and calculations to PM&E under the land use permit process.

PM&E has no objection to the rezone request.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

RECEIVED

JUL 07 2009

DATE: July 6, 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 August 3, 2009
Agency Comments due July 6, 2009

AWWU has reviewed the materials and has the following comments.

09-101 CALAIS TR D-11C REM, Site plan review for a large retail/commercial establishment, Grid SW1631

1. AWWU water mains located in A Street and Calais Drive are currently available to this parcel.
2. AWWU sanitary sewer main located in Calais Drive is currently available to this parcel.
3. AWWU has no objection to this site plan review.

09-102 LAUREL ACRES TR A & B, Zoning conditional use for a day care center, Grid SW2429

1. AWWU water main located in Humphrey/Minnesota Frontage Road is currently available to this parcel.
2. AWWU sanitary sewer main located in Humphrey/Minnesota Frontage Road is currently available to this parcel.
3. AWWU has no objection to this conditional use.

09-103 CROSSROADS BUSINESS PARK TR 4, 5B-1 & 5C, Rezoning to I-1, PLI-p & R-4SL, Grid SW1828

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



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

JUL 01 2009

Municipality of Anchorage
2009-07-01

DATE: July 1, 2009
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering Comments for August 3, 2009 Planning and Zoning Commission

09-101 Calais; Site Plan Review for a large retail establishment; Wal-Mart on Benson

- Traffic Impact Analysis to be approved by Municipal Traffic Engineer and State Traffic Engineer prior to approval of Site Plan.
- New curb cut onto Calais Drive to be approved by Municipal Traffic Engineer prior to approval of site Plan.

09-102 Laurel Acres/Helen Carlquist; Anchorage City Church; Conditional Use to permit a day care center; Grid 2429

The submittal information is conflicting. Recommend returning submittal with the request for accurate information.

09-103 Crossroads business Park; Rezone from I-1, R-O SL, R-4 SL to I-1 & PLI-p; Grids 1828 & 1928

Traffic Engineering has no comment.

09-104 Debora #3; Conditional Use to serve alcohol; Piccolino's Restaurant; S Juanita Loop, Eagle River

Traffic Engineering reviewed the parking lot in the Building Permit process. See Approved Parking Plan below. The parking must conform to the Approved Parking Plan; therefore the seating must conform to the approved Building Permit. See Building Permit No. 90-E-3021



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division
Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED

DATE: July 2, 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 August 3, 2009.

JUL 03 2009

Municipality of Anchorage
Planning Department

Right of Way Division has reviewed the following case(s) due July 6, 2009.

09-101 Calais, Tract D-11C, grid 1631
(Site Plan Review, Large Retail/Commercial Establishment)
Right of Way Division has no comments at this time.
Review time 15 minutes.

09-102 Laurel Acres, Tracts A1 & B1, grid 2429
(Conditional Use, Day Care Center)
Correct the application to reflect the correct subdivision name of Laurel Acres, and the lots as Tracts A & B as the preliminary plat to change the lot designations has expired.
Review time 15 minutes.

09-103 Crossroads Business Park, Tract 4, & Tract 5B-1, grid 1828 & 1928
(Rezoning Request, I-1, R-OSL, & R-4SL to I-1, PLI-p, & R-4SL)
The re-plat and vacation has not been reviewed and approved as of this review, so it may be premature to rezone parcels that may need to change shape. The right of way vacation should involve a dedication and construction of an industrial category turnaround to not create a dead end street.
Review time 30 minutes.

09-105 Doubletree Center, Tract A, Block 1, Fragment Lots 1-5, grid 1830
(Rezoning Request, I-1 to B-3)
Right of Way Division has no comments at this time.
Review time 15 minutes.



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



MEMORANDUM

DATE: June 25, 2009
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due July 6, 2009

RECEIVED

JUN 25 2009

Municipality of Anchorage
Development Services Department

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

2009-105 Rezoning to B-3 General Business District

No objection

2009-101 Site plan review for a large retail/commercial establishment

No objection

2009-102 Zoning conditional use for a day care center

No objection

2009-103 Rezoning to I-1, PLI-p & R-4SL

No objection

Graves, Jill A.

From: Schwan, Martin K.
Sent: Thursday, June 18, 2009 2:38 PM
To: Graves, Jill A.; Pierce, Eileen A; Stewart, Gloria I.
Cc: Weaver Jr., Jerry T.; Long, Patty R.
Subject: Fire plan review

RECEIVED

JUN 18 2009

Municipality of Anchorage
Lonna Deaton

2009-101 Calais Sub. Tract D-11C Comment: 1) In accordance with table B105.1, please provide the required fire flow for the total building area (existing and new). 2) Please show the number and location of required fire hydrants. IFC appendix C, Section C102, C103, C104, Table C105.1.

2009-102 Laurel Acres Helen Carlquist Sub. Comment: 1) Daycare facilities are required to be sprinklered at a licensed capacity of 50. Is the building sprinklered? 2) Obtain all necessary permits. 3) Provide a type I hood in accordance with AFD policy 08-002.

2009-103 Crossroads Business Park No Objection

2009-104 Deborah Sub. #3 Comment: 1) Obtain all necessary permits from the State Fire Marshal's Office. 2) Obtain Land Use permit from the Municipality.

2009-105 Doubletree Center Sub. No Objection

**Martin Schwan, Acting Fire Marshal
Division of Fire Prevention
Anchorage Fire Department
4700 Elmore Road
Anchorage AK 99504**

"Ability can take you to the top, but it takes character to keep you there."

**Office: 267-4968
Fax: 249-7596
Email: schwanmk@muni.org**

Helping You Today For Tomorrow

This correspondence may contain confidential information intended for the use of the individual or entity to which it is addressed. If the reader of this electronic message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution, or copying is strictly prohibited.

4

APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage
 Planning Department
 PO Box 16070
 Anchorage, AK 99516-0070

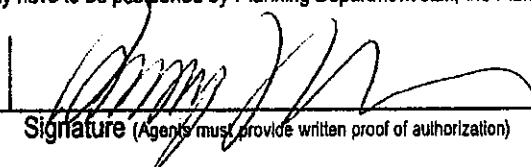
Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Municipality of Anchorage, Russ Oswald	Name (last name first) DOWL HKM
Mailing Address P.O. Box 196650 Anchorage, AK 99519	Mailing Address 4041 B Street Anchorage, AK 99503
Contact Phone: Day: 907-343-8196 Night:	Contact Phone: Day: 562-2000 Night:
FAX:	FAX: 907-563-3953
E-mail: OswaldRH@muni.org	E-mail: akarn@dowlhkm.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): 010-511-21-000; 010-511-07-000		
Site Street Address: 4910 Van Buren St.		
Current legal description: (use additional sheet if necessary)		
<p>Crossroads Business Park, Tract 4 Crossroads Business Park, Tract 5B-1</p>		
Zoning: I-1, R-O SL, R-4 SL	Acreage: 14.11 acres	Grid # SW1828, SW1928

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.

6/11/09 Date	 Signature (Agents must provide written proof of authorization)
-----------------	---

Accepted by:	Poster & Affidavit:	Fee:	Case Number:
--------------	---------------------	------	--------------

COMPREHENSIVE PLAN INFORMATION			
Anchorage 2020 Urban/Rural Services: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural			
Anchorage 2020 West Anchorage Planning Area: <input checked="" 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			

ENVIRONMENTAL INFORMATION (All or portion of site affected)				
Wetland Classification:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> "C"	<input type="checkbox"/> "B"	<input type="checkbox"/> "A"
Avalanche Zone:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Blue Zone	<input type="checkbox"/> Red Zone	
Floodplain:	<input checked="" 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 checked="" type="checkbox"/> "3"	<input type="checkbox"/> "4" <input type="checkbox"/> "5"

RECENT REGULATORY INFORMATION (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 checked="" type="checkbox"/> Building or Land Use Permit for site plan review for public facility. Case No. 2008-036.	
<input type="checkbox"/> Wetland permit: <input type="checkbox"/> Army Corp of Engineers <input type="checkbox"/> Municipality of Anchorage	

APPLICATION ATTACHMENTS		
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 checked="" 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	

APPLICATION CHECKLIST	
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.




Municipality of Anchorage
Project Management & Engineering Department



MEMORANDUM

DATE: June 10, 2009

TO: Tom Nelson, Planning Department Director

FROM:  Russell Oswald, P.E., Project Manager

SUBJECT: **Van Buren Street / 48th Avenue Circulation and Access
Improvements, Project No. 06-013
Land Use and Platting Actions
Letter of Authorization**

The Municipality of Anchorage (MOA) is the owner of the following properties:

- Crossroads Business Park, Tract 4
- Rail-Air Business Park, Block 2, Lot 1

The MOA authorizes DOWL HKM to act on our behalf regarding any land use and platting actions associated with the above referenced properties.

If you have any questions, please feel free to call Russell Oswald at 343-8196.

RHO/JLN/sim

cc: Jennifer Noffke, Project Administrator
File 06-13 AM



AMERICAN FAST FREIGHT

Serving Alaska, Hawaii, Guam, Puerto Rico and USVI

June 5, 2009

Mr. Tom Nelson, Planning Director
Municipality of Anchorage
4700 Elmore Road
Anchorage, AK 99507

Subject: Land Use and Platting Actions
Letter of Authorization

Dear Mr. Nelson:

American Fast Freight (AFF) and Orbus, Inc. (a subsidiary of AFF) are the owners of the following properties:

- Crossroads Business Park, Tract 5B-1;
- Crossroads Business Park, Tract 5C; and
- T13N, R4W, Section 36, NE¼, NW¼, SW¼, PTN.

AFF authorizes DOWL HKM as directed by us to act on our behalf regarding any land use and platting actions associated with the above referenced properties.

If you have any questions, please feel free to call me at (253) 680-2500.

Sincerely,


Stephen L. Day
Chief Operating Officer, General Counsel

American Fast Freight, Inc. · 450 Shattuck Avenue South, Suite 401 · Renton, WA 98057

www.americanfast.com · tel (206) 382-0750 · fax (206) 624-8334 · toll free (877) 909-1449

042

MUNICIPALITY OF ANCHORAGE
ZONING MAP AMENDMENT APPLICATION

BACKGROUND

DOWL HKM is submitting this application on behalf of the Municipality of Anchorage (MOA) and American Fast Freight (AFF) for a zoning map amendment. The MOA is proposing a land trade, re-plat, and zoning map amendment to support a road improvement project known as the Van Buren Street/48th Avenue Circulation and Access Improvements, serving the Spenard area, located east of Northwood Elementary School, south of West 48th Avenue and north of International Airport Road (Figure 1). The zoning map amendment and re-plat, in conjunction with the proposed land trade to consolidate the ownership of the parcels, will create consistent zoning for the properties affected by this project by eliminating split zones on individual properties.

Rezone Proposal

The specific properties included in the zoning map amendment include the following (Figure 2):

- Crossroads Business Park, Tract 4. This parcel is MOA owned, and designated Light Industrial (I-1) and Residential Office with Special Limitations (R-O SL). The parcel is approximately 3.24 acres (141,260 square feet) in size.
- Crossroads Business Park, Tract 5B-1. This parcel is owned by Orbus, Inc. (a subsidiary of AFF), and is designated as Multiple Family Residential with Special Limitations (R-4 SL). The parcel is approximately 10.89 acres (473,883 square feet) in size. The site is currently vacant; however, AFF stores equipment and vehicles within a portion of the southeastern part of the site.

The MOA will re-plat and trade approximately 2.1 acres of their parcel to Orbus/AFF to incorporate into Orbus/AFF's industrial facility (Figure 3). A small portion of the MOA parcel is zoned R-O SL, and will require a zoning map amendment to I-1. The remainder of the R-O SL property (1.3 acres) will be rezoned to Public Lands and Institutional – Parks (PLI-p) and consolidated into the parkland to the north (Figure 4). The new PLI-p property will contain a

parking lot for park users. In addition, the southern portion of the Van Buren Street right-of-way (ROW) will be vacated and incorporated into Orbus/AFF's property (.87 acres).

Orbus/AFF will trade approximately 2.7 acres of property to the MOA for the relocation of the Sisterhood Park soccer fields. The new MOA property will be rezoned to PLI-p. Orbus/AFF is also rezoning a 2.0-acre portion of the Orbus, Inc, property to I-1 and consolidating it into a larger industrial parcel.

The final lot configuration and ownership will result in three tracts, described as the Sisterhood Park Subdivision (Figure 5). Tract 1 will be owned by the MOA and will contain Sisterhood Park, including an existing ball field, a proposed soccer field, and a proposed parking lot. Tract 1 will be approximately 7.5 acres in size and zoned PLI-p. Tract 2 will contain the remainder of the Orbus, Inc. property that is currently zoned R-4 SL. The R-4 SL zoning will remain in effect and the parcel will be approximately six acres in size. Tract 3 will be owned by AFF and will be used for their industrial facility. Tract 3 is proposed to be approximately 10.9 acres in size and zoned I-1.

Road Improvement Project

The proposed project phasing includes:

- Phase I: The construction of Taft Street extension and the upgrade of Van Buren Street;
- Phase II: The land trade between the MOA and Orbus/AFF, and construction of the parking lot and new soccer field (Figure 6).

Phase I: Taft Street Extension

Phase I creates a new access road (the extension of Taft Street south of West 48th Avenue) for shipping trucks to access Orbus/AFF, the Anchorage School District (ASD), and Sourdough Express. This will eliminate the current use of Van Buren Street and the segment of West 48th Avenue in front of the Spenard Recreation Center as the truck route.

Van Buren Street will be altered by gating off its connection to Orbus/AFF and the southern bays of the ASD facilities. Removing truck traffic from Van Buren Street will improve the safety

along this corridor by eliminating the mixed use. The paved section of Van Buren Street will be widened allowing for striped parallel parking.

The intent of the road improvement project is to improve safety for the Spenard neighborhood and two Parks and Recreation Department facilities in the area: Sisterhood Park and Spenard Recreation Center. Currently, industrial and park users access this area from 48th Avenue and Van Buren Street, not only increasing congestion, but also posing a safety hazard for users of the Spenard Recreation Center, Northwood Elementary, and Sisterhood Park.

Phase II: MOA/AFF Land Swap, Parking Lot, Soccer Field

Phase II includes a land trade between Orbus/AFF and the MOA, relocating the soccer field to the west, and replacing the parking lots as part of the ROW vacation with a new parking lot. ASD truck traffic will access their facilities using the proposed Taft Street extension and a proposed shared access easement between ASD and Orbus/AFF. Since the MOA lands in this area are dedicated Municipal Park, the support of the Anchorage Parks and Recreation Commission, Anchorage Assembly, and municipal voters will be required to advance this phase. The MOA has obtained a resolution from the Anchorage Parks and Recreation Commission supporting this project, and this land trade will be placed on the ballot for voter approval in spring 2010.

As the road project was discussed, and ROW acquisition needs established, it became evident to the project team that land trades and a re-plat to consolidate the properties would be necessary. A plat application has been submitted concurrently for consideration with this zoning map amendment request. The plat identifies ROW vacation of the southern portion of Van Buren Street to be incorporated into the AFF property and the final lot consolidation resulting from the land swap and zoning map amendment.

As part of this project, DOWL HKM has worked with the community, the MOA, and Orbus/AFF on developing a land trade for the benefit of both parties. This project is supported by the Spenard Community Council and the Parks and Recreation Commission. The road project has been broken into two phases, the first of which was approved by the P&ZC, with the condition to

come back and present the second phase of the project once the land trade had been approved and more details could be provided (Appendix A).

APPROVAL CRITERIA

Approval of the zoning map amendment application is based on the following standards (AMC 21.20.090):

- 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.*

The site is bounded by West 48th Avenue to the north, Minnesota Drive to the east, International Airport Road to the south, and Northwood Drive to the west. Van Buren Street and the proposed Taft Street Extension will provide access from West 48th Avenue to the individual properties included in this project.

This site is served by all public utilities. There will be no adverse effect, or increased demand, on public facilities or services.

The rezone is not expected to have a direct impact on transportation; however, the road design project as a whole, which is supported by this rezone request, will improve traffic access and flow. It will provide safe, direct routes for the industrial traffic to the Orbus/AFF and ASD facilities using Taft Street extension, and public access to Sisterhood Park and the Spenard Recreation Center will be from Van Buren Street. A new parking lot will be constructed for Sisterhood Park, providing much needed parking capacity. The new road design will increase safety while reducing pedestrian and automobile conflicts between the various types of traffic accessing this neighborhood.

The project area currently includes a mixture of industrial uses and recreation uses. The proposed rezone will not change the uses in the area, but will provide separation and allow for a more efficient pattern of land use. Existing land use patterns in the wider area are not expected

to change as a result of the rezone request. The land use patterns are consistent with the Anchorage Bowl Comprehensive Plan (Anchorage 2020) Draft Composite Land Use Plan Map designations.

This rezone request is not expected to generate any substantive environmental pollutants.

No new special limitations are proposed for this rezone. The special limitations established by AO 2001-172(S) for the R-4 SL property will remain in effect on the parcel that remains zoned R-4 SL.

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.

The proposed rezone is in support of a Municipal road redesign project to improve access and safety to an industrial freight/shipping establishment, Sisterhood Park, and the Spenard Recreation Center.

Anchorage 2020, Chapter 4, emphasizes the importance that industrial land and reserves plays in the development of the MOA, stating:

“A significant portion of Anchorage’s land base has been lost to non-industrial uses. Non-industrial uses will be limited to prevent land use conflicts and to preserve land for industry.”

Land Use Policy No. 26 directs that key industrial lands be preserved for industrial purposes. The Draft Composite Land Use Map designates this area for industrial use. The proposed rezone will slightly increase the industrial land base in the industrial area, while consolidating existing industrial land owned by AFF into one parcel. This will eliminate the existing R-O SL designation by rezoning it to I-1 and PLI-p.

There will be a decrease of approximately 4.8 acres of R-4 SL property, due to a portion of this parcel being traded to the MOA for a public park. The PLI-p designation is an important public asset to MOA residents. This rezone will provide a benefit to the public by allowing relocation of the soccer fields and providing a much needed parking lot for park and recreation users at this site.

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.

All public services are available to serve the site. Phase I of the road improvement project has previously been approved and is undergoing the bidding phase. Phase II of the road improvement project is anticipated to start in summer 2010, assuming that a vote is passed by the community in support of the land trade in April 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.

The Anchorage 2020 Draft Composite Land Use Map designates the affected parcels for Low/Medium Intensity Residential, School and Community Institutional, and Industrial/Commercial (Figure 7).

The Orbus/AFF property in this area provides a much needed industrial niche in Anchorage. The location meets the preferred locational criteria for industrial sites from Anchorage 2020. The industrial site is not a major industrial district and is an existing use. There is easy access from Minnesota Drive, which minimizes impacts to residential uses. The Taft Street extension project will further establish separate traffic routes for the industrial truck traffic from the public traffic accessing the park and recreation center. This will increase safety and reduce conflicts within the neighborhood.

This amendment is not expected to have any substantive effect on the distribution of land uses and residential intensities specified in the comprehensive plan. The rezone results in the following changes in land use allocation:

- PLI-p increases from 3.47 acres to 7.54 acres;
- R-4 SL decreases from 10.89 acres to 6.09 acres;
- R-O SL decreases from 1.4 acres to 0.0 acres; and

- I-1 increases from 2.4 acres to 10.9 acres.

West Anchorage Planning Area

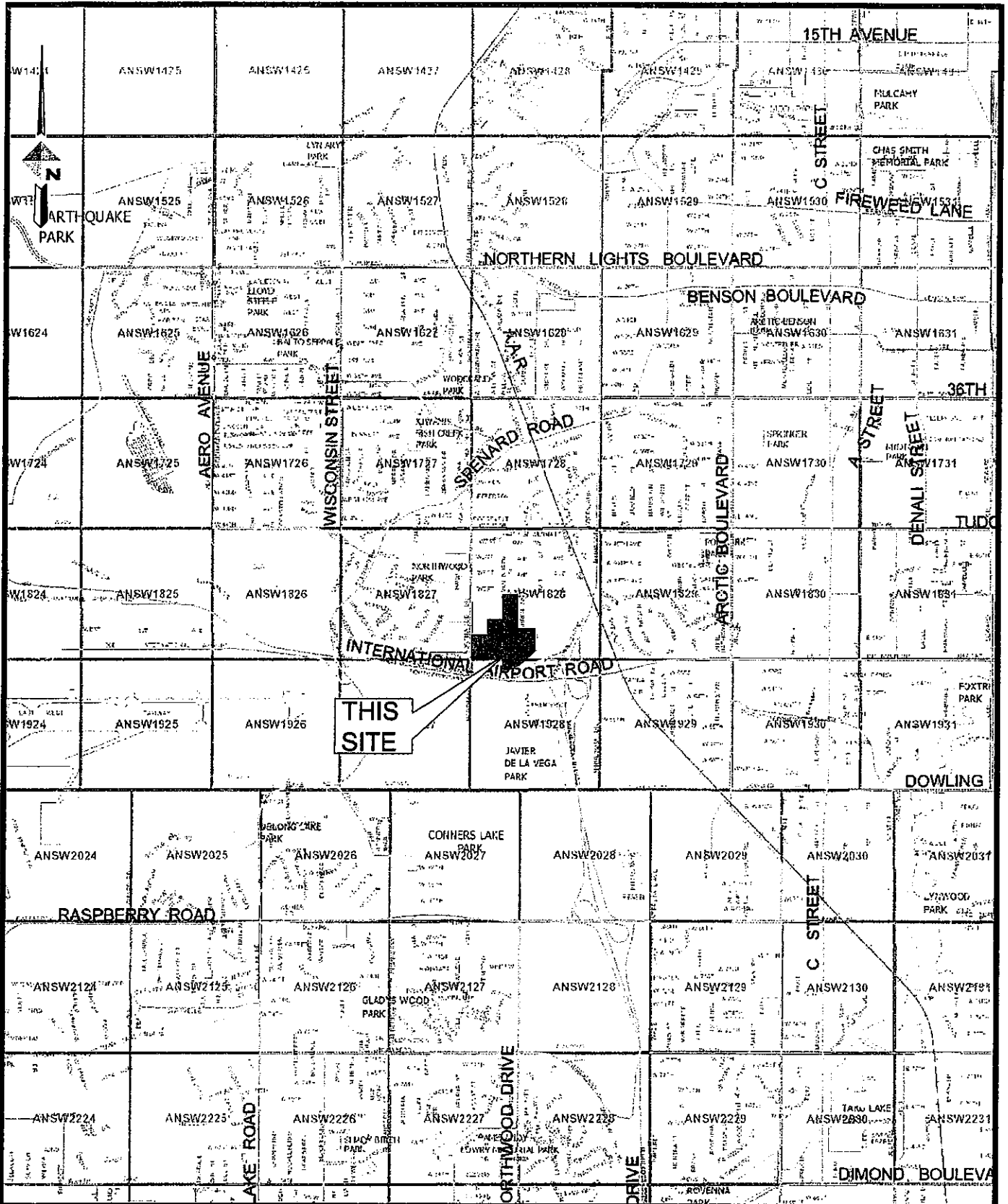
The Anchorage 2020 designates this site as within the West Anchorage Planning Area. The West Anchorage Planning Area is created through Anchorage 2020 (Land Use Policy No. 28), and recognizes the relevance of the area, stating:

“This plan recognizes a symbiotic relationship between the airport and surrounding community, and that activities from one can impact the other. The West Anchorage Planning Area formalizes a collaborative planning process to address issues of mutual concern.”

A West Anchorage District Plan is intended to be developed to serve as a mechanism to identify, address, and resolve land use conflicts within and near the airport, and to implement the concepts presented in Anchorage 2020. Although this planning process is underway, no plan is in effect at this time.

D57465.Amendment.AGK.061109.tla

FIGURES



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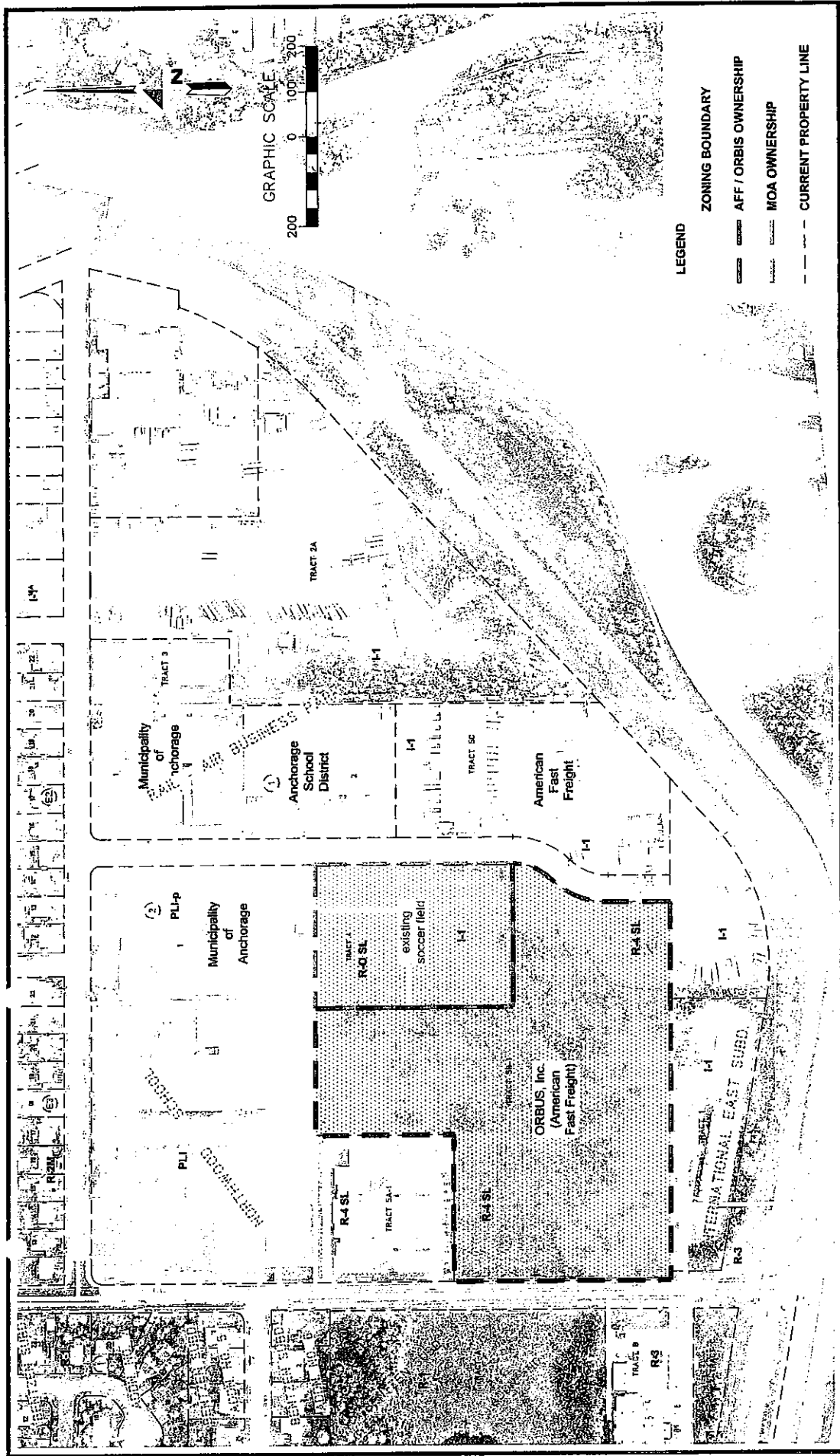
MOA GRID: SW1826, 1928

SCALE: 1"=1/2MI



Van Buren Street / West 48th Avenue
Circulation and Access Improvements
VICINITY MAP
ANCHORAGE, ALASKA

FIGURE 1



052

DOWL HKM

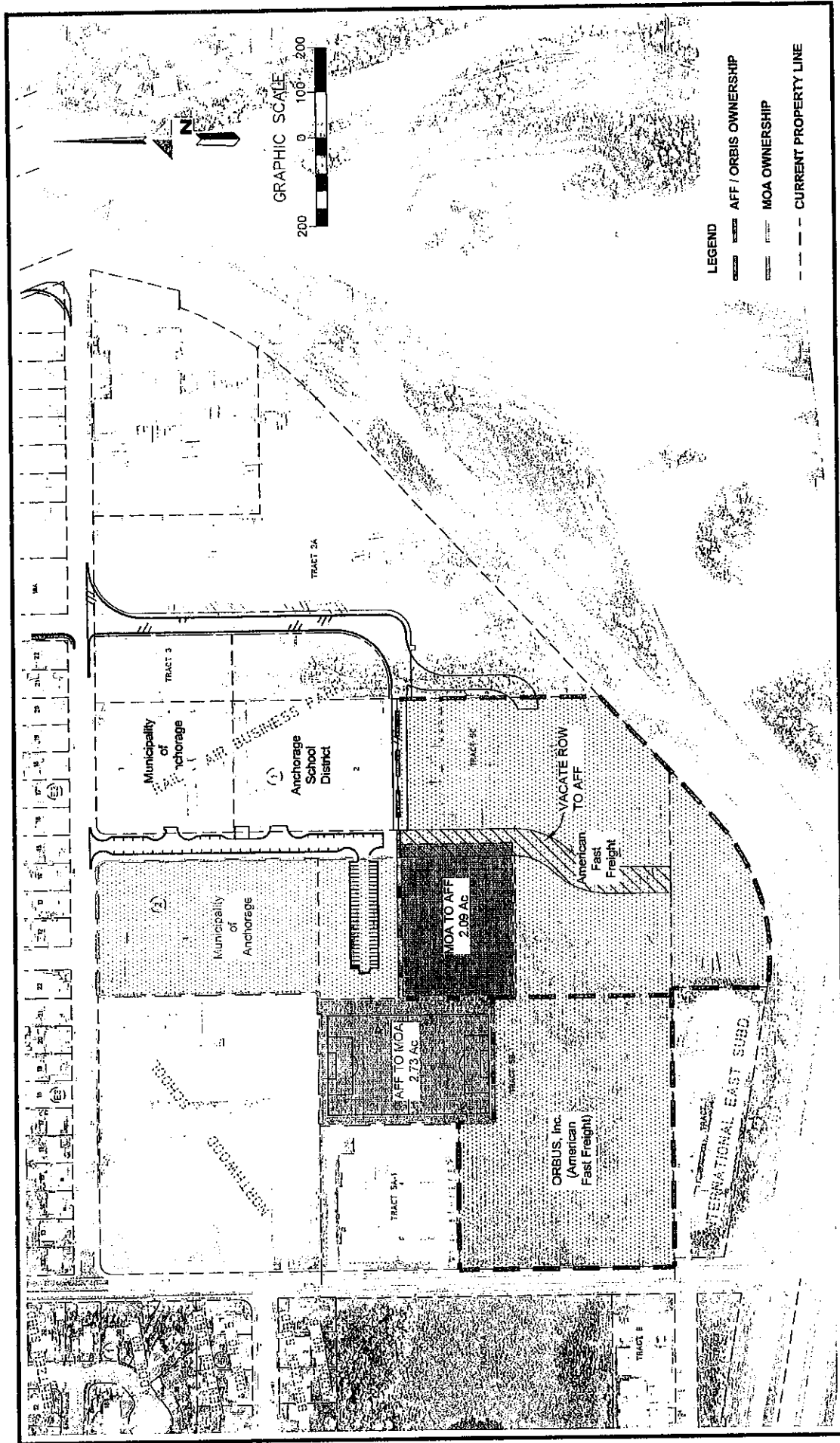
Van Buren Street / 48th Avenue
Circulation and Access Improvements
CURRENT PROPERTY OWNERSHIP AND ZONING
ANCHORAGE, ALASKA

FIGURE 2

052

DOWL HKM

052



Van Buren Street / 48th Avenue
 Circulation and Access Improvements
 LAND TRADE / PROPOSED OWNERSHIP
 ANCHORAGE, ALASKA

FIGURE 3

CONSENT OF COMMISSIONER AND RESOLUTION
 THE COMMISSIONER OF THE ALASKA DEPARTMENT OF COMMUNITY DEVELOPMENT HAS REVIEWED THE SUBMITTALS AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE ALASKA ZONING ACT AND THE ALASKA SUBDIVISION ACT. THE COMMISSIONER HAS APPROVED THE SUBDIVISION AND HAS ISSUED A RESOLUTION TO THAT EFFECT. THE COMMISSIONER'S RESOLUTION IS AS FOLLOWS:

CONSENT
 ANNUAL FEES FOR THE PROPOSED SUBDIVISION ARE AS FOLLOWS:
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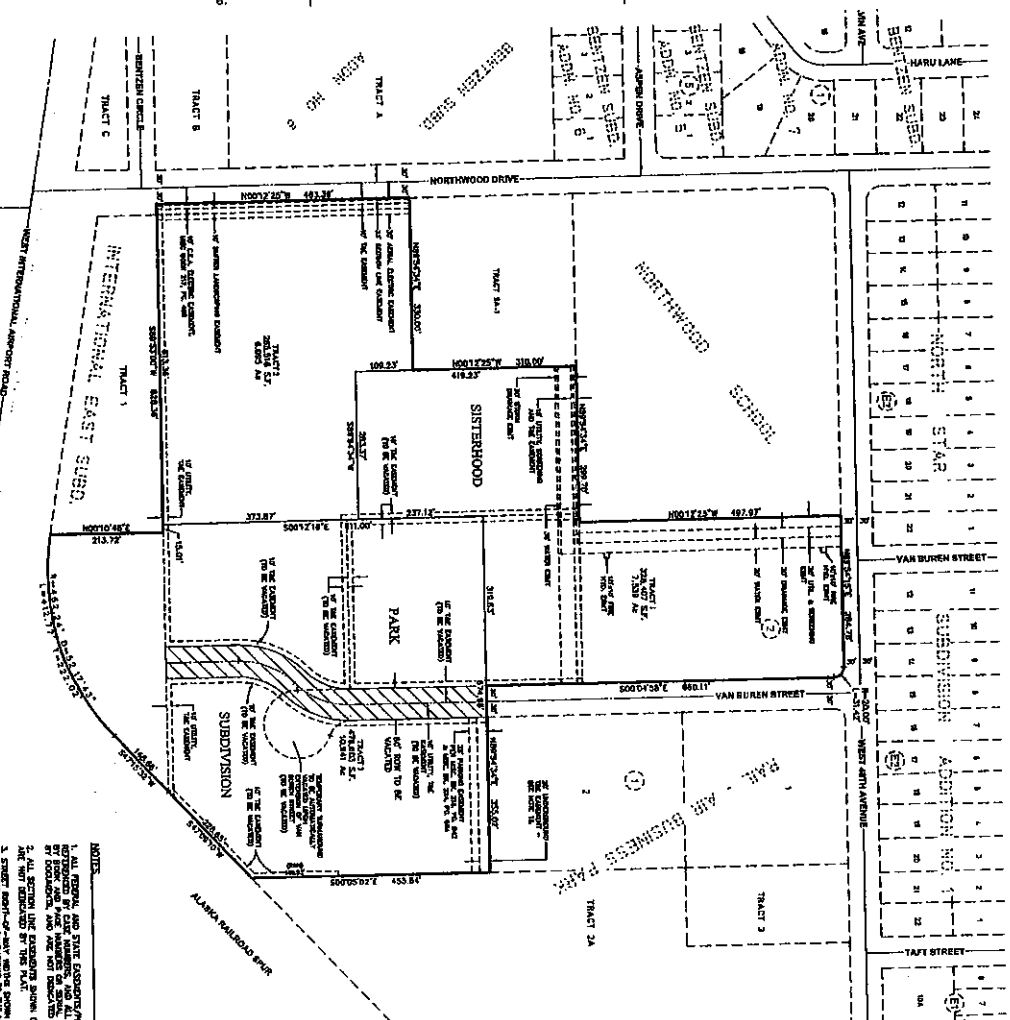
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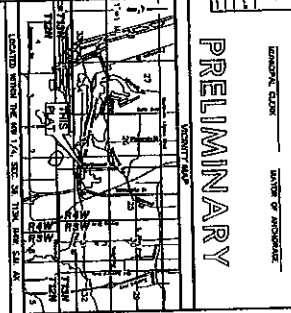
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APPROVALS
 PLANNING COMMISSION DATE _____
 SUPERVISOR DATE _____
 CITY CLERK DATE _____
 THE ALASKA DEPARTMENT OF COMMUNITY DEVELOPMENT
 COMMISSIONER DATE _____

STATE APPROVAL
 PLAT APPROVED BY THE JUNIATA PLANNING COMMISSION THIS _____ DAY OF _____, 20____.
 APPROVED SUPERVISOR _____
 APPROVED CITY CLERK _____
 APPROVED COMMISSIONER _____

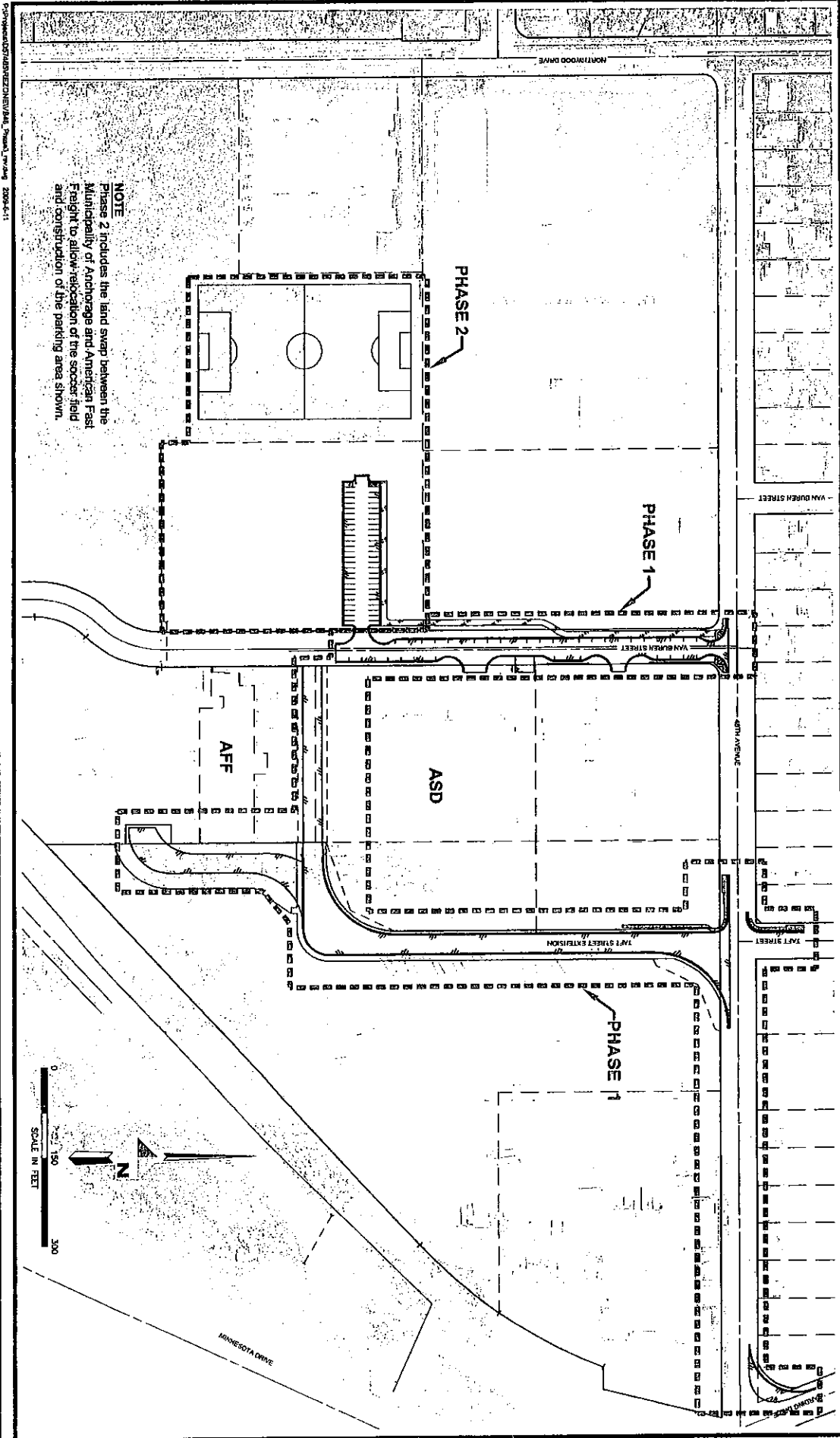


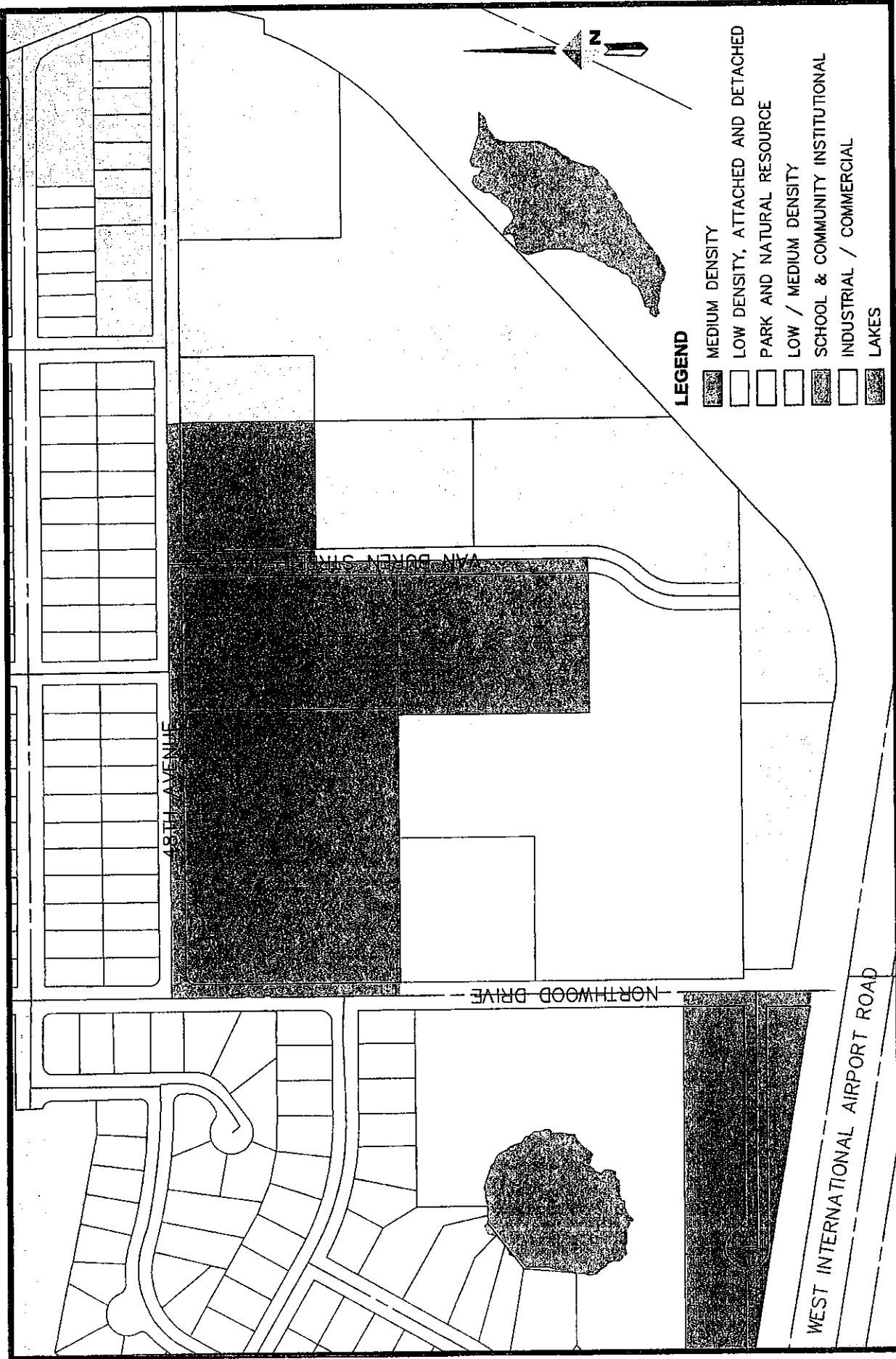
SISTERHOOD PARK SUBDIVISION
 TRACTS 1, 2, & 3
 WITH BOUNDARY AND BOUNDARY VARIATIONS
 PER RESOLUTION NO. 2007-0088
 A 24,255 SQ. FT. PARCEL OF LAND
 LOT 1, BLOCK 2, 1/4-1/4 BUSINESS PARK PER PLAT NO. 74-214
 TRACT 1, CHORONOSE BUSINESS PARK PER PLAT NO. 84-248
 TRACT 2, CHORONOSE BUSINESS PARK PER PLAT NO. 200-202
 TRACT 3, CHORONOSE BUSINESS PARK PER PLAT NO. 200-202
 AND
 3000 SOUTHWEST 14TH AVENUE, STATE OF ALASKA
 ANCHORAGE, ALASKA
 3000 SOUTHWEST 14TH AVENUE, STATE OF ALASKA

4. ROWLAND, HEM
 1111 17TH AVENUE, ANCHORAGE, ALASKA 99503
 2007-0088
 1/17/11

REZONE FIGURE 5

FIGURE 6





P:\Project\465\REZONELAND USE.dwg 2009-8-11 MOK GRID: SW 1828, 1928

FIGURE 7

Van Buren Street / 48th Avenue, Circulation and Access Improvements
COMPREHENSIVE PLAN LAND USE DESIGNATIONS
 ANCHORAGE, ALASKA

DOWL HKM

Scale: 1"=300'

APPENDIX A
COMMUNITY RESOLUTIONS



MUNICIPALITY OF ANCHORAGE
ANCHORAGE PARKS & RECREATION
PARKS AND RECREATION COMMISSION



Submitted by: Chair of the Commission at the
Request of the Department
Director

Prepared by: Anchorage Parks and Recreation
Department

Anchorage, Alaska
RESOLUTION NO. 2009-13A

Proposed Land Exchange Involving Sisterhood Park for E. 48th Ave./Van Buren St. Upgrade

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Whereas, the Municipality of Anchorage Project Management and Engineering Department proposes alterations to West 48th Avenue and Van Buren Street to improve traffic safety and circulation in the vicinity of Sisterhood Park, Northwood Elementary School, and certain businesses; and

Whereas, to facilitate the proposed road improvements the multiphase project proposes a land trade between the Municipality and an adjoining business known as Alaska Fast Freight; and

Whereas, the proposed land trade would give the Municipality approximately 2.5 acres of new park land and additional park improvements and amenities including replacement soccer field and new off-street parking facility, all of which would be incorporated into a new park site plan prepared as part of the project, in exchange for 1.8 acres of land within Sisterhood Park ; and

Whereas, Sisterhood Park was dedicated for permanent or long-term park or recreation purposes under AO 84-199 and AO 90-71(S), and under Municipal Code and Charter conveyance of dedicated park land as proposed would require approval by the Municipal Assembly and by a majority of voters in a general election; and

Whereas, the Community Council and neighborhood support the proposed road improvements and associated land exchange; now, therefore:

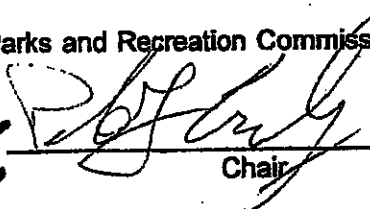
THE PARKS AND RECREATION COMMISSION RESOLVES:

The Parks and Recreation Commission supports the proposed land exchange for the public purposes described above, subject to further planning and public review, and recommends that the Assembly adopt ordinance(s) to support the land exchange and to present on a ballot for approval by the eligible voters of Anchorage.

PASSED AND APPROVED by the Parks and Recreation Commission this 9th Day of April, 2009.

ATTES

Department Director



 Chair

Spenard Community Council Minutes: DRAFT

April 1, 2009 7:00 PM. Spenard Recreation Center

3. Legislative Report

Senator Hollis French called from Juneau with an update of legislative activities. The window tinting bill is progressing. Questions from the council included the status of the mandatory insurance bill (desired, but not going anywhere), management of Lake Hood/Spenard air traffic and the Airport in general (possibilities after the departure of former manager Plumb). Also: possibility of saving money by eliminating front license plates (no action yet) and challenges of seniors access and affording health care (Hollis is working on a clinic for seniors).

1. Approval of Minutes & Agenda

Discussion of Agenda: The agenda was approved as presented.

Discussion of Minutes: The minutes were approved as submitted.

2. Announcements

None.

5. Local Projects and Discussion

a. Aaron Christie (DOWL/HKM) gave a presentation on the 48th & Van Buren Project: Changes/updates in the design since last presentation: parallel parking on each side of Van Buren instead of perpendicular parking (request to consider angle parking); three way stop and a yield at Taft and 48th in addition to the existing stop signs at Van Buren (there were multiple requests for flashing lights, raised cross walks, speed humps etc). Construction of Phase 1 is scheduled to start no later than September 1st.

Aaron submitted a resolution supporting a land swap between the Muni and American Fast Freight to the Council for consideration. The land swap is necessary for Phase 2 of the project. **A motion to support the resolution as submitted was made, seconded and passed.**

b. John Isaacs, Kim Wetzel from URS and Tyler Robinson from the Muni, as a step in the development of the West Anchorage District Plan, asked each of those in attendance for ideas and opinions, values, strengths and weaknesses, likes and dislikes of West Anchorage and what they wanted for the future. Development of the plan has challenges: the schedule is aggressive (completion by the end of the year) and there are strong feelings about what the east boundary should be (Council members seem to favor a boundary further east than the Planners). Land use, transportation planning, interaction between residential and business, residential with the Airport and what Town Centers should be are major concerns. Kim Wetzel recorded opinions expressed;) they are available _____.

4. Assembly Report

Harriet Drummond reported that at the March 24th meeting the Assembly continued to be very cautious about spending money. The purchase of automated trash pickup equipment

was approved. Five million dollars for new vehicles was approved. The school district budget, cutting four million dollars, was passed and subsequently vetoed. There is ongoing consideration for a spay-neuter clinic at Animal Control. There is an ordinance being considered to change zoning for the installation of wind energy conversion systems.

6. Old and New Business

None.

7. Committee Reports

Deferred until next meeting. Executive and CIP committees will work on latest ranking and report next meeting.

The meeting was adjourned at 9:30

APPENDIX B
EXISTING ASSEMBLY ORDINANCES

CLERK'S OFFICE

APPROVED

Date: 11-20-01

Submitted by: Assembly member SULLIVAN
Prepared by: Department of Law
For reading: November 13, 2001

ANCHORAGE, ALASKA
AO 2001-172(S)

AN ORDINANCE APPROVING THE REZONING OF 12.79 ACRES FROM R-O SL (RESIDENTIAL-OFFICE) ZONING DISTRICT WITH SPECIAL LIMITATIONS AND I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO R-4 SL (MULTIPLE-FAMILY RESIDENTIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS FOR TRACTS 5A AND 5B, CROSSROADS BUSINESS PARK SUBDIVISION, GENERALLY LOCATED EAST OF NORTHWOOD STREET AND NORTH OF INTERNATIONAL AIRPORT ROAD.

(Spenard Community Council: Case 2001-166)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as a R-4 (Multiple-Family Residential) zoning district with Special Limitations zone:

Tracts 5A and 5B, Crossroads Business Park Subdivision.

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following:

1. The petitioner shall submit the multi-family housing development for a non-public hearing site plan review before the Planning and Zoning Commission prior to the issuance of a building permit. Issues to be addressed by the site plan review include but are not limited to Traffic Engineering review of a Traffic Impact Analysis and concurrence pertaining to: parking lot layout and design, internal circulation, and number and location of driveways. Site plan review shall also address the exterior design of the housing units and include landscaping, buffering, signage, and any other areas as determined by the Director of the Planning Department.

2. The petitioner shall provide buffering as follows: 15 feet between the proposed future uses on the north, south, and west perimeter of the property and 30 feet between the proposed future uses and the industrial use to the east, however, adjacent to the recreational use to the east will be a 15 foot buffer.

3. Permitted uses:

A. Only those principal uses permitted in the zoning district, except as prohibited by section 6.

- 1 4. **Accessory uses:**
- 2 A. **Only those accessory uses permitted in the zoning district, except as**
- 3 **prohibited by section 6.**
- 4 5. **Conditional uses:**
- 5 A. **Only those conditional uses permitted in the zoning district, except as**
- 6 **prohibited by section 6.**
- 7 6. **Prohibited uses:**
- 8 a. **Hotels, motels and motor lodges, however hotel expansion is allowed;**
- 9 b. **Roominghouses;**
- 10 c. **Private clubs and lodges.**
- 11 d. **Mobile home parks;**
- 12 e. **Off-street parking spaces or structures;**
- 13 f. **Camper parks;**
- 14 g. **Convenience establishments;**
- 15 h. **Gasoline service station; and**
- 16 i. **Snow disposal sites.**
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- 25 7. **The site will have no more than 225 residential dwelling units. If a portion of the**
- 26 **property (not to exceed two acres) is used for hotel or similar uses, then the total**
- 27 **number of residential units shall not exceed 150.**
- 28
- 29 8. **All buildings shall be designed to meet Anchorage International Airport FAR Part**
- 30 **150 requirements for noise mitigation.**
- 31 9. **Nonresidential uses shall have at least one direct access onto Northwood Drive.**
- 32 **Additional access points shall be subject to approval by the Traffic Engineer or, if**
- 33 **platted, subject to approval by the Platting Board.**

34 **Section 3. The special limitations set forth in this ordinance prevail over any inconsistent**

35 **provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise.**

All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special

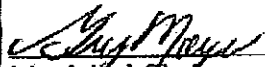
1 limitation set forth in this ordinance shall apply in the same manner as if the district classification
2 applied by the ordinance was not subject to special limitations.

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

11 PASSED AND APPROVED by the Anchorage Assembly this 20th day of November,
12 2001.

13 
14 Chairman

15 ATTEST:

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17 Municipal Clerk
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G:\MAT\OPEN MATTERS\Northwood Land Swap\AO 2001-172(S).DOC

Submitted by: Chairman of the
Assembly at the Request of
the Mayor
Prepared by: Planning *pb*
Department
For Reading: December 4, 1979

ANCHORAGE, ALASKA
AO No. 79-224

RECEIVED
Date: 1-15-80

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-2 (TWO FAMILY RESIDENTIAL DISTRICT) AND R-3
(MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO R-O (SL)
(RESIDENTIAL OFFICE DISTRICT WITH SPECIAL LIMITATIONS) FOR A
PORTION OF SECTION 36, T13N, R4W, S.M., ANCHORAGE, ALASKA.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the Zoning Map be amended by designating the following described property as R-O (SL) (Residential Office District with Special Limitations Zone): a portion of Section 36, T13N, R4W, Seward Meridian, as shown on the attached map.

Section 2. The zoning district reclassification as provided for in Section 1, above, shall be subject to the following extraordinary limitations as authorized by AMC Section 21.20.045:

B. Permitted principal uses and structures:*

1. single-family, two family; and multiple-family dwellings;
2. private clubs and lodges;**
3. parks, playgrounds and playfields, Municipal buildings in keeping with the character of the district;
4. museums, historic and cultural exhibits, libraries and the like;
5. day nurseries and kindergartens;
6. public, private and parochial academic schools;

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7. hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like;
8. offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
9. accounting, auditing and bookkeeping services;
10. engineering, surveying and architectural services;
11. attorneys and legal services;
12. real estate services and appraisers;
13. stock and bond brokerage services;
14. insurance services;
15. photographic services;
16. banks, savings and loan associations, credit unions and similar financial institutions.

* Requires a Site Plan Review Approval by the Planning Commission prior to the issuance of a building permit. This provision only pertains to property directly abutting a PLI or Residential District (no separation by a street).

** Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by special exception only.

C. Permitted accessory uses and structures:

1. accessory uses incidental to any of the principal uses above listed.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this title, the following uses may be permitted.

1. town houses, row houses and office buildings built to a common wall at side lot lines;

2. churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms;
3. utilities substations;
4. off-street parking spaces or structures;
5. planned unit development;
6. privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.

E. Prohibited uses and structures:

1. any use or structure not of a character indicated under permitted uses and structures or permitted as a Conditional Use;
2. storage or use of mobile homes or quonset huts;
3. any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

	<u>Use</u>	<u>Lot Area</u> <u>(sq. ft.)</u>	<u>Lot Width</u> <u>(ft.)</u>
1.	single-family dwelling	6,000	50
2.	two-family dwelling	6,000	50

3. 3- through 10- 6,000 50
family dwelling

4. all other permitted uses:

- a. lot area: 6,000 sq. ft.
- b. lot width: 50 ft.

G. Minimum yard requirements:

1. front yard: 10 feet, except as provided in the supplementary district regulations;

2. side yard: single-family, two-family and multiple-family dwellings: 5 feet;

all other permitted uses: none, provided, however, that if any side yard is provided, it shall not be less than five feet; the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of five feet between such buildings;

3. rear yard: 10 feet;

4. where the site directly abuts a PLI or Residential Zone (not separated by a street): 10 feet.

5. multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

H. Maximum lot coverage by all buildings:

1. single-family, two-family and multiple-family dwellings: 50%

2. all other permitted uses: 50%.

I. Maximum height of structures: 2 stories or 25'.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be:

1. residential uses: one vehicular parking space for each dwelling unit;
 2. all other permitted uses: as provided in the supplementary district regulations;
- L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- M. Ground cover. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials. (Adapted from GAAB 21.05.0501.)
- N. A 10 foot screening easement shall be provided where the site directly abuts a PLI or Residential zone (not separated by a street). The screening easement shall be landscaped when the property develops. The screening easement shall be maintained for the life of the use.
- O. Access. There shall be no direct access to Northwood Street.

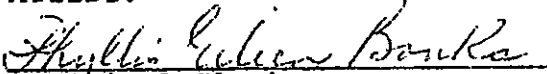
Section 3. In accordance with Section 21.20.045 of the Anchorage Municipal Code, all District and supplemental district regulations applicable to a R-0 zoning district which are not specifically affected by the restrictions, standards and design criteria set forth herein, shall apply to the subject property and the same manner as if the district were not subject to a special limitation.

The Planning Director is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 15th day of January, 1979. 1980.


Chairman

ATTEST:


Municipal Clerk

P77-11-A2

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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 1003-79

Meeting Date: December 4, 1979

From: Mayor
Subject: AO No. 79-224

Rezoning from R-2 & R-3 To
R-O (SL) for Property
Located Northeast of
Northwood Street and
International Airport
Road.

This rezoning comes to the Municipal Assembly with a recommendation of approval from the Planning and Zoning Commission on July 17, 1979.

Prepared by:

Michael J. Meehan
Director of Planning

Respectfully submitted:

for
George M. Sullivan
Mayor

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MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

NO. AM 1003-79A

Date: 1-15-80

Meeting Date: December 4, 1979

From: Mayor Sullivan
Subject: Ordinance AO No. 79-224 Rezoning from R-2 and R-3 to R-O(SL) For Property Adjacent to Northwood Elementary School

The Planning and Zoning Commission has recommended in favor of adoption of the referenced rezoning ordinance. Under the provisions of AMC 21.20 the findings of the Planning Commission are advisory only and the Assembly may therefore adopt or reject the proposed ordinance in accordance with the standards enumerated in Chapters 21.05 (Comprehensive Plan) and 21.20 (Procedures for Zoning Map Amendments). The subject case, however, presents a situation where the area to be rezoned to a commercial district does not lie within the appropriate classification area of the Comprehensive Plan Map. Consequently, before the Assembly may act to adopt the proposed rezoning ordinance certain provisions of the code pertaining to such circumstances must be specifically addressed.

Municipal Code Section 21.05.090(C) explains in part the role of the land use classification map:

C. Land Use Categories

Future land use decisions made by the Municipality such as changes in zoning districts and approvals of conditional uses should be in accordance with the guidelines established by this section and the plan map.

B. Land Use Classification Map


The land use classification map identifies those areas which, on the basis of the entire Comprehensive Plan, are best suited for the functional classification indicated. The functional categories neither affect current zoning regulations nor place additional regulations on specific property. Future land use decisions such as rezoning, subdivision approval and conditional uses must conform to the indicated functional categories in the absence of exceptional circumstances. Exceptions could be recognized where existing uses are compatibly integrated into the area or where future uses could comply as compatible land uses by meeting appropriate standards pertaining to access, noise, landscaping, screening, structural or other improvements required by circumstances.

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In order to eliminate possible confusion, the Assembly, if it decides to approve the subject rezoning based on all available evidence, should clearly indicate on the record that exceptional circumstances exist, that the standards contained in AMC 21.05.055 have been considered, and that the rezoning is in accordance with such standards.

Prepared by:

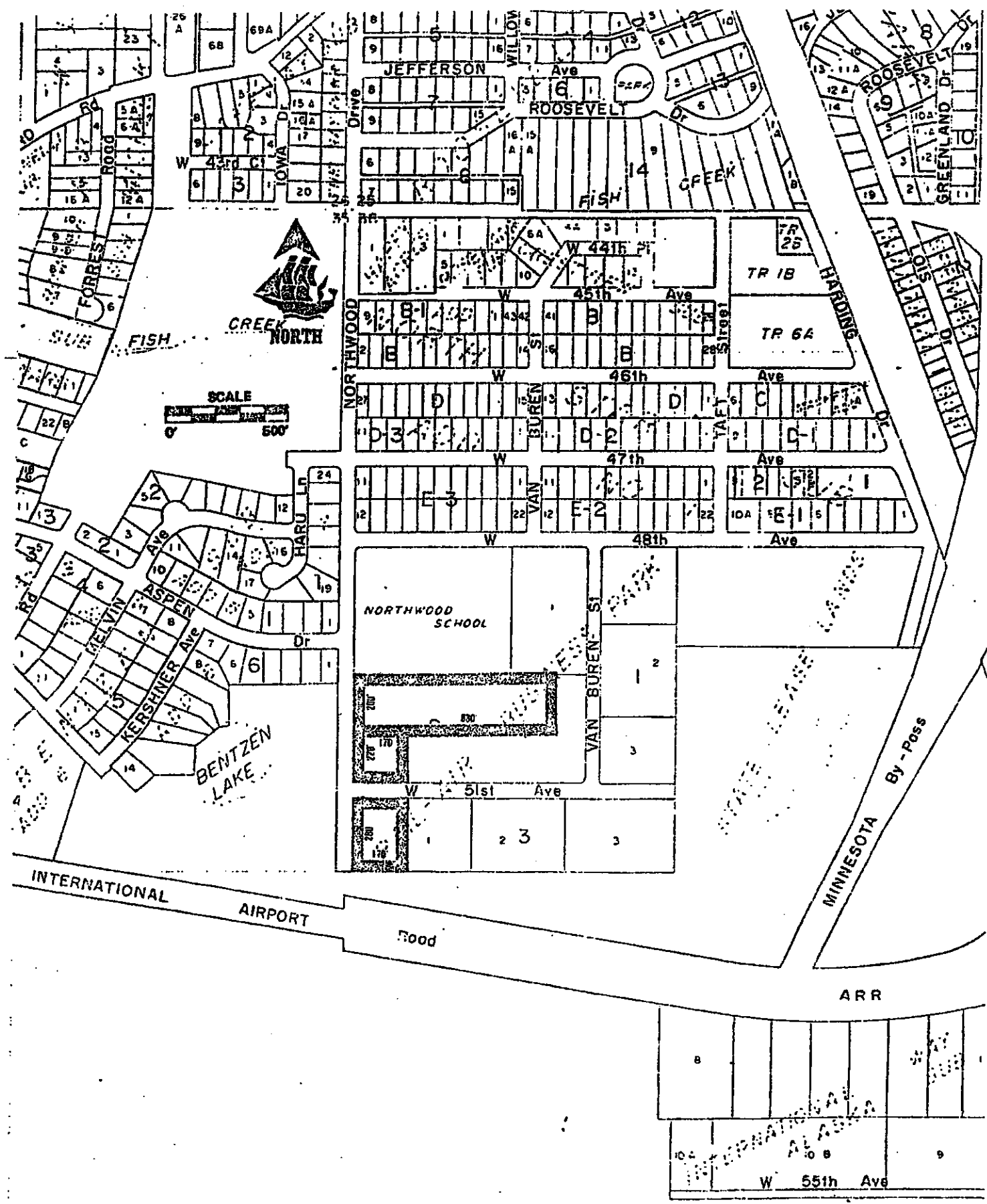


Michael J. Meehan
Director of Planning

Respectfully submitted:

for 

George M. Sullivan
Mayor



Handwritten scribbles at the top of the page.

Roy Grundeland
1317 W. Northern Lights Blvd.
Anchorage, Alaska 99503

July 17, 1979

Municipality of Anchorage
Planning Department
City Hall Annex
Anchorage, Alaska 99501

Attention: Helda Warkentin
Subject: Special Limitations Case No. P-77-11-A-2

Dear Ms. Warkentin:

In addition to the recommended Special Limitation concerning the above-captioned zoning request, we refer herein to our approved preliminary plat and its provision relating to access onto Northwood Street.

We will at the time that the site plan is approved by Planning, agree to develop road access to our R-0 property from within the internal road system.

Thank you for your consideration.

Sincerely yours,

Handwritten signature of Roy Grundeland
Roy Grundeland
for David Altman

Submitted to P & Z 7-17-79.

Handwritten signature at the bottom right.

APPENDIX C
PROPOSED ASSEMBLY ORDINANCE

Submitted by: Chairman of the Assembly at the Request

Prepared by:
For reading:

Anchorage, Alaska
AO 2009-

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AN ORDINANCE AMENDING THE ANCHORAGE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.8 ACRES, FROM R-4 SL (MULTI-FAMILY RESIDENTIAL WITH SPECIAL LIMITATIONS) TO I-1 (LIGHT INDUSTRIAL) PLI-p (PUBLIC LANDS AND INSTITUTIONAL - PARKS); APPROXIMATELY .42 ACRES, FROM I-1 TO PLI-p; AND APPROXIMATELY 1.04 ACRES, FROM R-O SL (RESIDENTIAL OFFICE WITH SPECIAL LIMITATIONS) TO PLI-p AND I-1 FOR TRACT 4 AND TRACT 5B-1, CROSSROADS BUSINESS PARK SUBDIVISION, GENERALLY LOCATED AT INTERNATIONAL AIRPORT ROAD AND NORTHWOOD DRIVE.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-1 (Light Industrial) zone:

A portion of Tract 5B-1, Crossroads Business Park Subdivision, containing approximately 2.05 acres, and Tract 4, Crossroads Business Park Subdivision, containing approximately .129 acres, as shown on Exhibit A.

Section 2. The zoning map shall be amended by designating the following described property as PLI-p (Public Lands and Institutions) zone:

A portion of Tract 5B-1, Crossroads Business Park Subdivision, containing approximately 2.72 acres, and Tract 4, Crossroads Business Park Subdivision, containing approximately 1.33 acres, as shown on Exhibit A.

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

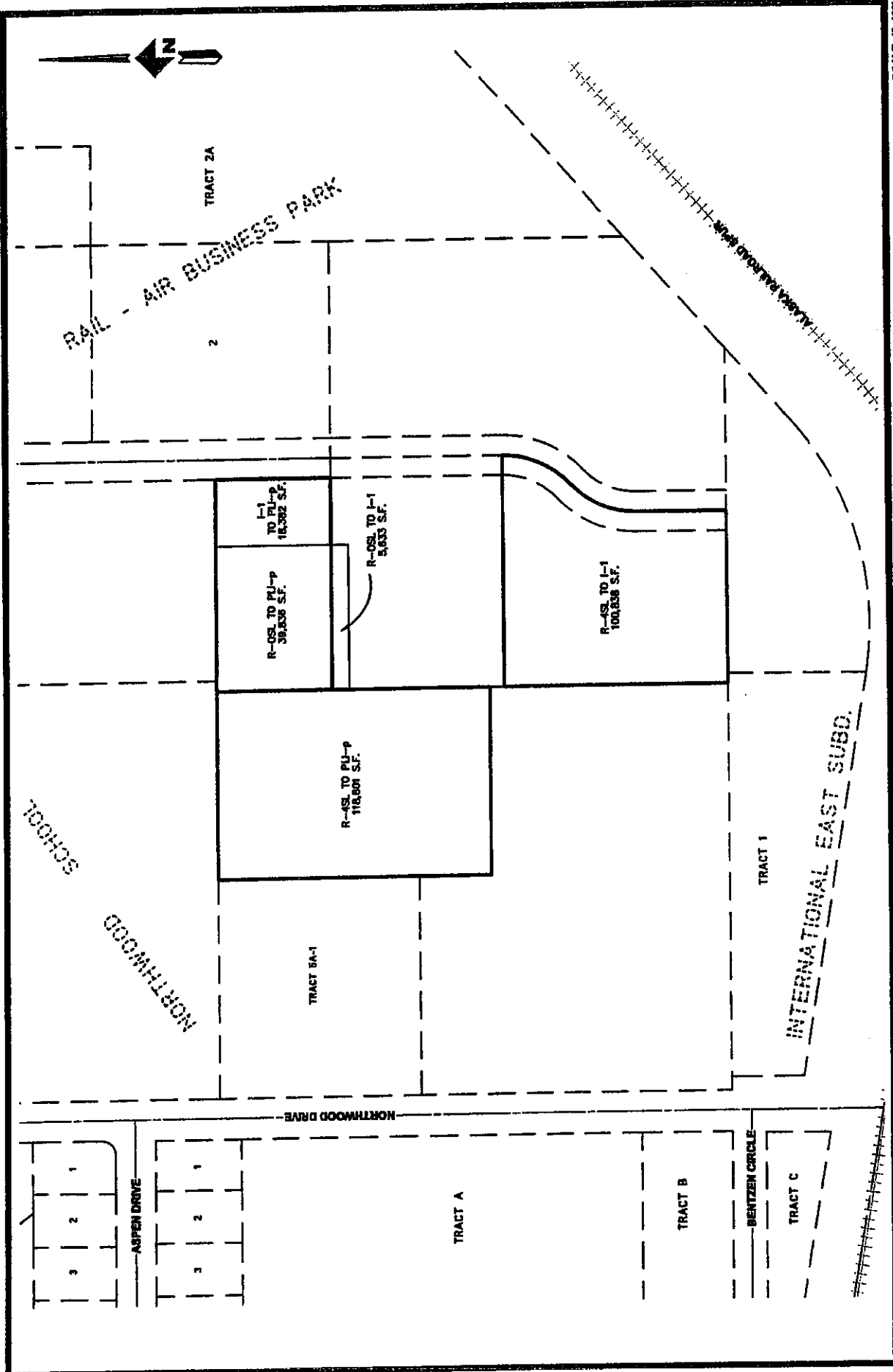
Section 3. This ordinance shall become effective immediately upon approval and passage of this ordinance.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2007.

ATTEST:

Chairman

Municipal Clerk



NOA GRID: SW 1928
 SCALE: 1"=100'
 P:\Projects\489\ZONING\AFF.dwg 2009-6-10

EXHIBIT A

ZONING MAP AMENDMENT DESIGNATIONS
 VAN BUREN ST. / W. 48TH AVE. IMPROVEMENTS
 ANCHORAGE, ALASKA





DOWL HKM

July 1, 2009
W.O. D57465A

Mr. Jerry Weaver
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

Subject: Supplemental Zoning Information
Taft Street/Van Buren Street Rezone
Zoning Map Amendment Application Case No. 2009-103

Dear Mr. Weaver:

DOWL HKM, on behalf of the Municipality of Anchorage (MOA), is pleased to submit the enclosed supplemental information for the rezone application related to the Taft Street and Van Buren Street circulation and access improvements project.

This submittal includes a copy of the Municipality's Standards for Zoning Amendments supplemental worksheet.

Please contact us if you have any questions.

Sincerely,
DOWL HKM

Timothy C. Potter
Planning Director

Attachments: As stated

D57465A.Weaver.AMK.TCP.070109.mas

STANDARDS FOR ZONING MAP AMENDMENTS

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

A. Conformance to Comprehensive Plan:

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:
 - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
 - b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards, and site planning; or
 - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The proposed rezone is consistent with the Anchorage 2020 Draft Composite Land Use Plan Map designations for this area. The map designates the affected parcels for Low/Medium Intensity Residential, School and Community Institutional, and Industrial/Commercial.

2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan Map, explain how the proposed rezoning meets the following standards:
 - a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

N/A. The rezone is not proposing an increase in residential density.

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

The proposed rezone will reduce the R-4 SL zoning at this site by approximately 4.5 acres. The R-4 SL is proposed to be rezoned PLI-p and I-1. The reduction of R-4 SL to PLI-p benefits the neighborhood by trading this portion of the parcel with the MOA, allowing for a relocation of the soccer field for Sisterhood Park, and construction of a much needed parking lot to serve the park.

The R-4 SL that will be rezoned I-1 provides a direct benefit to the surrounding neighborhood by allowing for the consolidation of AFF's industrial activity, and

supporting the road redesign created by the Taft Street extension. The redesign will create new traffic patterns that separate the industrial truck traffic from the residential and public park traffic. This will increase the overall safety in the neighborhood, while allowing for uses that are traditionally considered incompatible to co-exist in this neighborhood.

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

N/A

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

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

Note: Surrounding neighborhood = 500-1,000' radius
General Area = 1 mile radius
Community = Anchorage as a whole

- a. Environment

This rezone request is not expected to generate any substantive environmental pollutants.

- b. Transportation

The site is bounded by West 48th Avenue to the north, Minnesota Drive to the east, International Airport Road to the south, and Northwood Drive to the west. Van Buren Street and the proposed Taft Street extension will provide access from West 48th Avenue to the individual properties included in this project.

The rezone is not expected to have a direct impact on transportation; however, the road design project as a whole, which is supported by this rezone request, will improve traffic access and flow. It will provide safe, direct routes for the industrial traffic to the Orbus/AFF and ASD facilities using the Taft Street extension, and public access to Sisterhood Park and the Spenard Recreation Center will be from Van Buren Street. A new parking lot will be constructed for Sisterhood Park, providing much needed parking capacity. The new road design will increase safety within the surrounding neighborhood while reducing pedestrian and automobile conflicts between the various types of traffic accessing this neighborhood.

- c. Public Services and Facilities

This site is served by all public utilities. There will be no adverse effect, or increased demand, on public facilities or services.

- d. Land Use Patterns

The project area currently includes a mixture of industrial uses and recreation uses. The proposed rezone will not change the uses in the area, but will provide separation and will allow for a more efficient pattern of land use. Existing land use patterns in

the wider area are not expected to change as a result of the rezone request. The land use patterns are consistent with the Anchorage 2020 Draft Composite Land Use Plan Map designations.

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

Within the general area, defined as a one mile radius of the project area (Figure 1), there are over 402 acres of property zoned I-1, of which, approximately 24 acres (6%) are vacant. Within the general area there are approximately 25 acres of property zoned R-4, of which, approximately 14 acres (55%) are vacant. In addition to I-1 and R-4, there are approximately 23 acres of property in the general area zoned R-O, and approximately 86 acres of property zoned PLI-P. Of these lands, less than one acre (.71%) of the R-O is vacant, and the majority of the PLI-p is municipal park land, with one parcel occupied by the Spenard Recreation Center (Table 1).

As discussed in the Zoning Map Amendment application, the proposed rezone will have the following effect on the general area:

- *Increase the PLI-p zoned lands by approximately five acres;*
- *Decrease the R-4 SL zoned property by approximately 4.5 acres;*
- *Decrease the R-O SL zoned property by approximately 1.4 acres; and*
- *Increases the I-1 property by approximately 8.5 acres.*

The general area has primarily been developed as residential areas, with small commercial nodes mixed in, to the north and east of the proposed rezone site. To the south, across International Airport Road, lies an area with a T (Transition) zoning designation. Ted Stevens Anchorage International Airport lies to the west of the proposed rezone site. Although the majority of the general area within one mile of the proposed rezone site has developed primarily as residential uses, the strategic location of this site along roads classified by the Official Streets and Highways Plan as a freeway (Minnesota Drive) and an expressway (International Airport Road), and its proximity to the airport have influenced the surrounding area and beyond to develop as an industrial district.

The majority of the industrial development in the general area appears to be various warehouses with some retail along International Airport Road. In addition, Chugach Electric and Anchorage Water and Wastewater Utility also have facilities located in the I-1 district in this area. Clearly there is a trend of industrial development in this portion of the Municipality, influenced by both the system of roads in the area, as well as the proximity and access to the airport. Although there is an abundance of I-1 designated land in the general area, only a small portion of it is vacant, which reflects the need for, and demand of, industrially zoned lands in this portion of the Municipality.

Additionally, the proposed rezone will increase the amount of PLI-p park land in the general area by an additional five acres. The majority of the dedicated park land in the general area resides within DeLaVega Park, located southwest of International Airport Road and Minnesota Drive. DeLaVega Park consists of baseball and soccer fields, and generally serves a regional area. Additionally, there are two neighborhood parks within the general area, one being Sisterhood Park. The proposed rezone, in conjunction with the proposed land trade for the site, will add approximately five acres of park land to the

project area, allowing for relocation of a soccer field and the construction of a parking lot for the park.

As discussed in the zoning map amendment application for this site, the rezone will result in a decrease of approximately 4.8 acres of the R-4 SL property in this area. The reduction is due, in part, to a portion of the R-4SL property being traded to the MOA for incorporation into Sisterhood Park. Additionally, a portion of the R-4 SL property will be rezoned to I-1 for AFF to incorporate into their adjacent industrial development. No new special limitations are proposed for this rezone request. However, the special limitations established by AO 2001-172(S) for the R-4 SL property will remain in effect for the portions of the property retaining the R-4 SL designation.

Tract 4 of the Crossroads Park Subdivision is a split zoned parcel, which includes R-O SL and I-1 designations. A portion of this tract is proposed to be exchanged in the land trade from Municipal ownership to AFF. The northern portion of the parcel will retain Municipal ownership and will be incorporated into Sisterhood Park. Both portions of this property are proposed to be rezoned; the north portion of the site from R-O SL and I-1 to PLI-p for incorporation into Sisterhood Park, and the southern portion will contain a small strip of R-O SL zoning that is proposed to be rezoned I-1 for eventual incorporation into AFF's industrial facility. The actions of this rezone will eliminate the existing R-O SL designation by rezoning it to PLI-p and I-1.

The rezone on the surrounding neighborhood (defined as a 500'-1,000' radius), will have a positive effect on land use efficiency, transportation, and access. The Municipality, as well as the surrounding neighborhood will also benefit from the increase in park land that will be provided by the proposed rezone. The consolidation of the various uses, as well as the new traffic patterns and defined parking areas that are created as a result of the rezone and corresponding land trade, will increase the safety within the neighborhood, while reducing conflicts between the truck access for the industrial uses and the automobile and pedestrian access by the general public to the park and school facilities.

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

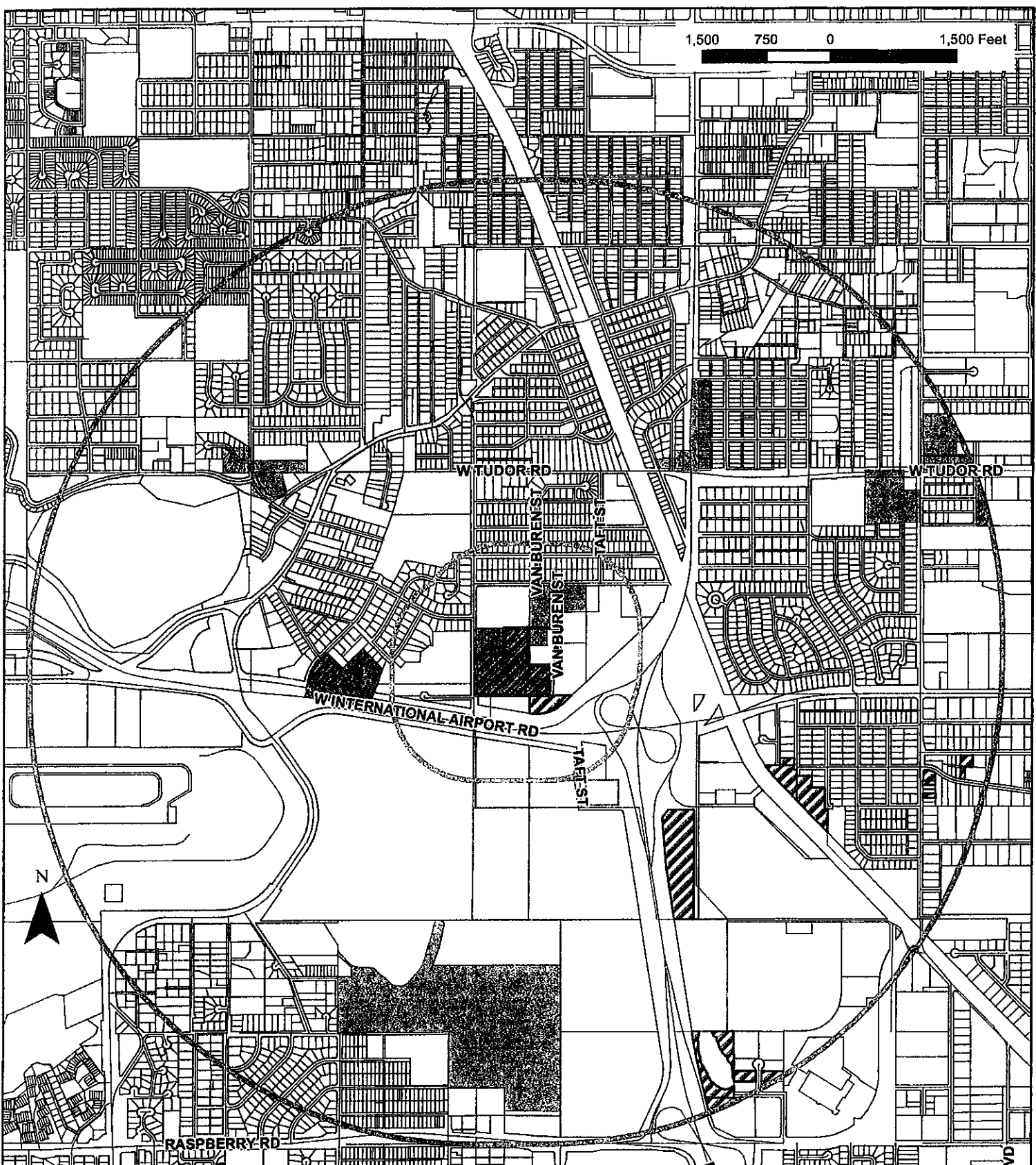
Phase I of the road improvement project has previously been approved and is undergoing the bidding phase. Phase II of the improvement project is anticipated to start in summer 2010, assuming that a vote is passed by the community in support of the proposed land trade in the April 2010 municipal election.

This site is served by all public utilities. There will be no adverse effect, or increased demand, on public facilities or services.

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

N/A. The proposed rezone does not conflict with the comprehensive plan designations for the affected properties.

1,500 750 0 1,500 Feet











-  Parcels_of_Interest
-  Buffer 1mile
-  Buffer 1000ft
-  Vacant Lands
-  I-1
-  R-4
-  PLI-p

Figure 1
Existing Vacant Lands

Taft / Van Buren Rezone

 **DOWL HKM**

June 29, 2009 WO: 57465A

TABLE 1: Taft / Van Buren Rezone Vicinity Zoning

Neighborhood Vicinity (1,000 ft buffer)	
I-1	67.04 acres
Vacant	1.78 acres
% vacant I-1	2.66%
R-4	14.01 acres
Vacant	10.85 acres
% vacant R-4	77.44%
R-O	1.05 acres
Vacant	0.00 acres
% vacant R-O	0.00%
PLI-p	6.63 acres
Vacant	0 acres
% vacant PLI-p	0.00%
Larger Vicinity (1 mile buffer)	
I-1	402.93 acres
Vacant	23.68 acres
% vacant I-1	5.88%
R-4	24.73 acres
Vacant	13.84 acres
% vacant R-4	55.96%
R-O	22.67 acres
Vacant	0.16 acres
% vacant R-O	0.71%
PLI-p	85.78 acres
Vacant	0 acres
% vacant PLI-p	0.00%



DOWL HKM

June 22, 2009
W.O. D57465A

Mr. Jerry Weaver
Planning Department
Municipality of Anchorage
4700 Elmore Road
Anchorage, Alaska 99507

Subject: Crossroads Business Park Tracts 4 and 5B-1
Municipal Land Trade

Dear Mr. Weaver:

DOWL HKM, on behalf of the Municipality of Anchorage (MOA) Department of Project Management and Engineering (PM&E) and American Fast Freight (AFF), respectfully submit a draft ordinance (Appendix A) for consideration by the Planning and Zoning Commission (P&ZC) to be placed on the April 2010 municipal election ballot.

The intent of the land trade is to relocate the existing soccer field located in Tract 4 (MOA property), to a portion of Tract 5B-1 (AFF property), as part of the Van Buren Street/W. 48th Avenue Circulation and Access Improvements project. The parcels subject to the land trade are Tracts 4 and 5B-1, Crossroads Business Park Subdivision. AFF is trading approximately 2.7 acres within Tract 5B-1 for the relocation of the Sisterhood Park soccer fields. In return, the MOA is trading approximately 2.1 acres for AFF to incorporate into their adjacent industrial site (Figure 1). Additionally, approximately .87 acres of the Van Buren Street right-of-way (ROW) will be vacated and incorporated into AFF's property (Figure 2).

Tract 4 is a portion of Sisterhood Park, which is a dedicated municipal park per AO 84-199 and AO 97-71(S). In order for the land trade to be permitted, Anchorage Municipal Code (AMC) 25.10.080C states:

"Except as otherwise prohibited by law or by conditions of ownership, the assembly, with recommendations from the planning and zoning commission and the parks and recreation commission, by ordinance, may allow the use of municipal land formally dedicated to public park or recreational purpose for another municipal purpose. The special procedure required by this subsection applies only to land dedicated by ordinance under this section."

In addition to the assembly action described above, the conveyance of dedicated parkland to another municipal purpose must be approved by a public vote at a regular or special election. Anchorage Charter (AC), Article X, Section 10.02.8 states that, in addition to other actions, which require an ordinance, the assembly shall use ordinances to:

"Convey or lease, or authorize the conveyance or lease, of any interest in lands of the municipality. An ordinance conveying an interest in real property dedicated to public park or recreational purposes is valid only upon approval by a majority of those voting on the question at a regular or special election. The assembly shall publish notice of the election, including a description of the property by proper place name and legal description, and the terms and conditions of the conveyance."

Mr. Jerry Weaver
Planning Department
Municipality of Anchorage
June 22, 2009
Page 2

The proposed land trade has received the support of the Spenard Community Council and the Parks and Recreation Commission. Also included are the April 9, 2009 meeting minutes (Appendix B) and Resolution No. 2009-13A (Appendix C) supporting the land trade. With the support of these two bodies in place, the goal of this application is to receive the support of the P&ZC so that the proposed ordinance can be forwarded to the Anchorage Assembly for approval to be placed on the April 2010 regular election ballot.

We appreciate your time and effort in reviewing this proposal. Please feel free to contact us if you have any questions.

Sincerely,
DOWL HKM

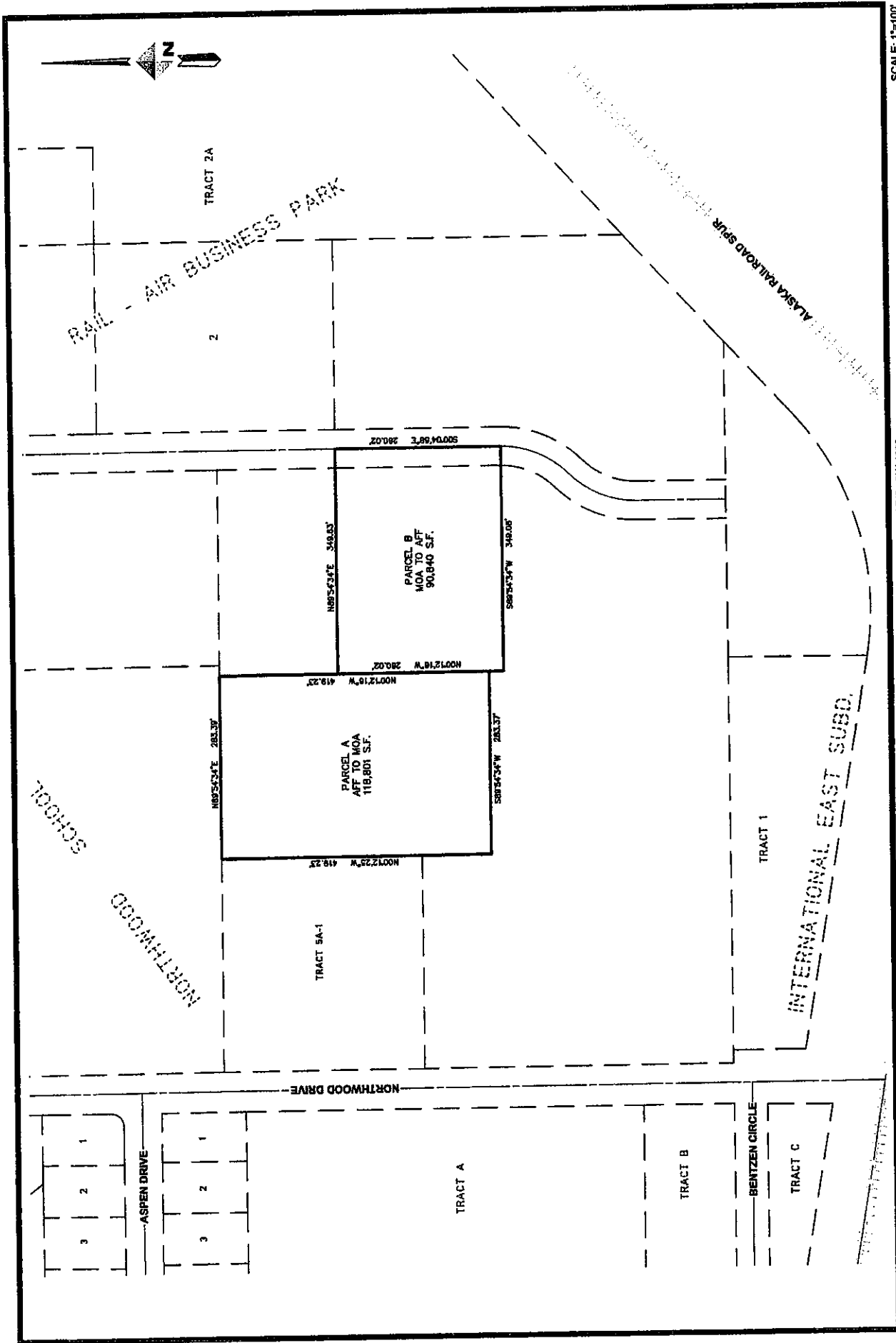


Timothy C. Potter
Planning Director

Attachments: Figures
Appendix A

D57465A.Weaver.AMK.TCP.062209.mas

FIGURES



SCALE: 1"=100'
MOA GRID: SW 1828

FIGURE 1
 LAND EXCHANGE PARCELS
 VAN BUREN ST. / W. 48TH AVE. CIRCULATION & ACCESS IMPROVEMENTS
 ANCHORAGE, ALASKA

P:\Projects\157465\REZONE\REZN-AFF.dwg 2009-6-9



APPENDIX A
DRAFT ASSEMBLY ORDINANCE

Submitted by: Chairman of the Assembly at the Request

Prepared by:
For reading:

Anchorage, Alaska
AO 2009-

1
2
3
4
5 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF
6 ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION ON _____, 2010, A BALLOT
7 PROPOSITION AUTHORIZING DISPOSAL BY EXCHANGE, BASED ON FAIR MARKET VALUE,
8 OF APPROXIMATELY 90,840 SQUARE FEET, SHOWN AS PARCEL B ON THE ATTACHED
9 EXHIBIT 1, OF DEDICATED MUNICIPAL PARK LAND LOCATED IN A PORTION OF TRACT 4,
10 CROSSROADS BUSINESS PARK SUBDIVISION, FOR 118,801 SQUARE FEET, SHOWN AS
11 PARCEL A ON THE ATTACHED EXHIBIT 1, LOCATED IN A PORTION OF TRACT 5B-1,
12 CROSSROADS BUSINESS PARK SUBDIVISION.

13 **WHEREAS**, Sisterhood Park, owned by the Municipality of Anchorage and dedicated for public park
14 and recreational purposes, consists of approximately 90,840 square feet, a portion of Tract 4, Crossroads
15 Business Park Subdivision, adjacent to a tract of land located east of a portion of Tract 5B-1, Crossroads
16 Business Park Subdivision, consisting of approximately 118,801 square feet;

17 **WHEREAS**, Parcel A is owned by American Fast Freight, is vacant, can be developed as dedicated park
18 land, and can contribute significantly to the continuity of park and natural areas;

19 **WHEREAS**, Parcel B is owned by the Municipality of Anchorage and is dedicated as parkland but, when
20 exchanged, can be developed by American Fast Freight for their continued industrial land use;

21 **WHEREAS**, American Fast Freight proposes a fair market value exchange of land with the Municipality
22 of Anchorage, exchanging its 118,801 square-foot Parcel A, located west of Tract 4, Crossroads Business
23 Park Subdivision, to be developed as a soccer field as a part of the dedicated PLI-p park land;

24 **WHEREAS**, the exchange provides needed land for future development for American Fast Freight as
25 well as providing additional parking that relocates some of the on-street parking along Van Buren Street,
26 which has been an ongoing neighborhood concern. The new soccer field will be adjacent to Northwood
27 Elementary School and will further protect the school from development, and accommodate joint use,
28 which will be beneficial to the school program and community;

29 **WHEREAS**, there is no cost to the taxpayers and no decrease in property values as a result of this fair
30 market value land exchange; and

31 **WHEREAS**, Anchorage Municipal Charter Section 10.02(8) and Anchorage Municipal Code Section
32 25.30.020 require that a disposal of land dedicated for public park or recreational purposes be approved at
33 a regular or special election by a majority of those voting on the question.

34 Now, therefore,

35 **THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:**

36 Section 1. Pursuant to the Anchorage Municipal Charter Section 10.02(8), a ballot proposition in
37 substantially the following form and substance shall be submitted to the qualified voters of the
38 Municipality of Anchorage at the next regular Municipal election to be held on _____, 2010:

39 **PROPOSITION NO. -----**

40 **A DISPOSAL BY EXCHANGE FOR FAIR MARKET VALUE OF 90,840 SQUARE FEET,**
41 **MORE OR LESS, OF DEDICATED MUNICIPAL PARK LAND KNOWN AS A PORTION OF**

1 **TRACT 4, CROSSROADS BUSINESS PARK SUBDIVISION, AS DEPICTED AS PARCEL B ON**
2 **THE ATTACHED EXHIBIT 1.**

3 **THE MUNICIPALITY OF ANCHORAGE SHALL DISPOSE OF APPROXIMATELY 90,840**
4 **SQUARE FEET OF DEDICATED MUNICIPAL PARKLAND FOR 118,801 SQUARE FEET**
5 **LOCATED WEST OF THE EXISTING PARK, DEPICTED AS PARCEL A ON THE**
6 **ATTACHED EXHIBIT 1. WHEN TRANSFERRED, PARCEL A SHALL BE DEDICATED AS**
7 **PARK LAND, ADDED TO SISTERHOOD PARK, AND PRESERVED IN PERPETUITY. THE**
8 **LAND EXCHANGE SHALL BE BASED UPON FAIR MARKET VALUES ESTIMATED BY**
9 **APPRAISAL.**

10 **AMERICAN FAST FREIGHT PROPOSES TO USE THE 90,840 SQUARE-FOOT PARCEL OF**
11 **LAND FOR FUTURE DEVELOPMENT.**

12 **THERE IS NO COST TO THE TAXPAYERS OF THE MUNICIPALITY, AND NO DECREASE**
13 **IN PROPERTY VALUES AS A RESULT OF THIS EXCHANGE.**

14 Section 2. Section 1 of this ordinance shall become effective if, and only if, said Proposition is passed by
15 a majority of the qualified voters in the Municipality of Anchorage voting on this Proposition on _____,
16 2010.

17 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
18 _____, 2009.

19
20
21
22

ATTEST:

Chairman

Municipal Clerk

APPENDIX B
APRIL 9, 2009 PARKS AND RECREATION
COMMISSION MEETING MINUTES



MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION COMMISSION
REGULAR MEETING
April 9, 2009 Minutes



I. CALL TO ORDER

The meeting was called to order at 6:05 p.m. on Thursday, April 9, 2009, at the Spenard Recreation Center.

II. ROLL CALL

Roll call taken by Director Jeff Dillon

Commissioners Present:

Chairperson Kathleen Plunkett
Commissioner Allyson Beischer
Commissioner Zareena Clendaniel
Commissioner Peter Crosby
Commissioner Dan Frank
Commissioner Meagan Krupa
Commissioner Eric McCallum
Commissioner Victor Molozzi
Commissioner David Wigglesworth

Commissioners Excused:

Commissioner Tim Benintendi
Commissioner Sara Boario

Staff Present

Beth Nordlund, Deputy Director
Holly Spoth-Torres
Joseph Gallagher
Chris Conlon
Diana Cramer

III. Consent Agenda

No changes to the Agenda or the Minutes of the March 2009 were recommended. Commissioner McCallum moved to approve the Consent Agenda and March 2009 minutes.

Seconded by Commissioner Mollozzi
Motion to approve passed unanimously.

IV. Director's Comments

Director Jeff Dillon congratulated Commissioner Plunkett on her election to the Anchorage School Board. He then discussed the failure of the bonds proposition in the municipal election, the changes in the administration the Department is facing, and the park construction project season. Mr. Dillon then turned the meeting over to Deputy Director Nordlund.

V. Information Items

A. PRC 09-17 Section 36 Master Plan Update

Holly Spoth-Torres, Park Development & Natural Resources Manager, gave an update on the Section 36 Master Plan. Section 36 consists of 600 acres on the Hillside area of Anchorage. It is a sensitive, valuable natural resource, with scenic vistas and potential for outdoor education and trail-oriented recreation. A Master Plan needs to be completed before Heritage Land Bank will turn the property over to Parks & Recreation. A site inventory memo has been completed, two Citizens Advisory Committee meetings have been held including a group site walk-through, and stakeholder and content expert presentations have been scheduled that include Alaska State Parks, Alaska Department of Fish & Game, outdoor education specialists, and other agencies and park user groups. It is expected that there will be plans in place by this fall to take to the public for input.

B. PRC 09-18 FBNP Draft Trail Improvement Plan Project Presentation

Holly Spoth-Torres, Park Development & Natural Resources Manager, and Kevin Doniere of Dowl Engineers gave a PowerPoint presentation on the Draft Trail Improvement Plan Project. They gave a thorough explanation of the process taken to arrive at the draft plan, information included in the plan, public comment that has been received to date, and a project time line. Deadline for written comments on the plan is April 29, 2009, and the plan is slated to be an Action Item at the May 2009 Parks & Recreation Commission Meeting.

VI. Action Items

A. PRC 09-19 Trail Naming (Far North Bicentennial Park and Kincaid Park)

Michael Johnson from the Mayor's Office discussed the proposed naming of trails in Far North Bicentennial Park and Kincaid Park. The municipal naming process has been initiated to sanction the trail names historically used in the two parks. A 4-person panel has been created to provide a recommendation to the Assembly. A public meeting is scheduled for April 16, 2009, at 6:00 p.m. in the Mayor's Conference Room. Parks & Recreation staff recommends approval of a resolution supporting the naming of the trails.

Public Comment

This item was opened for public comment.

Janice Tower, representing Single Track Advocates (a challenge grant recipient), spoke in support of the trail naming and signage to be put in the parks.

Discussion then continued amongst the Commissioners.

Commissioner Molozzi moved to approve Resolution 2009-19.

Commissioner Wigglesworth seconded the motion.

Motion to approve passed unanimously.

RESOLUTION NO. 2009- 19

In Support of Naming Certain Trails in Far North Bicentennial Park and Kincaid Park

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly and has the responsibility and duty to provide for the long term vision of our park system for all residents of Anchorage; and

WHEREAS, the Anchorage Parks and Recreation Commission recognizes the importance of park naming to add meaning, significance, and uniformity to public places; to minimize conflict and lend continuity and a sense of community; and further recognizes that the selection of a name that is purposeful, suitable, and symbolic can generate opportunities for community impact, create sense of place, promote public relations, express appreciation, and educate, in addition to facilitating wayfinding; and

WHEREAS, trails in Far North Bicentennial Park and Kincaid Park have been built and used over many years by homesteaders and a variety of volunteers and trail users, forming complex trail systems serving many needs; and

WHEREAS, although some of the subject trails have been named through a formal naming process, other trails have names that exist by tradition, convention, and convenience and merit adoption on a permanent or long-term basis, and still other trails are newly constructed and are currently unnamed; and

WHEREAS, Anchorage Parks and Recreation Commission finds that the proposed names, listed on the attached maps, convey an association with the surrounding area, history, or character, and therefore meet the appropriate criteria of the Municipal Code relating to historical, cultural, or geographical significance, and considering location, function, and natural features; therefore

BE IT RESOLVED, that the Parks and Recreation Commission supports the proposal to name, or reaffirm the name, as appropriate, of the subject trails, including seven new trails, as described in the attached maps, subject to clerical and cartographic editing.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 9th day of April, 2009.

B. PRC 09-20 Van Buren/48th Avenue Potential Land Swap

Commissioner Plunkett excused herself from commenting on or participating in any discussion on this Action Item or voting on that issue due to a potential conflict of interest stemming from her new position on the Anchorage School Board. The Chair

was turned over to Peter Crosby during the Commission's deliberation and consideration of this item.

Joseph Gallagher, Parks & Recreation Planner, and Aaron Christie, Dowl Engineers, gave a presentation regarding the Van Buren/48th Avenue potential land trade and the Van Buren Street/48th Avenue Circulation & Access Improvement Project. The purpose of the project is to improve safety for the Spenard neighborhood, as well as for two Parks & Recreation Department facilities in the area – Sisterhood Park and Spenard Recreation Center. Phase I of the project will create a new access road for shipping trucks accessing American Fast Freight, the Anchorage School District and Sourdough Express. Phase II seeks to alter Van Buren Street by eliminating its connection to American Freight and the southern bays of the School District facilities, which will improve safety and parking issues for both Spenard Recreation Center and Sisterhood Park. The land trade involves a 2.5 acre parcel owned by American Fast Freight that is adjacent to Northwood School and a 1.8 acre parcel of park land. Because the park land in questions, Sisterhood Park, is dedicated park land, approval of the land trade requires Assembly and voter approval. Parks & Recreation staff recommends approval of a resolution in support of the proposed land trade and in support for the project team in developing a Sisterhood Park site plan.

There was no public comment on this item.

After discussion amongst the Commissioners:

Commissioner Wigglesworth moved to approve Resolution 2009-13A.

Commissioner McCallum seconded the motion.

Motion to approve passed unanimously.

RESOLUTION NO. 2009-13A
Proposed Land Exchange Involving Sisterhood Park for E. 48th
Avenue/Van Buren St. Upgrade

Whereas, the Municipality of Anchorage Project Management and Engineering Department proposes alterations to West 48th Avenue and Van Buren Street to improve traffic safety and circulation in the vicinity of Sisterhood Park, Northwood Elementary School, and certain businesses; and

Whereas, to facilitate the proposed road improvements the multiphase project proposes a land trade between the Municipality and an adjoining business known as Alaska Fast Freight; and

Whereas, the proposed land trade would give the Municipality approximately 2.5 acres of new park land and additional park improvements and amenities including replacement soccer field and new off-street parking facility, all of which would be incorporated into a new park site plan prepared as part of the project, in exchange for 1.8 acres of land within Sisterhood Park; and

Whereas, Sisterhood Park was dedicated for permanent or long-term park or recreation purposes under AO 84-199 and AO 90-71(S), and under Municipal Code and Charter conveyance of dedicated park land as proposed would require approval by the Municipal Assembly and by a majority of voters in a general election; and

Whereas, the Community Council and neighborhood support the proposed road improvements and associated land exchange; now, therefore:

THE PARKS AND RECREATION COMMISSION RESOLVES:

The Parks and Recreation Commission supports the proposed land exchange for the public purposes described above, subject to further planning and public review, and recommends that the Assembly adopt ordinance(s) to support the land exchange and to present on a ballot for approval by the eligible voters of Anchorage.

PASSED AND APPROVED by the Parks and Recreation Commission this 9th Day of April, 2009.

VII. Staff Reports

A. PRC 09-21 Superintendents' Report

Holly Spoth-Torres, Park Development & Natural Resources Manager, spoke briefly about her new role in that position and praised the Park Development & Natural Resources team.

Commissioners were referred to the Superintendents' Report for an update on park maintenance, horticulture and forestry.

Chris Conlon, Recreation Superintendent, reported on the current Activity Guide and the programs being offered by Parks & Recreation for the spring and summer, and the Department's focus on marketing those programs to the public.

B. Anchorage Park Foundation Report

Beth Nordlund, Deputy Director, reported on the neighborhood park improvement projects slated for this summer and about volunteer participation and funding for these projects. The Commissioners' involvement in these projects was requested. Ms. Nordlund also gave a status report on the Youth Employment in Parks Program and Ms. Nordlund asked for the Commissioners' participation in this program as mentors. Funding for the YEP programs was also discussed.

The Commissioners requested an overview of the Anchorage Park Foundation and its relationship to Anchorage Parks & Recreation and the Rasmuson Foundation, which Ms. Nordlund will provide at a meeting in the near future.

VIII. Appearance Requests

There were no appearance requests.

IX. Committee Reports

Commissioner Crosby reported on the status of the repairs and closure of Service and Bartlett High Schools. Repairs are underway.

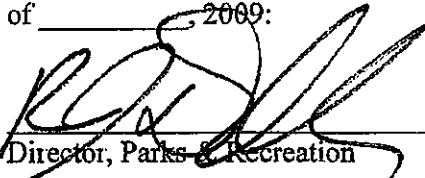

X. Commissioner Comments

There were no commissioner comments.

XI. Next Commission meeting will be held at 6:00 p.m., May 14, 2009, at Lidia Selkregg Chalet. A Commission Tour of the Municipal Greenhouse will be held at 4:30 p.m. prior to the Commission meeting.

Adjournment

Meeting adjourned at 8:50 p.m.

MINUTES APPROVED this ___ day of _____, 2009:	
 _____ Director, Parks & Recreation	 _____ Chair, Parks & Recreation Commission

APPENDIX C
PARKS AND RECREATION COMMISSION
RESOLUTION NO. 2009-13A



MUNICIPALITY OF ANCHORAGE
ANCHORAGE PARKS & RECREATION
PARKS AND RECREATION COMMISSION



Submitted by: Chair of the Commission at the
Request of the Department
Director

Prepared by: Anchorage Parks and Recreation
Department

Anchorage, Alaska
 RESOLUTION NO. 2009-13A

Proposed Land Exchange Involving Sisterhood Park for E. 48th Ave./Van Buren St. Upgrade

1 Whereas, the Municipality of Anchorage Project Management and Engineering
 2 Department proposes alterations to West 48th Avenue and Van Buren Street to improve
 3 traffic safety and circulation in the vicinity of Sisterhood Park, Northwood Elementary School,
 4 and certain businesses; and
 5

6 Whereas, to facilitate the proposed road improvements the multiphase project
 7 proposes a land trade between the Municipality and an adjoining business known as Alaska
 8 Fast Freight; and
 9

10 Whereas, the proposed land trade would give the Municipality approximately 2.5
 11 acres of new park land and additional park improvements and amenities including
 12 replacement soccer field and new off-street parking facility, all of which would be
 13 incorporated into a new park site plan prepared as part of the project, in exchange for 1.8
 14 acres of land within Sisterhood Park ; and
 15

16 Whereas, Sisterhood Park was dedicated for permanent or long-term park or
 17 recreation purposes under AO 84-199 and AO 90-71(S), and under Municipal Code and
 18 Charter conveyance of dedicated park land as proposed would require approval by the
 19 Municipal Assembly and by a majority of voters in a general election; and
 20

21 Whereas, the Community Council and neighborhood support the proposed road
 22 improvements and associated land exchange; now, therefore:
 23

24 **THE PARKS AND RECREATION COMMISSION RESOLVES:**

25
 26 The Parks and Recreation Commission supports the proposed land exchange for the
 27 public purposes described above, subject to further planning and public review, and
 28 recommends that the Assembly adopt ordinance(s) to support the land exchange and to
 29 present on a ballot for approval by the eligible voters of Anchorage.
 30

31 **PASSED AND APPROVED** by the Parks and Recreation Commission this 9th Day of April,
 32 2009.

33
 34
 35
 36 **ATTES**
 37
 38 Department Director

[Handwritten Signature]

 Chair

Spenard Community Council
Van Buren Street and 48th Avenue Property Exchange Resolution
April 1, 2009

A resolution of the Spenard Community Council supporting the property exchange between the Municipality of Anchorage and American Fast Freight south of 48th Avenue, east of Northwood Drive, and west of Van Buren Street as part of the Van Buren Street and 48th Avenue Circulation and Access Improvements project.

Whereas, The Municipality of Anchorage lands in this area are dedicated Municipal Park,

Whereas, the Anchorage Parks and Recreation Commission requires resolution from the Spenard Community Council before approving the land trade.

Whereas, approval by the Anchorage Parks and Recreation Commission and the Municipality of Anchorage Assembly allows the land trade to be put on the April 2010 municipal ballot for final approval by Municipality of Anchorage voters.

Whereas, the land trade is necessary to proceed with Phase 2 of the project.


Whereas, Phase 2 consists of completing a land exchange between American Fast Freight and The Municipality of Anchorage, constructing a new parking lot and soccer field as well as re-platting and re-zoning both the Municipality of Anchorage and American Fast Freight parcels to reflect their proposed uses.

Whereas, Phase 2 is scheduled for construction in 2010.

Whereas, should Municipality of Anchorage voters or the Assembly not approve Phase 2, the Municipality of Anchorage shall construct a parking lot between the existing soccer and softball fields as a change order to the Phase 1 construction contract which is anticipated to begin construction in late 2009.

Therefore, be it resolved that the Spenard Community Council supports the exchange of lands between the Municipality of Anchorage and American Fast Freight necessary to proceed with Phase 2 of the Van Buren Street and 48th Avenue Circulation and Access Improvements project.
That the Spenard Community Council strongly supports the rezoning and re-plat and,
That the Spenard Community Council urges the Municipality of Anchorage to support the said rezone and re-plat.

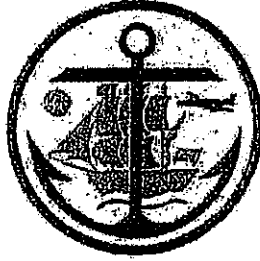
Passed this 1st day of April 2009,


Matt Burkholder, President

5

POSTING

AFFIDAVIT



RECEIVED

JUL 07 2009

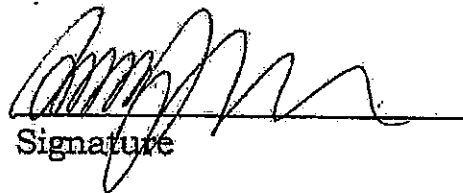
MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

AFFIDAVIT OF POSTING

Case Number: 2009-103 and S11759-1

I, Amy Kam, 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 Zoning Map Amendment and Plat. The notice was posted on July 6, 2009 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 6th day of July, 2009


Signature

LEGAL DESCRIPTION

Tract or Lot _____
Block _____
Subdivision _____

Rail-Air Business Park, Block 2, Lot 1
Crossroads Business Park, Tracts 4, 5B-1, and 5C
T13N, R4W, SEC 36, NE1/4, NW1/4, SW1/4 PTN

Municipality of
Anchorage



Planning Department
Zoning & Platting
Division

Notice of Public Hearing

This property proposed

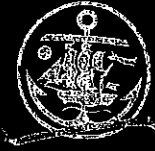
REZONE / Plat
2009-103 / S1769-1

For information call:

343-7943 / 343-7942

Or visit our website at
www.muni.org

Municipality of
Anchorage



Planning Department
Zoning & Platting
Division

Notice of Public Hearing

This property proposed

Rezone: 2009-103 / Plat: S11759-1

For information call:

343-7943 / 343-7942

Or visit our website at
www.muni.org

Municipality of
Anchorage



Planning Department
Zoning & Platting
Division

Notice of Public Hearing

This property proposed

Rezone 1700 ft
2009-103 11759-1

For information call:

343-7943 / 343-7942

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www.muni.org

Municipality of
Anchorage



Planning Department
Zoning & Platting
Division

Notice of Public Hearing

This property proposed

Rezone / Plat
2009-103 / S11759-1

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**HISTORICAL
INFORMATION**

25.10.080 Use of municipal property for park or recreational purposes.

- A. Any municipal agency designated to manage property under the provisions of Section 25.10.050 may permit the use of the subject property for park and recreational purposes as an interim use, provided that such action shall not be deemed to be a formal designation of the property for such use under the meaning of Charter Section 10.02(8).
- B. The assembly, by ordinance, may dedicate specifically described property for permanent or long-term park or recreational purposes under the meaning of Charter Section 10.02(8). Following October 16, 1979, no municipal lands may be formally dedicated to permanent or long-term public park or recreational use except as provided by ordinance.
- C. Except as otherwise prohibited by law or by conditions of ownership, the assembly, with recommendations from the planning and zoning commission and the parks and recreation commission, by ordinance, may allow the use of municipal land formally dedicated to public park or recreational purpose for another municipal purpose. The special procedure required by this subsection applies only to land dedicated by ordinance under this section.

(AO No. 79-170; AO No. 81-88)

Charter references: Disposal of real property, § 10.02.

Content ID: 008294

Type: Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 6.51 ACRES FROM R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND I-1 (LIGHT INDUSTRIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT); AND

Title: R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) AND R-4 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR PORTIONS OF CROSSROADS BUSINESS PARK, TRACT 4 AND TRACT 5B-1; GENERALLY LOCATED SOUTH OF 48TH AVENUE AND ON THE WEST SIDE OF VAN BUREN STREET (Spenard Community Council) (Planning and Zoning Commission Case 2009-103).

Author: chambersac

Initiating Dept: Planning

Date Prepared: 10/19/09 8:40 AM

Director Name: Jerry T. Weaver, Jr.

Assembly Meeting Date: 12/1/09

Public Hearing Date: 1/12/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	11/19/09 3:30 PM	Exit	Joy Maglaqui	Public	008294
MuniManager_SubWorkflow	11/19/09 3:30 PM	Approve	Joy Maglaqui	Public	008294
Legal_SubWorkflow	11/6/09 11:43 AM	Approve	Rhonda Westover	Public	008294
Finance_SubWorkflow	11/5/09 2:31 PM	Approve	Lucinda Mahoney	Public	008294
OMB_SubWorkflow	11/5/09 9:22 AM	Approve	Cheryl Frasca	Public	008294
OCPD_SubWorkflow	11/4/09 11:56 AM	Approve	Tawny Klebesadel	Public	008294
Planning_SubWorkflow	10/29/09 11:50 AM	Approve	Jerry Weaver Jr.	Public	008294
AllOrdinanceWorkflow	10/29/09 11:33 AM	Checkin	Angela Chambers	Public	008294
OCPD_SubWorkflow	10/29/09 10:36 AM	Reject	Tawny Klebesadel	Public	008294
Planning_SubWorkflow	10/26/09 4:36 PM	Approve	Jerry Weaver Jr.	Public	008294
AllOrdinanceWorkflow	10/26/09 3:51 PM	Checkin	Angela Chambers	Public	008294
OCPD_SubWorkflow	10/26/09 2:40 PM	Reject	Tawny Klebesadel	Public	008294
Planning_SubWorkflow	10/22/09 2:03 PM	Approve	Jerry Weaver Jr.	Public	008294
AllOrdinanceWorkflow	10/22/09 1:29 PM	Checkin	Angela Chambers	Public	008294
Planning_SubWorkflow	10/20/09 11:22 AM	Reject	Jerry Weaver Jr.	Public	008294
AllOrdinanceWorkflow	10/19/09 8:48 AM	Checkin	Angela Chambers	Public	008294