

CLERK'S OFFICE  
**APPROVED**

Date: 4-13-10

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: March 2, 2010

**Anchorage, Alaska  
AO No. 2010-27**

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072, LOCATED WITHIN THE NW ¼ OF SECTION 16, T12N, R3W, S.M., ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED SOUTH OF ABBOTT ROAD AND EAST OF LAKE OTIS PARKWAY.**

(Abbott Loop Community Council) (Planning and Zoning Commission Case 2009-126)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the following described property as R-3 SL (Multiple-Family Residential District) with special limitations:

Abbott Loop Christian Center, Tract A-3, per Plat 08-072, Located within the NW ¼, Section 16, T12N, R3W, S.M., Alaska, containing approximately 6.955 acres, generally located south of Abbott Road and east of the Lake Otis Parkway.

**Section 2.** This zoning map amendment is subject to the following special limitations:

- A. A minimum of 12 dwelling units per acre shall be developed on this tract and any parcel created by subdivision.
- B. Pedestrian walkways shall be provided from the east to the Lake Otis Parkway (west) and to the school (south).
- C. Buildings abutting Lake Otis Parkway shall have all parking placed east of the buildings.

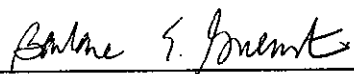
**Section 3.** This ordinance shall become effective 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null

1 and void, if the written consent is not received within 120 days after the date on which  
2 this ordinance is passed and approved. In the event no special limitations are  
3 contained herein, this ordinance is effective immediately upon passage and approval.  
4 The Director of the Planning Department shall change the zoning map accordingly.  
5

6  
7 PASSED AND APPROVED by the Anchorage Assembly this 13<sup>th</sup>  
8 day of April 2010.

9  
10  
11  
12 ATTEST:

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Municipal Clerk

13  
14 (Case 2009-126; Tax I.D. No. 015-251-17)

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

AO Number: 2010-27

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072, LOCATED WITHIN THE NW ¼ OF SECTION 16, T12N, R3W, S.M., ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED SOUTH OF ABBOTT ROAD AND EAST OF LAKE OTIS PARKWAY.

Sponsor: Mayor  
 Preparing Agency: Planning Department  
 Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>				
	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezone should have no significant impact on the public sector. No additional public improvements are required.

**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 143-2010

Meeting Date: March 2, 2010

From: **MAYOR**

Subject: **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072, LOCATED WITHIN THE NW ¼ OF SECTION 16, T12N, R3W, S.M., ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED SOUTH OF ABBOTT ROAD AND EAST OF LAKE OTIS PARKWAY.**

1 On December 7, 2009, the Planning and Zoning Commission recommended  
2 approval to rezone the subject property from PLI (Public Lands and Institutions  
3 District) to R-3 SL (Multi-Family Residential District) to allow a residential  
4 development for the area shown as Exhibit A. The petitioner is Lumen Design and  
5 Build, LLC. The property is generally located south of Abbott Road and east of  
6 Lake Otis Parkway.

7  
8 The petition site is located within a one-quarter mile of a Town Center. The  
9 location promotes use of public transit. There is pedestrian access to nearby  
10 streets, pathways and parks. The proposed medium-density residential  
11 development is prohibited under the current PLI zoning district. Thus, the rezone  
12 to R-3 SL is needed to allow the proposed use.

13  
14 The special limitations require site development to: 1) provide a minimum of 12  
15 dwelling units per acre on this tract and any parcel created by subdivision; 2)  
16 provide pedestrian walkways from the east to Lake Otis Parkway (west) and to the  
17 school (south); and 3) place parking east of the buildings abutting Lake Otis  
18 Parkway. The rezoning request is generally consistent with the *Comprehensive*  
19 *Plan*, and meets AMC 21.20.090 rezoning standards.

20  
21 The Planning and Zoning Commission recommended APPROVAL of the rezone to  
22 R-3 SL for the subject property by a vote of nine yeas and zero nays.

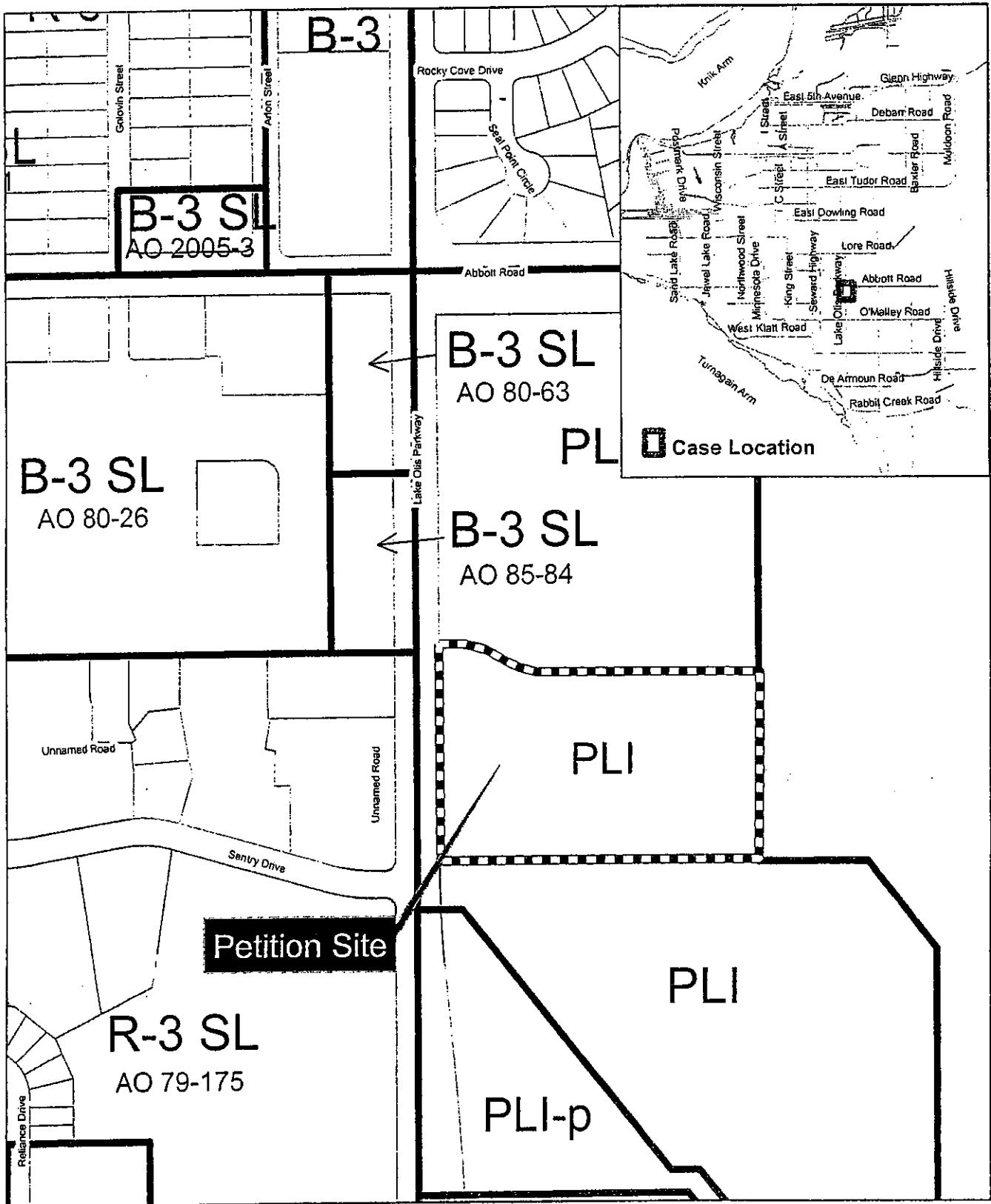
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1 THE ADMINISTRATION RECOMMENDS APPROVAL OF THE REZONING  
2 FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL  
3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS  
4 FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072,  
5 LOCATED WITHIN THE NW ¼ OF SECTION 16, T12N, R3W, S.M., ALASKA,  
6 CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED  
7 SOUTH OF ABBOTT ROAD AND EAST OF LAKE OTIS PARKWAY.  
8  
9

10  
11 Prepared by: Angela C. Chambers, Acting Zoning Administrator,  
12 Planning Department  
13 Approved by: Jerry T. Weaver Jr., Director, Planning Department  
14 Concur: Greg Jones, Executive Director, Office of Community  
15 Planning and Development  
16 Concur: Dennis A. Wheeler, Municipal Attorney  
17 Concur: George J. Vakalis, Municipal Manager  
18 Respectfully submitted, Daniel A. Sullivan, Mayor

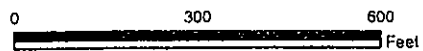
19  
20 (Case 2009-126; Tax I.D. No. 015-251-17)  
21

# 2009-126 EXHIBIT A



Municipality of Anchorage  
 Planning Department  
 Date: August 7, 2009

**Flood Limits**  
 [Solid Line] 100 Year  
 [Dashed Line] 500 Year  
 [Thick Solid Line] Floodway



**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-058**

A RESOLUTION APPROVING A REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO R-3 SL (MULTI-FAMILY RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072, LOCATED WITHIN NW ¼, SECTION 16, T12N, R3W, S.M., ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED SOUTH OF ABBOTT ROAD AND EAST OF THE LAKE OTIS PARKWAY.

(Case 2009-126; Tax I.D. No. 015-251-17)

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WHEREAS, a request has been received from Lumen Design and Build, LLC to rezone PLI (Public Lands and Institutions District) to R-3 SL (Multi-Family Residential District) with special limitations for Abbott Loop Christian Center, Tract A-3, per Plat 08-072, Located within NW ¼, Section 16, T12N, R3W, S.M., Alaska, containing approximately 6.955 acres, generally located south of Abbott Road and east of the Lake Otis Parkway.

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on December 7, 2009.

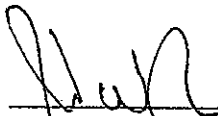
NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

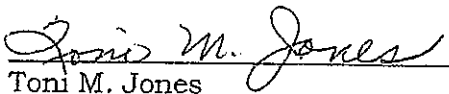
- A. The Commission makes the following findings of fact:
1. This is a request to rezone the subject property from PLI (Public Lands and Institutions District) to R-3 SL (Multi-Family Residential District).
  2. The proposed rezoning to R-3 is compatible with the PLI, PLI-p, and R-3 SL zoning that surrounds the petition site.
  3. Anchorage 2020 identifies the petition site as being within a quarter-mile of a Town Center. Town Centers are, in part, intended for medium to high density residential uses. The existing PLI district does not allow that. Anchorage 2020 also identifies this section of the Lake Otis Parkway as a Transit-Supportive Development Corridor.
  4. The petitioner has provided a concept site plan for a multi-family residential development.
  5. The proposed rezoning is in compliance with the Comprehensive Plan and zoning standards of AMC 21.20.090 Zoning Standards for Approval.
  6. The land proposed for rezone is privately owned and is not likely to be a publicly developed parcel.

7. The Commission recommended approval of the request by a unanimous vote: 9-yea, 0-nea.
  
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to R-3 SL, with the following special limitations.
  1. Special limitations:
    - a. All development or redevelopment on this site shall be subject to:
      - 1) A minimum of 12 dwelling units per acre shall be developed on this tract and any parcel created by subdivision.
      - 2) Pedestrian walkways shall be provided from the east to the Lake Otis Parkway (west) and to the school (south).
      - 3) Buildings abutting the Lake Otis Parkway shall have all parking placed east of the buildings.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 7th day of December, 2009.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 4<sup>th</sup> day of January, 2010. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr.  
Secretary

  
\_\_\_\_\_  
Toni M. Jones  
Chair

(Case 2009-126; Tax I.D. No. 015-251-17)

fdm



**PASSED**

**F. REGULAR AGENDA - None**

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

**G. PUBLIC HEARINGS**

- 1. CASE: 2009-126**  
**PETITIONER: Lumen Design+Build LLC**  
**REQUEST: Rezoning to R-3 Multiple-family residential district**

Case 2009-126 is a request to rezone from PLI (Public Lands and Institutions) District to R-3 (Multi-Family Residential) District with Special Limitations. The property is Tract A-3, Abbott Loop Christian Center, per Plat 08-072, in Anchorage. The petitioner is Lumen Design and Build, LLC. FRANCIS McLAUGHLIN provided staff report and recommendations on behalf of the Municipality of Anchorage's Planning Department. The petition site is 6.955 acres and is developed with a cell tower and paved parking lots. The Department recommends approval of the rezone to R-3, subject to three special limitations. Questions and discussion from the Commission followed on the following topics/issues:

- 12 dwelling units per acre (DUA).
- Aspects of B-3 zoning as opposed to R-3 zoning.
- Per Staff, Petitioner had no objection to 12 DUA.

CHAIR JONES opened the public hearing.

RON BATEMENT, Architect and partner in Lumen Design & Build LLC, and JOHN MCGREW spoke on behalf of the Petitioner. The petitioner agreed without objection to Staff's report. He briefly discussed the goal of the project to increase density and increase open space while providing high quality, median price townhousing. It is a private development and will not

require the Municipality to maintain its roads, or AWWU to maintain its sewers. The following topics/issues were addressed to the Petitioner and Staff from the Commission:

- 12 DUA is minimum required to support public transit.
- Concern no public site plan review is required for a development of this size.
- Timing of the review process and impacts to Petitioner's schedule.
- Public, neighborhoods and community council involvement and public notices.
- Location of buildings, parking and entrances, and what parts front Lake Otis Parkway.
- Traffic Impact Analysis (TIA).

COMMISSIONER YOSHIMURA would like to require the Petitioner to plat out the property, or hold a public hearing on the site plan because she felt public involvement in a project of this type and size was necessary. CHAIR JONES clarified this is a rezone request, and it was not appropriate to review a site plan at this time. She noted the Commission could include a site plan review, public hearing or non-public hearing as a condition to the rezone.

COMMISSIONER YOSHIMURA expressed interest in an effective clause to the rezone subject to three special limitations as follows: signing subdivision agreement with PM&E, approval of the civil plans by AWWU, and posting of the appropriate guarantees for the work. Rezoning would not be effective unless the petitioner actually proceeded with the construction of the project. The petitioner did not think they had any objection. Discussion on this issue followed, including the necessity for the conditions, appropriateness of the conditions given this is a rezone and should not be conditioned on what is to be built, impacts on pre-sale of the townhouses.

CHAIR JONES closed the public hearing.

COMMISSIONER PHELPS moved to approve in case 2009-126 the rezone from PLI to R-3 of Tract A-3 located at Abbott Loop Christian Center per Plat 08-072 located within the NW 1/4, Section 16, T12N, R3W, S.M., Alaska, subject to the three special limitations 1(a), (b) and (c) as stated on Page 10 of the Staff Report. COMMISSIONER DEAN seconded.

COMMISSIONER PHELPS speaking in support of his motion thinks what the Commission is really talking about is the reasonability of rezoning this area from its current zoning which is PLI over to Multi-Family Residential. He agreed with with staff. He thinks this is a good location for residential. He thinks there are legitimate reasons for supporting this request. He noted it could have become commercial, but thought the argument that commercial does not occur on this side of the road was a good argument for continuing with the type of land use recommended in this case. He does not think this is the time to get into issues of the design of the project. For him, the issue is does it make sense for this area to be rezoned to R-3, and the answer he came out with is "yes, it does make sense."

COMMISSIONER WEDDLETON proposed amending special limitation 1(c) to read:

buildings abutting the Lake Otis Parkway shall have all parking placed to the east of the buildings. The mover and seconder concurred. *This was accepted as a friendly amendment.*

COMMISSIONER WEDDLETON provided the following findings. He noted in the staff packet on Page 4 that this rezone conforms to the Comprehensive Plan, on Page 7 it notes it conforms to the Land Use Plan Map, and it brings the area into closer conformity to allow residential development to support the town center. He noted on Page 8 of the staff packet that a Traffic Impact Analysis was done that showed that this is properly designed. He stated Staff had noted a minimum of 12 DUA is the minimum to support efficient transit which is important to the success of a town center. COMMISSIONER WEDDLETON further noted it was discussed that this was not zoned as B-3 in order to support residential development and to limit commercial to the west of Lake Otis in this area. In addition, the Commission had concerns there was no comment from the community council, but the Commission noted this is a very active community council, and they were notified of this issue and chose not to respond. He also had been told that they were notified of the replat that led to this stage of the development and that they did support that replat.

COMMISSIONER PEASE spoke in favor of the minimum of 12 dwelling units per acre. She noted that is a density that helps to support the concept of the town center and is also appropriate to immediately adjoining this transit corridor. She noted because of the school, church and park surrounding it, this density does not affect existing lower density. There is none around it.

CHAIR JONES added this will also provide housing for employees of existing businesses in the area. She noted there are already a substantial amount of businesses to the west of this location, and especially with it being a transit corridor, this will provide much needed housing in a more modest price range for people working in the service sectors in the area.

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

**PASSED**

~~2. CASE: 2009-154 WITHDRAWN  
PETITIONER: Anchorage Water and Wastewater Utility  
REQUEST: Zoning conditional use for a sewer/storm drain lift  
station~~

~~3. CASE: 2009-156 POSTPONED TO 1/4/2010  
PETITIONER: Grayling Land Development LLC  
REQUEST: Site plan review for an office/retail complex~~

**PLANNING DEPARTMENT  
PLANNING STAFF ANALYSIS  
REZONING**

**DATE** December 7, 2009

**CASE NO.** 2009-126

**APPLICANT:** Lumen Design and Build, LLC

**PETITIONER'S REPRESENTATIVE** Ron Bateman

**REQUEST** Rezoning from PLI (Public Lands and Institutions) District to R-3 (Multi-Family Residential) District with Special Limitations

**LOCATION** Abbott Loop Christian Center, Tract A-3, per Plat 08-072, Located within NW ¼, Section 16, T12N, R3W, S.M., Alaska

**COMMUNITY COUNCIL** Abbott Loop

**TAX NUMBER** 015-251-17

**ATTACHMENTS**

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

**RECOMMENDATION SUMMARY:** Approval with special limitations

**SITE**

Acres:	302,977 SF/ 6.955 Acres
Vegetation:	Cleared
Zoning:	PLI (Public Lands and Institutions) District
Topography:	Slopes uphill from east to west
Existing Use:	Cell tower site
Soils:	Served by public water and sewer

**COMPREHENSIVE PLAN**

Classification: Parks/Open Space per the *Anchorage Bowl Comprehensive Development Plan* Generalized Land Use Plan

Town Center and Transit-Supportive Development Corridor per the *Anchorage 2020 Land Use Policy Map*

Density: N/A

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	PLI-p	PLI	B-3 SL; R-3 SL
Land Use:	Abbott Loop Community Church	Ruth Arcand Municipal Park	Spring Hill Elementary School	Fred Meyer's Driveway; Multifamily Housing; Wellspring Church

**PROPERTY HISTORY**

May 17, 1973	Zoning	General Area-wide Rezoning to PLI, per A.O. 73-29
June 12, 1982	Plat 82-140	Plat of Abbott Loop Christian Center Tract A
January 30, 1986	Plat 86-15	Plat of Abbott Loop Christian Center Tract A-1
July 28, 2008	Plat 08-72	Plat of Abbott Loop Christian Center Tracts A-2 and A-3

**APPLICABLE ZONING REGULATIONS**

	<b>CURRENT PLI District AMC 21.40.015</b>	<b>PROPOSED R-3 District AMC 21.40.180</b>
Height limitation:	Unrestricted	35
Minimum lot size:	15,000 SF/100 feet wide	6,000 SF/50 feet wide

	<b>CURRENT PLI District AMC 21.40.015</b>	<b>PROPOSED R-3 District AMC 21.40.180</b>
Yards:		
Front	A minimum of 25 feet or not less than the front yard of the abutting use district, which is the greater when the abutting district is PLI or residential, otherwise equal to the minimum front yard requirement in the district abutting the front yard.	20 feet
Side	See AMC 21.40.020.F.2	5 feet for 1 to 2 dwelling units; 10 feet for 3 or more dwelling units
Rear	See AMC 21.40.020.F.3	10 feet for 1 to 2 dwelling units; 20 feet for 3 or more dwelling units
Lot Coverage:	Up to 1 acre = 30% 1 to 5 acre = 35% 5 to 25 acre = 40% Greater than 25 acres = 45%	40%
Landscaping	All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.	All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

**PROPOSAL AND SITE DESCRIPTION**

This is a request to rezone the petition site from PLI to R-3. The petition site contains 6.955 acres and is developed with a cell phone tower and paved parking lots. The subject property is located east of the Lake Otis Parkway. The petitioner has provided a concept site plan for a forthcoming multifamily residential.

## FINDINGS

21.20.090 Standards for Approval – Zoning map Amendments.

### A. Conformance to the Comprehensive Plan

The standard is met.

- General Land Use Policy #1: *The Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance.*

The proposed rezone to R-3 is not consistent with the *Anchorage Bowl Comprehensive Development Plan Generalized Land Use Plan* which identifies the area for “Parks/Open Space.” However, this property is privately owned and is not likely to ever become parkland.

The *Anchorage 2020 Land Use Policy Map* identifies the area near the intersection of Abbott Road and the Lake Otis Parkway as a Town Center. The petition site is located within the half-mile radius of the Abbott Road Town Center. Town Centers are to function as the focus of community activity for smaller subareas of Anchorage. They are intended to include a mix of retail shopping and services, public facilities and medium- to high-density residential uses. They are intended to be located 2-4 miles apart, with each encompassing an area that services 30,000 to 40,000 people. Necessary to their design is an efficient pedestrian-access network connecting the core uses, residential neighborhoods, and transit facilities.

The Lake Otis Parkway, which abuts the west boundary of the site, is designated as a Transit-Supportive Development Corridor. Transit-Supportive Development Corridors are intended to tie major elements of the Land Use Policy Map together. Most of the Town Centers are linked to one or more major employment centers by Transit-Supportive Development Corridors. These corridors represent optimal locations for more intensive commercial and residential land use patterns that will support and encourage higher levels of transit service. These corridors are not intended to represent a transit route map, but illustrate where new medium- to high-density housing development will occur.

- General Land Use Policy #5: *Rezoning and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020. General Land Use Policy #7: Avoid incompatible uses adjoining one another.*

The petition site is bordered by R-3 SL and B-3 SL to the west, PLI to the north and south, and PLI-p to the east. Rezoning to R-3 is compatible with the adjacent commercial districts because it allows medium- to high-density residential development which supports the Town Center.

- Residential Land Use Policy #9: New residential development located within ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre. Individual lot density shall be further defined through development of implementation strategies.

The petitioner has provided a concept site plan for a medium-density residential development. The Department recommends adding a special limitation requiring a minimum of 12 DUA on the site, which is considered medium density.

- Residential Policy #11: *Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.*

The proposed rezoning provides the opportunity for mixed-density residential development. The petitioner has provided a concept site plan for a forthcoming multi-family residential development.

- Residential Policy #12: *New higher density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following: a) Building and site design standards; b) Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and, c) Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments.*

The site is located along a Transit-Supportive Development Corridor. People Mover has two transit routes within close proximity to the site, along Abbott Road. Also, there are separated pathways on both sides of the Lake Otis Parkway.

There is no adopted plan for the Abbott Road Town Center, nor is such a plan scheduled for adoption in the near future. The concept site



plan shows public open space within the residential development. The final site plan will be evaluated by an administrative site plan review. Furthermore, there is dedicated parkland east and south of the site.

- Transportation Policy #34: This policy discusses Transit-Supportive Development Corridors.

The west boundary of the petition site abuts the Lake Otis Parkway, which is designated as a Transit-Supportive Development Corridor. The proposed rezoning to R-3 is more appropriate for this location than the existing PLI zoning because it will allow residential development that will support and encourage higher levels of transit service.

- Transportation Policy #35: Major new residential, commercial, industrial, and institutional development shall be assessed for traffic impacts such as congestion and air pollution.

The petitioner conducted a traffic impact analysis (TIA) based on their concept site plan. The TIA concludes that the "proposed development will not impose a significant new traffic burden on existing vehicular transportation infrastructure." The Municipal Traffic Department supports the findings of the TIA. Other issues related to the site plan will be resolved during an administrative site plan review.

AMC 21.05.080.C.4.a. (General Land Use Plan) Entitlements shall conform to the Generalized Land Use Plan, except where the approving authority finds one of the following:

Existing uses that do not conform to the land use classification maps are integrated compatibly into the area;

See the discussion under "Conformance to the Comprehensive Plan."

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.

The property is surrounded by a church to the north, a park to the west, an elementary school to the south, and a multi-family residential neighborhood to the west. The surrounding zoning districts are PLI to the north, PLI-p to the east, PLI to the south, and R-3 SL and B-3 SL to the west. The proposed rezone and concept site plan are congruent with the surrounding land uses.

An administrative site plan review will work out the details of the site plan.

The proposed use does not conflict with the Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area. Zoning map amendments at a boundary between land use categories shall be subject to design standards that will make the zoning map amendment compatible with land uses in the adjacent land use category.

The proposed rezone to R-3 SL conflicts with the *Anchorage Bowl Comprehensive Development Plan* Generalized Land Use Plan which designates this area for park/open space. However, the petitioner site is privately owned, and therefore, will never develop as parkland. The *Anchorage 2020* Land Use Policy Map identifies this area as a Town Center and Transit-Supportive Development Corridor. The most appropriate zoning is R-3 because it allows a medium- to high-density residential development.

**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.

The standard is met.

**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.

**Land Use Patterns**

The property is surrounded by a church to the north, a park to the west, an elementary school to the south, and a multi-family residential neighborhood to the west. The surrounding zoning districts are PLI to the north, PLI-p to the east, PLI to the south, and R-3 SL and B-3 SL to the west.

### **Transportation/Drainage**

The petitioner has conducted a TIA, which concluded that the concept development plan would generate less than 100 peak trips per hour, and therefore, would not impose a significant new traffic burden on existing vehicular transportation infrastructure. The *Official Streets and Highways Plan (OS&HP)* identifies this section of the Lake Otis Parkway as a Class II Minor Arterial. The Lake Otis Parkway has separated paved pathways on both sides.

Drainage will need to be addressed prior to any re-development on the site.

### **Public Services and Facilities**

**Roads:** The Lake Otis Parkway abuts the site.

**Utilities:** AWWU water mains and sanitary sewer are available to the petition site.

**Schools:** The petition site is within the Spring Hill Elementary, Hanshew Middle, and Service High School boundaries. The projected school capacity for the 2010-2011 school year for Spring Hill is 69%, Hanshew is 103%, and Service is 78%.

The site is currently undeveloped. The petitioner has provided a concept site plan showing that they intend to build 58 townhouses.

The Anchorage School District's (ASD) estimates student attendance based on location and housing type. The ASD housing stock multiplier was last updated in 1992-1993, and therefore, is too outdated to provide a meaningful estimate. Nevertheless, using the ASD housing stock multiplier, the petitioner's concept site plan would produce 18 elementary school students, 3 middle school students, and 4 high school students.

**Parks:** The site abuts Ruth Arcand Municipal Parks.

**Public Safety:** The petition site is located within Police, Fire, and Building Safety Services.

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.

The standard is met.

Approximately one-half mile west of the site are two underdeveloped parcels within Toyon Subdivision. These tracts are zoned R-2M. A roominghouse is located on one tract and a church on the other.

Immediately west of the site is an underdeveloped tract within Independence Park Subdivision. This tract is zoned R-3 SL, and a school is located on the tract. There is vacant land south of the school, however it is affected by a very steep slope.

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.

The standard is met.

The petitioner intends to begin development of the property upon approval of the rezoning to R-3. They have already begun marketing toward presale of residential units.

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 standard is met.

The effect of the rezoning would bring the petition site into conformance with the *Anchorage 2020* Land Use Policy Map which identifies the site as a Town Center. The proposed rezone to an R-3 district is more appropriate for this location than the existing PLI district because it would allow residential development that supports the Abbott Road Town Center.

## **COMMUNITY COMMENTS**

On November 12, 2009, the Department mailed 89 public hearing notices to properties in the surrounding area. As of this writing, no responses have been received in favor or against the petition. The Community Council did not comment.

## **DISCUSSION**

The proposed rezone from PLI to R-3 meets the intent of the Abbott Road Town Center and the Lake Otis Boulevard Transit-Supportive Development Corridor. The R-3 is meant for medium- to high-density residential development, which supports the Town Center. A TIA performed by the petitioner found that their

concept site plan will not significantly burden existing transportation infrastructure.

The Department recommends three special limitations on the rezone. First, a minimum of 12 DUA should be required on the site and any parcel created by subdivision. The site lies within the half mile radius of the Town Center and medium density is considered to be 12 DUA or greater. Second, it is important to require pedestrian connectivity across the site from east to west connecting to the Lake Otis parkway and connecting to the elementary school to the south. Third, the buildings abutting the Lake Otis Parkway should face the street and all parking should be located in the rear of the buildings.

**DEPARTMENT RECOMMENDATION**

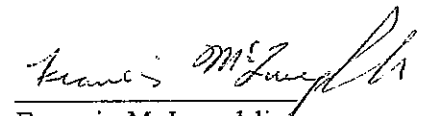
The Department recommends APPROVAL of rezoning to R-3, subject to the following special limitations:

1. Special limitations:
  - a. A minimum of 12 dwelling units per acre shall be developed on this tract and any parcel created by subdivision.
  - b. Pedestrian walkways shall be provided from the east to the Lake Otis Parkway (west) and to the school (south).
  - c. Buildings abutting the Lake Otis Parkway shall face the Lake Otis Parkway and all parking shall be placed in the rear (east).

Reviewed by:

  
Jerry T. Weaver, Jr.  
Acting Director

Prepared by:

  
Francis McLaughlin  
Associate Planner

(Case 2009-126, Parcel #015-251-17)

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading:

Anchorage, Alaska  
AO 2009-\_\_\_\_\_

1  
2  
3  
4 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING  
5 MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND  
6 INSTITUTIONS) TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH  
7 SPECIAL LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3,  
8 PER PLAT 08-072, LOCATED WITHIN NW ¼, SECTION 16, T12N, R3W, S.M.,  
9 ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED  
10 SOUTH OF ABBOTT ROAD AND EAST OF THE LAKE OTIS PARKWAY.

11  
12 (Abbott Loop Community Council)  
13 (Planning and Zoning Commission Case 2009-126)  
14

15  
16 THE ANCHORAGE ASSEMBLY ORDAINS:  
17

18 **Section 1.** The zoning map shall be amended by designating the following  
19 described property as R-3 SL (Multiple-Family Residential District) with special  
20 limitations:

21  
22 Abbott Loop Christian Center, Tract A-3, per Plat 08-072, Located  
23 within NW ¼, Section 16, T12N, R3W, S.M., Alaska, containing  
24 approximately 6.955 acres, generally located south of Abbott Road and  
25 east of the Lake Otis Parkway.  
26

27 **Section 2.** This zoning map amendment is subject to the following:  
28

29 A. Special limitations:

- 30 1. A minimum of 12 dwelling units per acre shall be developed on this tract  
31 and any parcel created by subdivision.
- 32 2. Pedestrian walkways shall be provided from the east to the Lake Otis  
33 Parkway (west) and to the school (south).
- 34 3. Buildings abutting the Lake Otis Parkway shall face the Lake Otis  
35 Parkway and all parking shall be placed in the rear (east).  
36

1 **Section 3.** The special limitations set forth in this ordinance prevail over any  
2 inconsistent provision of Title 21 of the Anchorage Municipal Code, unless  
3 specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal  
4 Code not specifically affected by a special limitation set forth in this ordinance shall  
5 apply in the same manner as if the district classification applied by this ordinance  
6 were not subject to special limitations.

7  
8 **Section 4.** The ordinance shall be effective within 10 days after the Director of the  
9 Planning Department has received the written consent of the owners of the property  
10 within the area described in Section 1. The rezoning approval herein shall  
11 automatically expire, and be null and void if the written consent is not received within  
12 120 days after the date on which this ordinance is passed and approved. The  
13 Director of the Planning Department shall change the zoning map accordingly.

14  
15 PASSED AND APPROVED by the Anchorage Assembly this  
16 \_\_\_\_\_ day of \_\_\_\_\_ 2009.

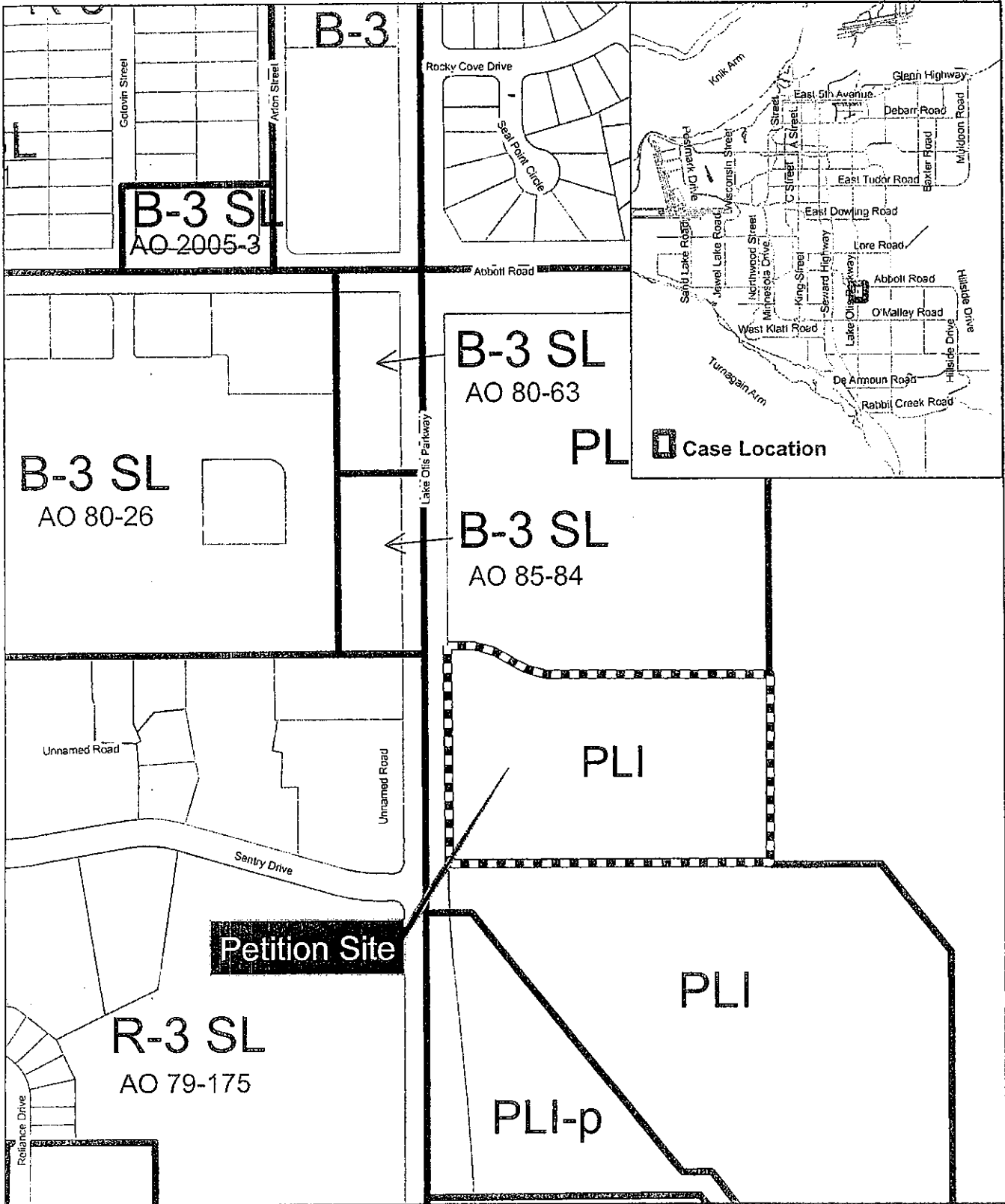
17  
18 ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Municipal Clerk

19 (Case 2009-126; Tax I.D. No. 015-251-17)

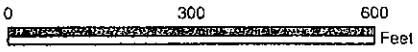
# 2009-126



Municipality of Anchorage  
 Planning Department  
 Date: August 7, 2009

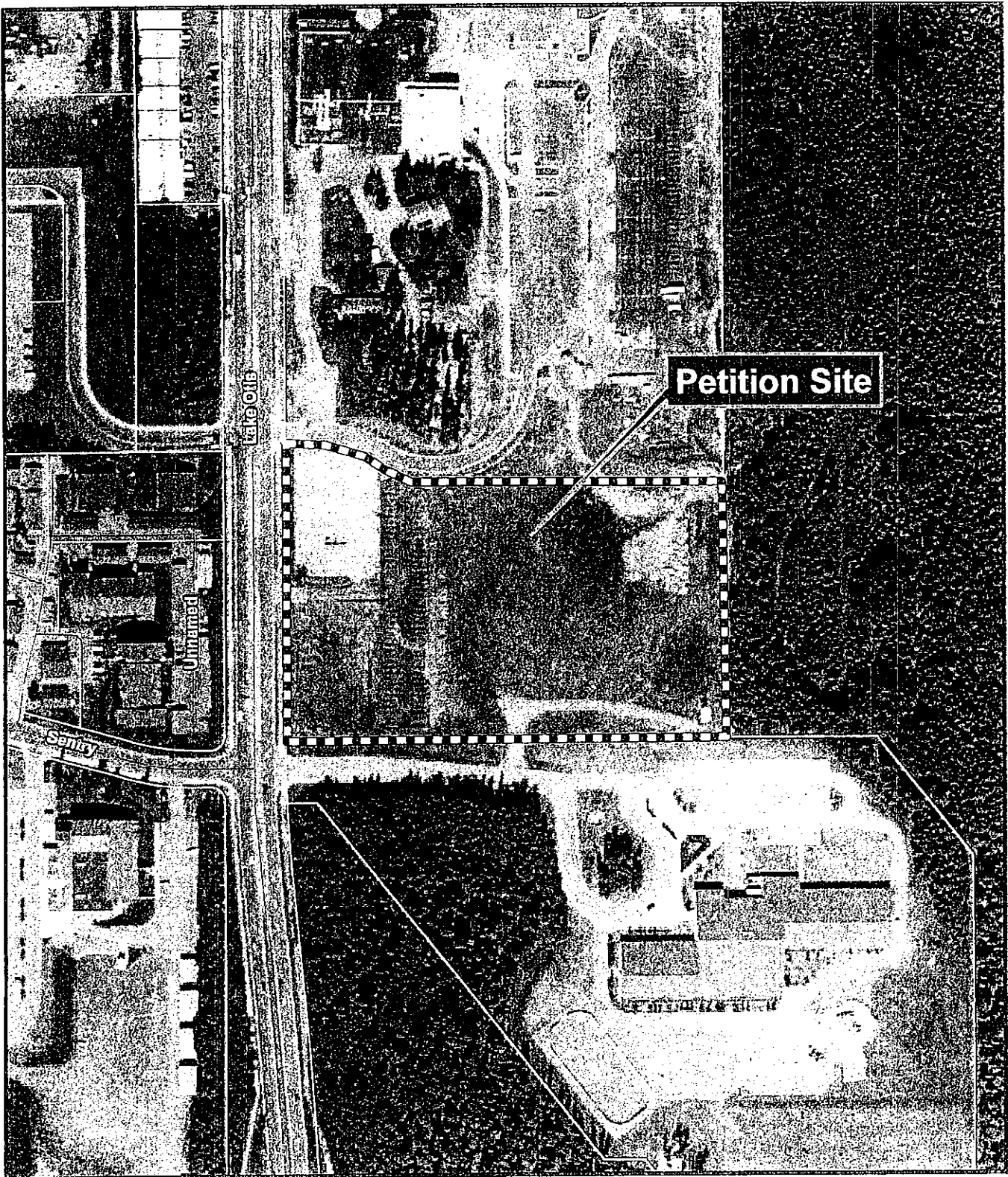
**Flood Limits**

- 100 Year
- 500 Year
- Floodway



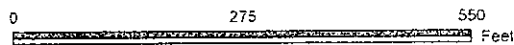


2009-126

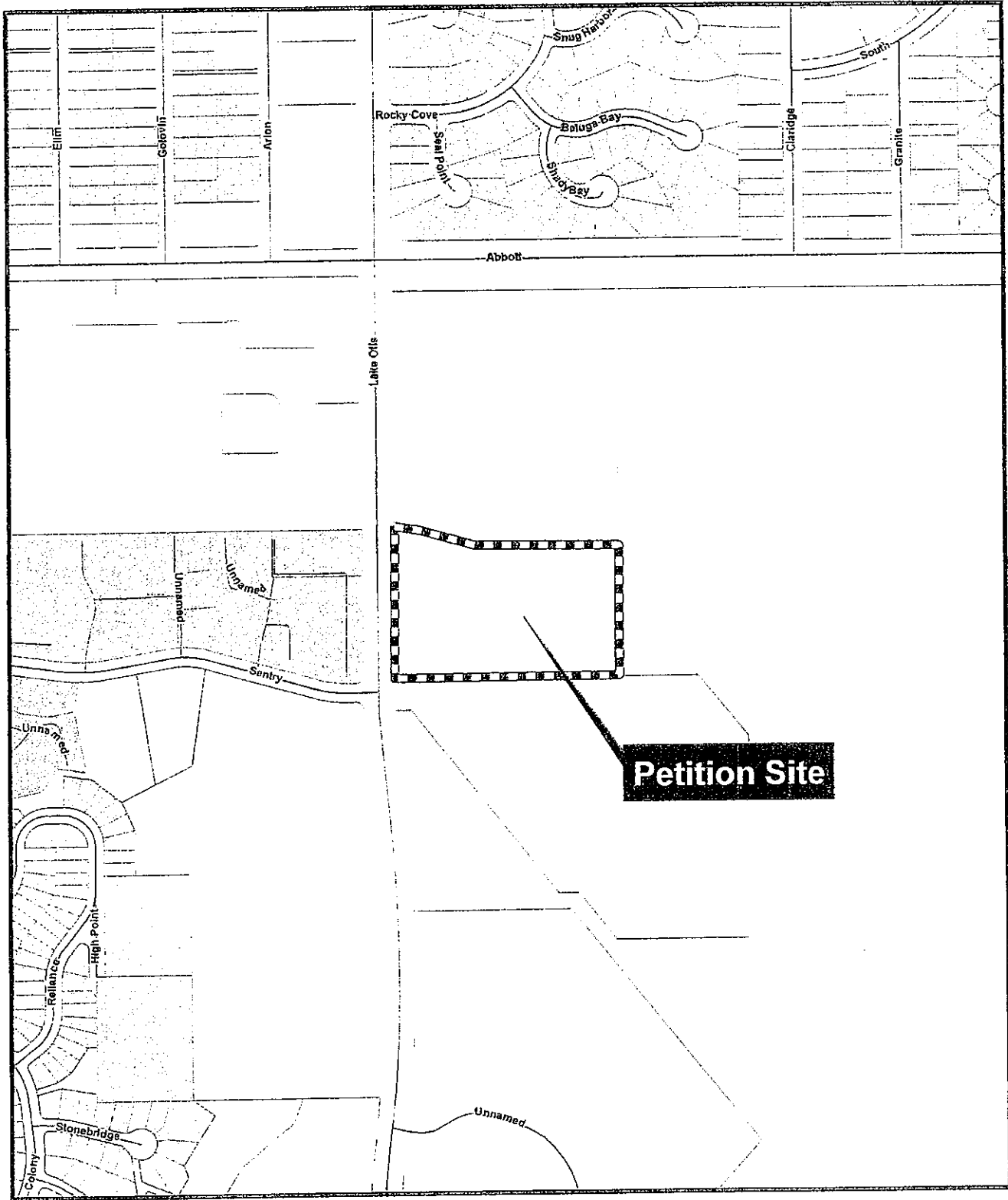


Municipality of Anchorage  
Planning Department




Date: August 7, 2009

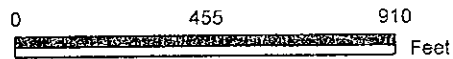


# 2009-126



Municipality of Anchorage  
Planning Department  
Date: July 22, 2009

-  Mobile Home Park
-  Multi-Family
-  Single Family



**DEPARTMENTAL  
COMMENTS**



*Municipality of Anchorage*  
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications **RECEIVED**

DATE: November 10, 2009  
TO: Jerry Weaver, Platting Officer  
FROM: Sharen Walsh, P.E. – Private Development - Plan Review Engineer  
SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:  
December 7, 2009

NOV 11 2009

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DEPARTMENT

Case No. 2009-126 - Rezoning to B-3SL from PL1

PM&E previously commented on this case and those comments are still pertinent under this revised application. Comments are repeated below, with additions in **bold type**:

PM&E defers to Physical Planning regarding the merits of the rezone.

PM&E has no objection per se to the site plan proposed under the rezone; however, the petitioner is alerted to the requirement to provide infrastructure improvements under AMCR 21.90 (Multiple Dwelling Unit Residential Development on a Single Lot or Tract) and to the requirement to coordinate submission of a drainage analysis and calculations to PM&E under the land use permit process. This development may also be subject to entering into an agreement with PM&E for improvements under AMC 21.15.150. **PM&E also notes that a drainage easement currently exists north/south and east/west on the inside of the northwest corner of the property. This easement is to accommodate drainage from the north, which must be accommodated as part of the site plan.**

Project Management and Engineering also notes that there is an existing facility (a cellular communications tower) in the southeast corner of the property. The application is silent regarding the fate of this facility and the proposed site plan does not accommodate the existing access for the tower. Further clarification seems appropriate.



**MUNICIPALITY OF ANCHORAGE**  
Traffic Department



**MEMORANDUM**

DATE: October 30, 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 December 7, 2009 Planning and Zoning Commission

S-11780 Baseball; Fragment Lot 1, 2, 3, 4, 5 & 6 of Tract A3B; Grid 2630

- An Approved Traffic Impact Analysis is required for these Fragment Lots Prior to approval of this proposed plat.
- A TIA is in the process of gaining approval. Once approved the TIA will dictate mitigation requirements for safe vehicular circulation for this site.

09-126 Abbott Loop Christian Center, Tract A-3; Rezone from PLI to B-3SL; Grid 2434

Traffic has no objection.

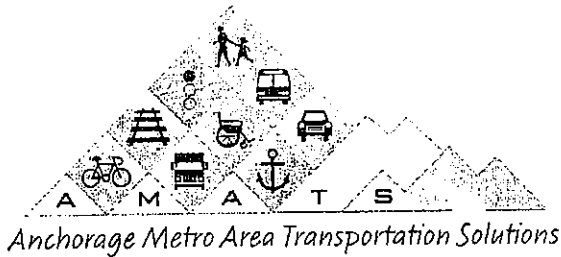
09-154 Schroeder; Conditional Use for a sewer/storm drain lift station; North end of Lake Street

Traffic has no objection.

09-155 West Klatt Road at 'C' Street; Site Plan Review for a public roadway; Intersection Improvements

Traffic made comments to Project Management and Engineering within their Design Review process.

EMAILED



## MUNICIPALITY OF ANCHORAGE

Traffic Department  
Transportation Planning Division  
Planning & Development Center, 4700 Elmore Road  
P.O. Box 196650, Anchorage, AK 99519-6650  
voice (907) 343-7994, facsimile (907) 343-7998  
e-mail: BrewerTM@muni.org

Date: 1 September 2009  
To: Planning Department, Zoning & Platting Division  
Thru: Mada Angell, Senior Transportation Planner  
From: Teresa Brewer, Associate Transportation Planner  
Subject: Rezoning Request Application - from PLI to B-3SL, Case No. 2009-126:  
Agency Review comments

RECEIVED

SEP 1 6 2009

Municipality of Anchorage  
Zoning Division

Thank you for the opportunity to comment upon the above-referenced project. Transportation Planning staff has reviewed the **Rezoning Request Application - from PLI to B-3SL, Case No. 2009-126**. We have the following comments:

- A. No objection to the rezone.
- B. The following transportation plans and policies may affect the subject property:

1. **May 2009 Public Hearing Draft Hillside District Plan - Goal 9 Roads** (The following objectives are noted in the Transportation element of the draft document):

- Improve road safety through, for example, physical changes in roads and intersections, speed limits, improving sight distance, minimizing cresting over roads, and improving strategies for providing road access in steep areas;
- Improve road connectivity while maintaining neighborhood character, particularly in areas where new development is likely to occur;
- Define and improve collector and arterial roads to avoid excessive traffic in residential neighborhoods;
- Providing improved emergency access and egress.

The proposed Land Use Plan Map for the draft plan classifies the subject property as Park and Natural Resource and School and Community.

2. Pursuant to AMC Title 21.45.080.X4.h, the Traffic Engineer has the authority to set driveway standards. For safety and efficiency, arterials should have few, if any private driveways. The Traffic Engineer has approved a Traffic Impact Analysis for this property.

- C. The **Official Streets & Highways Plan** classifies Lake Otis Parkway as a Class III Major Arterial which requires 100' right-of-way. Abbott Road from Lake Otis Parkway to Hillside Drive is designated as a Class II Minor Arterial and requires 80' right-of-way. Transportation Planning staff strongly encourages

limiting driveways that access onto arterials as additional access points increase accident potential, delays, and congestion.

- D. The AMATS TransCad Model forecasts an Annual Daily Traffic (ADT) of between 20,000 to 30,000 on Lake Otis Parkway near the subject property. At the intersection of Abbott Road, the ADT is predicted to be about 10,000 to 20,000. Due to the multiple access points on the subject property, if more intense development occurs than planned, Transportation Planning staff strongly encourages shared access.

SEAN PARNELL, GOVERNOR

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

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

November 4, 2009  
RE: MOA Zoning Review

RECEIVED

NOV 4 6 2009

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

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

Dear Mr. Weaver:

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

**2009-126; Abbott Loop Christian Center Tract A-3**  
**2009-154; A Portion of Schroeder Airstrip – Schroeder Subdivision**  
**2009-160; Audacious Lot 38B**  
**2009-164; Child Care Center – Lubavitch Jewish Center**

Sincerely,



Mark Parmelee  
Area Planner

/aj



RECEIVED

# AFD Site Plan Review: 11/13/09

NOV 18 2009

RECEIVED

2009-126 Abbott Loop Christian Cntr. Comment: 1) Note the two required access points shall be located to comply with the remoteness requirements of IFC D104.3.

2009-151 Valley of the Moon Park No Objection  
2009-152 Jewel Lake Park No Objection  
2009-154 Schroeder Sub. No Objection  
2009-156 Baseball Sub. No Objection: Note: Please submit site plan showing the location of all hydrants and their flow at time of permitting.

2009-157 Raspberry: Arctic to C Street No Objection  
2009-158 Turnagain View East Sub. No Objection  
2009-159 Chester Creek Pump Station #2 No Objection  
2009-160 Audacious Lt 38B No Objection  
2009-162 Woodland Park #2 No Objection  
2009-163 Foothills East No Objection  
2009-164 Southridge #1 Comment: 1) Obtain change of use permit from building department. 2) Obtain CO

2009-165 T15N R1W Seward Meridian No Objection  
S11780-1 Baseball Sub. No Objection  
S11700-2 Muldoon Estates Sub. Comment: 1) Tract A: The development of Tract A may be limited unless a 2nd fire apparatus road is provided in accordance with IFC D104, D105. 2) Tract B: Please verify the max. # of dwelling which is allowed and the potential for a second access if over 30 dwellings are allowed. 3) Tract C: A 2nd access will be required for any residential development with over 30 dwellings OR all shall be sprinklered per IFC D107.

S11779-1 Klatt & C No Objection: Note: Please submit site plan showing the location of all hydrants and their flow at time of permitting.

S11781-1 Highland Sub. Clinic Add. No Objection  
S11782-1 Timber Ridge Sub. No Objection  
S11783-1 Huntwood Park Estates Sub. No Objection  
S11784-1 Hansen Sand lake Sub. No Objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

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



**DATE:** November 10, 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 December 7, 2009.

RECEIVED

NOV 10 2009

PLANNING DEPARTMENT  
ZONING AND PLATTING DIVISION

Right of Way Division has reviewed the following case(s) due November 9, 2009.

09-126 **Abbott Loop Christian Center, Tract A-3, grid 2434**  
**(Rezoning Request, PLI to B-3SL)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes

09-154 **Schroeder Airstrip Park, grid NW0251**  
**(Conditional Use, Sewer Lift Station)**  
Right of Way Division will provide input in the design phases.  
Review time 15 minutes.

09-155 **West Klatt Road at C Street, grids SW 2629, 2630, 2729, & 2730**  
**(Site Plan Review, Public Roadway)**  
Right of Way Division will provide input in the design phases.  
Review time 15 minutes.

09-156 **Baseball, Tract A3, grid 2630**  
**(Site Plan Review, Office/Retail Complex)**  
Right of Way Division will provide input in the design phases.  
Review time 15 minutes.

09-157 **Raspberry Road from Arctic Boulevard to C Street, grids 2031, & 2130**  
**(Site Plan Review, Public Roadway)**  
Right of Way Division will provide input in the design phases.  
Review time 15 minutes.

09-158 **Turnagain View East, Tract B2, grid 2935**  
**(Amending a Conditional Use, Utility Substation)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

Gollihugh, Danielle S.

---

From: Staff, Alton R.  
Sent: Friday, October 02, 2009 9:23 AM  
To: McLaughlin, Francis D.; Stewart, Gloria I.; Gollihugh, Danielle S.  
Subject: Zone and Plat Comments

10/02/09

S11774-1 The Public Transportation Department provides bus service to the plat area on Tudor Road with bus stops at C Street and at Cordova Street. Development between Barrow and A Street should include pedestrian access to the path parallel to Tudor Road adjacent to the plat.

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

2009-0120

2009-0126

2009-0137

2009-0140

2009-0141

2009-0146

The Public Transportation Department has no comment on the following short plats:

S11746-2

S11772-1

S11773-1

S11776-1

S11777-1

Thank you for the opportunity to review.

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

Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: October 28, 2009

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*

SUBJECT: **Zoning Case Comments**  
Planning & Zoning Commission Hearing December 7 2009  
Agency Comments due November 9, 2009

AWWU has reviewed the materials and has the following comments.

**09-126** **ABBOTT LOOP CHRISTIAN CENTER TRACT A-3, Rezoning to B-3SL  
General Business district with special limitations, Grid SW2434**

1. AWWU water main located in Lake Otis Parkway is currently available to this parcel.
2. AWWU sanitary sewer main located in easement along southern property line is currently available to this parcel.
3. AWWU has no objection to this rezoning.

**09-154** **SCHROEDER AIRSTRIP, Zoning conditional use for a sewer/storm drain  
lift station, Grid NW0351**

1. AWWU water main located in Lake Street is currently available to this parcel.
2. AWWU sanitary sewer main to be extended to this parcel as part of this construction project.
3. AWWU has no objection to this conditional use.

**09-155** **KLATT ROAD AT C STREET INTERSECTION IMPROVEMENTS, Site plan  
review for a public roadway, Grid SW2630**

1. AWWU water and sanitary sewer not currently in this area.
2. AWWU has no objection to this site plan review.

**09-156** **BASEBALL TR A3, Site plan review for an office/retail complex, Grid  
SW2630**

1. AWWU water main located on property within easement.
2. AWWU sanitary sewer main located on property within easement.
3. AWWU has no objection to this site plan review.



## FLOOD HAZARD REVIEW SHEET

Date: 09/08/09

Case: 2009-126

Flood Hazard Zone: X

Map Number: 0764D

RECEIVED

SEP 09 2009

Municipality of Anchorage  
2200 W. Northern

- Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- Flood Hazard requests that the following be added as a condition of approval:

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

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

Reviewer: Jeffrey Urbanus, CFM

**3**

# **APPLICATION**

# Application for Zoning Map Amendment

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

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Lumen design+build llc	Name (last name first)	
Mailing Address	5201 E. Northern Lights Blvd, Suite 2N Anchorage, AK 99508	Mailing Address	
Contact Phone: Day: (907) 345-8915	Night: (907) 345-8915	Contact Phone: Day:	Night:
FAX: (907) 868-1559		FAX:	
E-mail: davidktitus@gmail.com		E-mail:	

\*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): 015-251-17-000

Site Street Address: 9601 Lake Otis Parkway, Anchorage, Alaska

Current legal description: (use additional sheet if necessary)

Abbott Loop Christian Center Tract A-3, as shown on Plat 08-0072, Anchorage Recording District, Alaska.  
 Located within the N.W. 1/4 Section 16, T12N, R3W, Seward Meridian, Alaska.

Zoning: PLI

Acreage: 6.955 Acres

Grid # SW2434

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.

10.14.09 | *David E. Posterman*  
 Date | Signature (Agents must provide written proof of authorization)

Accepted by:

Poster & Affidavit

Fee

Case Number

**COMPREHENSIVE PLAN INFORMATION**

Anchorage 2020 Urban/Rural Services:  Urban  Rural

Anchorage 2020 West Anchorage Planning Area:  Inside  Outside

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

- Major Employment Center  Redevelopment/Mixed Use Area  Town Center  
 Neighborhood Commercial Center  Industrial Center  
 Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

- Commercial  Industrial  Parks/opens space  Public Land Institutions  
 Marginal land  Alpine/Slope Affected  Special Study  
 Residential at \_\_\_\_\_ dwelling units per acre

Girdwood- Turnagain Arm

- Commercial  Industrial  Parks/opens space  Public Land Institutions  
 Marginal land  Alpine/Slope Affected  Special Study  
 Residential at \_\_\_\_\_ dwelling units per acre

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

- Wetland Classification:  None  "C"  "B"  "A"  
 Avalanche Zone:  None  Blue Zone  Red Zone  
 Floodplain:  None  100 year  500 year  
 Seismic Zone (Harding/Lawson):  "1"  "2"  "3"  "4"  "5"

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

- Rezoning - Case Number:  
 Preliminary Plat  Final Plat - Case Number(s): S-11667  
 Conditional Use - Case Number(s):  
 Zoning variance - Case Number(s): 00-071  
 Land Use Enforcement Action for  
 Building or Land Use Permit for  
 Wetland permit:  Army Corp of Engineers  Municipality of Anchorage

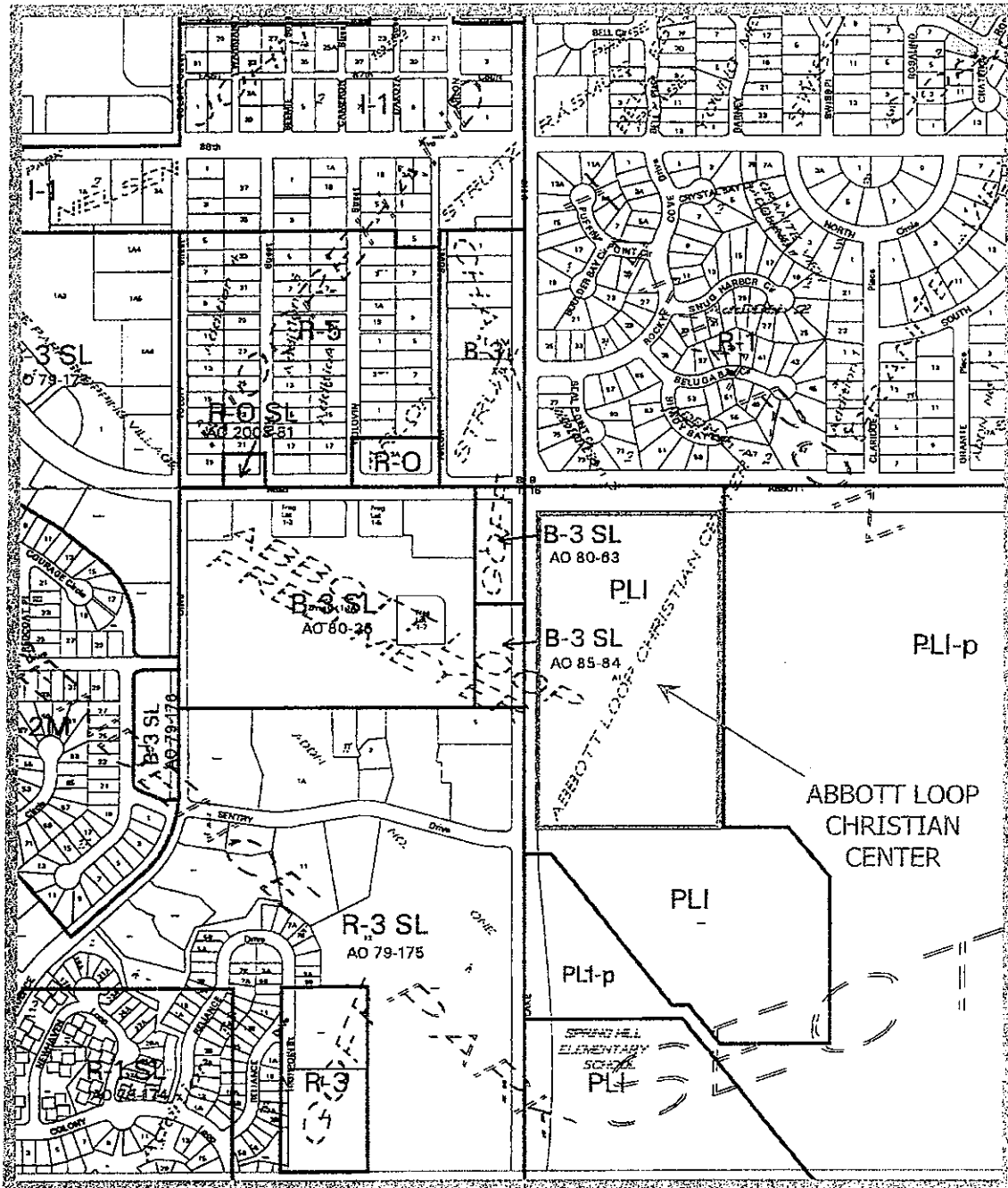
**APPLICATION ATTACHMENTS**

- Required:  Area to be rezoned location map  Signatures of other petitioners (if any)  
 Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.  
 Optional:  Draft Assembly ordinance to effect rezoning.  
 Building floor plans to scale  Site plans to scale  Building elevations  
 Special limitations  Traffic impact analysis  Site soils analysis  
 Photographs  Letter of Authorization from the property owner

**APPLICATION CHECKLIST**

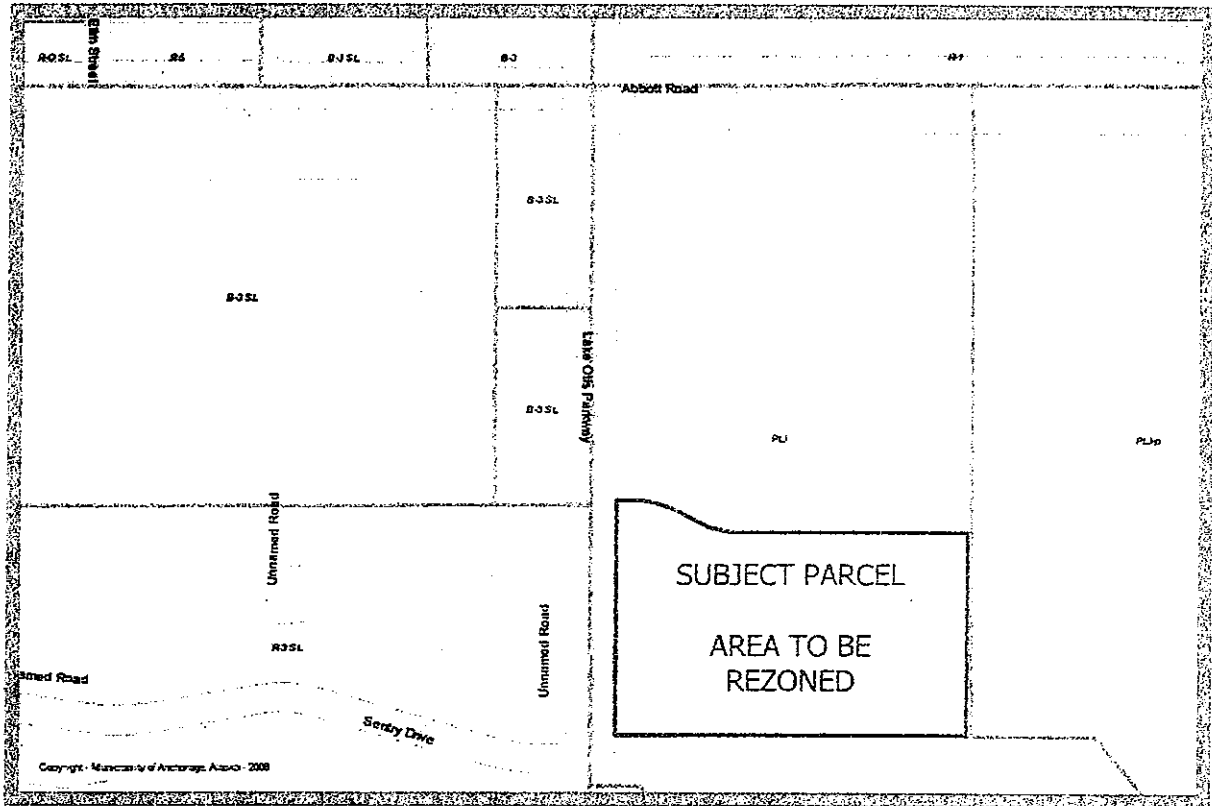
1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.





## Subdivision – Location Map

Abbott Loop Christian Center,  
 As Shown on Plat 08-0072, Anchorage Recording District, Alaska.  
 Located within the N.W. ¼ Section 16, T12N, R3W, Seward Meridian, Alaska.  
 1"=600' 7-29-09



## Area to be Rezoned – Location Map

Tract A-3, Plat 08-0072, Abbott Loop Christian Center,  
 As Shown on Plat 08-0072, Anchorage Recording District, Alaska.  
 Located within the N.W. ¼ Section 16, T12N, R3W, Seward Meridian, Alaska.  
 1"=350' 7-29-09

## Standards for Zoning Map Amendments:

*Text from pages 3 through 5 of the Zoning Map Amendment Application appears below in italics. Petitioner responses to items pertaining to standards for zoning map adjustments appear in bold.*

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

*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 of 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 rezoning will promote the implementation of 2020 Anchorage Bowl Comprehensive Plan Policy #24 in the following ways:**

- Higher density residential development: Residential development adjacent to the town center core at a density greater than 12 dwelling units per acre will provide much needed density to the neighborhoods surrounding the town center core.**
  - Enhanced pedestrian environment: In keeping with the spirit of the Anchorage Pedestrian plan, this development will provide pedestrian routes through the site that connect to Lake Otis Blvd. Either side of the entrance roadway will have sidewalks set back from the street and buffered by landscaping to provide pedestrian friendly routes from Lake Otis Blvd to the apartment buildings adjacent to the street. These walkways will extend past parking areas and connect to the central park space. From the park space, it will be possible to walk to the residential area at the east boundary of the site in an environment completely isolated from vehicle traffic.**
  - Sense of place: Tract A-3 is located on the edge of the town center. It does not offer the kind of pedestrian traffic density required for a successful urban public space. The appropriate response seems to be a semi-private public space, which is used to create interior views and light wells for the project. Pedestrian routes toward the town center will pass through these spaces, providing pleasant protected walking and congregating areas. These features will be visible from Lake Otis Blvd and will provide a dramatic view and procession into the site. Further, we intend to configure the site entrance and the public spaces beyond with dramatic light features, which would be visible from Lake Otis, making a memorable experience for residents and passersby.**
- 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.*

**The proposed rezoning supports the 2020 Anchorage Bowl Comprehensive Plan in terms of its proximity to both the Abbott Road Town Center's retail and civic core and the Lake Otis Parkway Transit Supportive Development Corridor.**

- 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.*

**Not applicable.**

- a. *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.*

**The proposed zoning will provide for the "medium to high density housing" which is to surround the retail and civic core of a town center (the Abbott Road Town Center in this case) according to the 2020 Anchorage Bowl Comprehensive Plan.**

- 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) 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.):*

*a. Environment:*

**Development under the amendment will result in the planting of significant vegetation where none now exists.**

**The primary strategy for surface drainage in the proposed development calls for the retention of water in rain gardens or dry wells as it moves down the site to the west with the existing storm drain connection to be used only as an overflow/back-up. The intention is to prevent surface water runoff from entering the Municipal storm drain system, thereby helping to protect the water quality of nearby streams.**

**The proposed amendment will also benefit the environment by allowing development at a higher density, in as much as the development will accommodate more families within a smaller area.**

*b. Transportation:*

The proposed amendment will not significantly impact the surrounding area in terms of transportation. Development as proposed under the amendment:

- Is expected to generate less than 100 peak trips per hour and does not impose a significant new traffic burden on the existing vehicular transportation infrastructure.
- Provides for pedestrian traffic, with primary routes well separated from vehicular routes.
- Connects pedestrians with the People Mover bus system and does not complicate long range plans for the bus system.
- Compliments existing trails in the area.

*c. Public Services and Facilities:*

The parcel is served by public water, sewer, gas, electricity and telephone facilities that are all near by and readily available.

*d. Land Use Patterns:*

By inserting residential use along with a mix of ownership methods, prices, building types and housing densities, the proposed amendment will diversify what is at present a homogeneous region of institutional land. In the process it will create pedestrian connections between the proposed development and the existing public/civic facilities to the north and south. The proposed development will create pedestrian connections to the retail center and residential neighborhoods to the west. These interactions will serve to develop and strengthen the access network connecting essential town center elements.

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?*

The intent of the proposed amendment is to create an opportunity for medium density residential development of a property within reach of the Abbott Road Town Center under the guidance of Land Use Policy #24. The quantity of undeveloped land of same or similar zoning that is in close proximity to the town center is very limited. The following parcels bear zoning designations that are the same or similar to that proposed for the subject property (R-2M, R-2M SL, R-3, R-3 SL, R-4 or R-4 SL):

- Approximately ½ mile to the west of the town center origin as indicated in the Comprehensive Plan are two underdeveloped parcels in Toyon Subdivision (Tract 1E and 3E). These tracts are zoned R-2M. A rooming house has been built at 9101 Brayton Dr. and 1721 Academy Dr. has been committed to religious use but neither tract has been developed nearly to the density that the zoning will allow.
- Across Lake Otis and to the south of Sentry Drive is an underdeveloped tract within Independence Park Subdivision (Blk 4, Tract 5A, 2511 Sentry Dr.) This tract is zoned R-3 SL (AO 79-175). The building on the north end of the tract is in use as a school. The south end is vacant and could potentially be subdivided.

All three parcels are presently committed to uses other than medium density residential. These parcels would require significant redevelopment in order to create medium density neighborhoods and there may be little motivation on the part of the owners to do so.

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?*

**Upon completion of the zoning map amendment, the petitioner will begin preliminary design and marketing toward presale. Detailed design and permitting will follow with the intent of initiating construction in 2010 provided the prior can be accomplished in a timely fashion. Public utilities are readily available in the area and should not be a factor in the timing of the development.**

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?*

**Because of the property's proximity to the Abbott Road Town Center, the uses proposed in the amendment promote the intent of the plan with regard to town centers. In this way it is consistent with the intent of the 2020 Anchorage Bowl Comprehensive Plan and the policies by which it seeks to implement the town center concept.**

Tract A-3, Plat 08-0072, Abbott Loop Christian Center  
(Revised 10-7-09)

**Introduction:**

The intent of this Zoning Map Amendment Application is to change the current PLI zoning to R-3 which will allow medium density residential use for the property described as Tract A-3, Plat 08-0072, Abbott Loop Christian Center located within Section 16, T12N, R3W, Seward Meridian, Alaska.

This parcel is located in South Anchorage, east of the Seward Highway, on Lake Otis Parkway near the intersection of Lake Otis Parkway and Abbott Road. It is located within the urban service area, on a Transit Supportive Development Corridor (Lake Otis Parkway) and adjacent to the Abbott Road Town Center.

The Anchorage Bowl Comprehensive Plan's town center strategy calls for a core made up of community serving retail, public services, and public/civic facilities including and/or surrounded by medium to high density residential development. To date, a minority of the residential development in the vicinity of the Abbott Road Town Center meets the density target associated with this strategy and the availability of vacant land in the surrounding area is rapidly diminishing. Development of this parcel in such a way that it adds an essential medium density residential neighborhood will promote and progress the town center strategy and benefit the Anchorage community as a whole.

The following are among the characteristics for Town Centers set down by Commercial Implementation Policy#24 of the 2020 Anchorage Bowl Comprehensive Plan:

- *Medium to high density residential development in and surrounding the core, consisting of a combination of duplexes, townhouses, and apartment buildings with overall density targets of 12-40 dwelling units per acre*
- *An enhanced pedestrian environment with good connections within and between the core and surrounding residential development*
- *Distinctive public spaces and public art that create a sense of place*

As stated by the Anchorage Bowl Comprehensive Plan; "Without medium to high density housing surrounding the retail and civic core, a town center would be just another shopping area." The majority of the residential land within reach of the town center has been committed to single family dwellings.

Pedestrian connections between the existing core and residential neighborhoods are within road right-of-ways and are in large part adjacent to vehicular traffic. Walkways isolated from vehicular traffic would contribute significantly to the "efficient pedestrian access network" that is necessary to the design of a town center.

The Abbott Road Town Center currently possesses little or no public space and/or art that successfully creates a sense of place. While the parcel in question is not central enough to the town center to provide for the creation of a space that is frequented by a large number of town center residents, opportunities do exist for distinctive visual design elements that can contribute to the town center experience.

This development, if approved will create a medium density residential neighborhood with enhanced pedestrian connections and visual elements that will contribute to the town center's sense of place.

### **Our Proposal:**

We are requesting an amendment to the zoning map to change the current PLI Zoning to R-3. The requested zoning will allow for medium density residential use. Please refer to the attached concept drawings for the site.

Entry to the parcel from the west will be by way of a tree-lined central access. It will provide pedestrian access and an attractive visual approach to the interior of the development. The end of the parcel adjacent to the street will be utilized for higher density apartment style residences. The buildings will be located close to the street side property line with most of the parking in the rear.

Continuing east from the apartment buildings adjacent to the street, the center portion of the parcel will provide for residences in combination with home office use. Pedestrian access will be provided to these units as well as to the east end of the development by way of a central park space.

The east end of the parcel will be developed for medium density residential use only. An additional park space will provide an enhancement to interior views and a means for the capture of additional light.

Our proposal will promote the implementation of 2020 Anchorage Bowl Comprehensive Plan Policy #24 by adding higher density residential development, enhancing the pedestrian environment and by creating a sense of place.

### **History:**

1982: Tract A, Abbott Loop Christian Center Subdivision was recorded under Plat 82-140.

1986: Tract A1, Abbott Loop Christian Center Subdivision was recorded under Plat 86-15.

1998: Tract A1, Plat 86-15, Abbott Loop Christian Center was deeded to the owner.

2006: Tract A1, Plat 86-15, Abbott Loop Christian Center was deeded to Fidelity Title Agency of Alaska as security for obligations to First National Bank Alaska.

2008 (June): Tract A1, Plat 86-15, Abbott Loop Christian Center was deeded to Fidelity Title Agency of Alaska as security for obligations to First National Bank Alaska.

2008 (July): Tract A-3 is recorded under Plat 08-0072 of Abbott Loop Christian Center Subdivision.

### **Probable Timeframe for Development:**

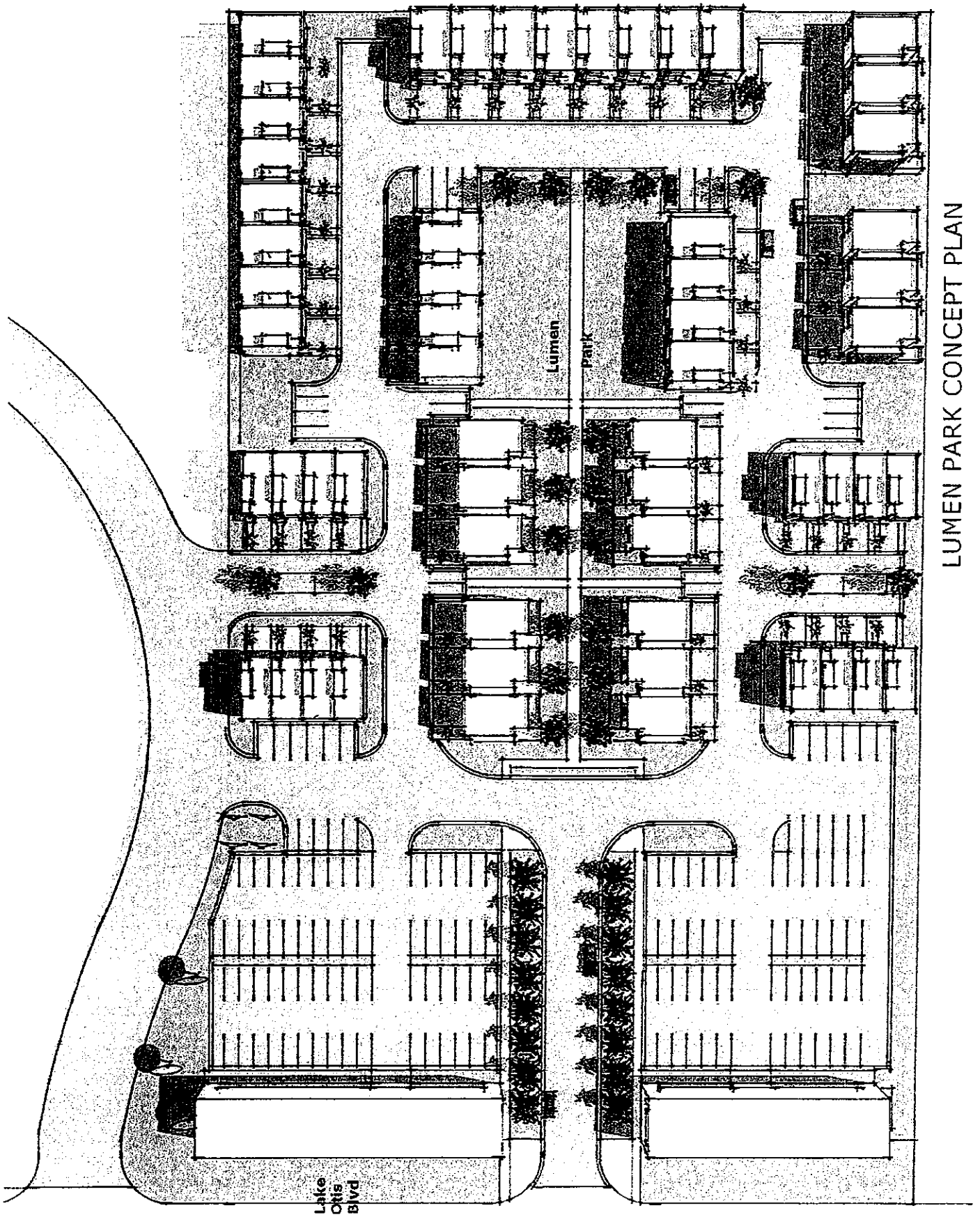
December 2009: Zoning Map Amendment Complete.

December 2009 to April 2010: Preliminary Design and Marketing toward Presale.

April and May 2010: Detailed Design and Permitting.

June 2010: Initiate Construction



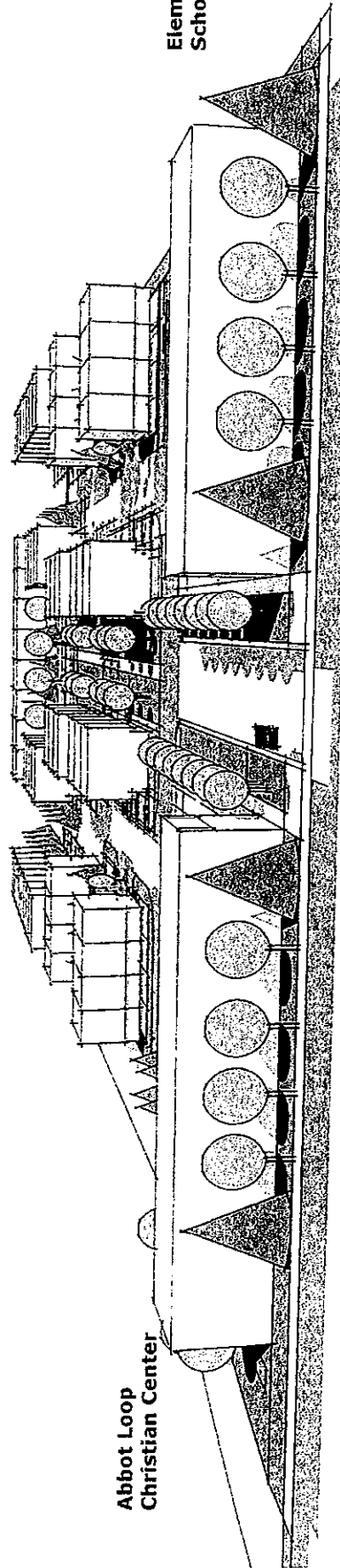


LUMEN PARK CONCEPT PLAN

Park land

Abbot Loop  
Christian Center

Elementary  
School



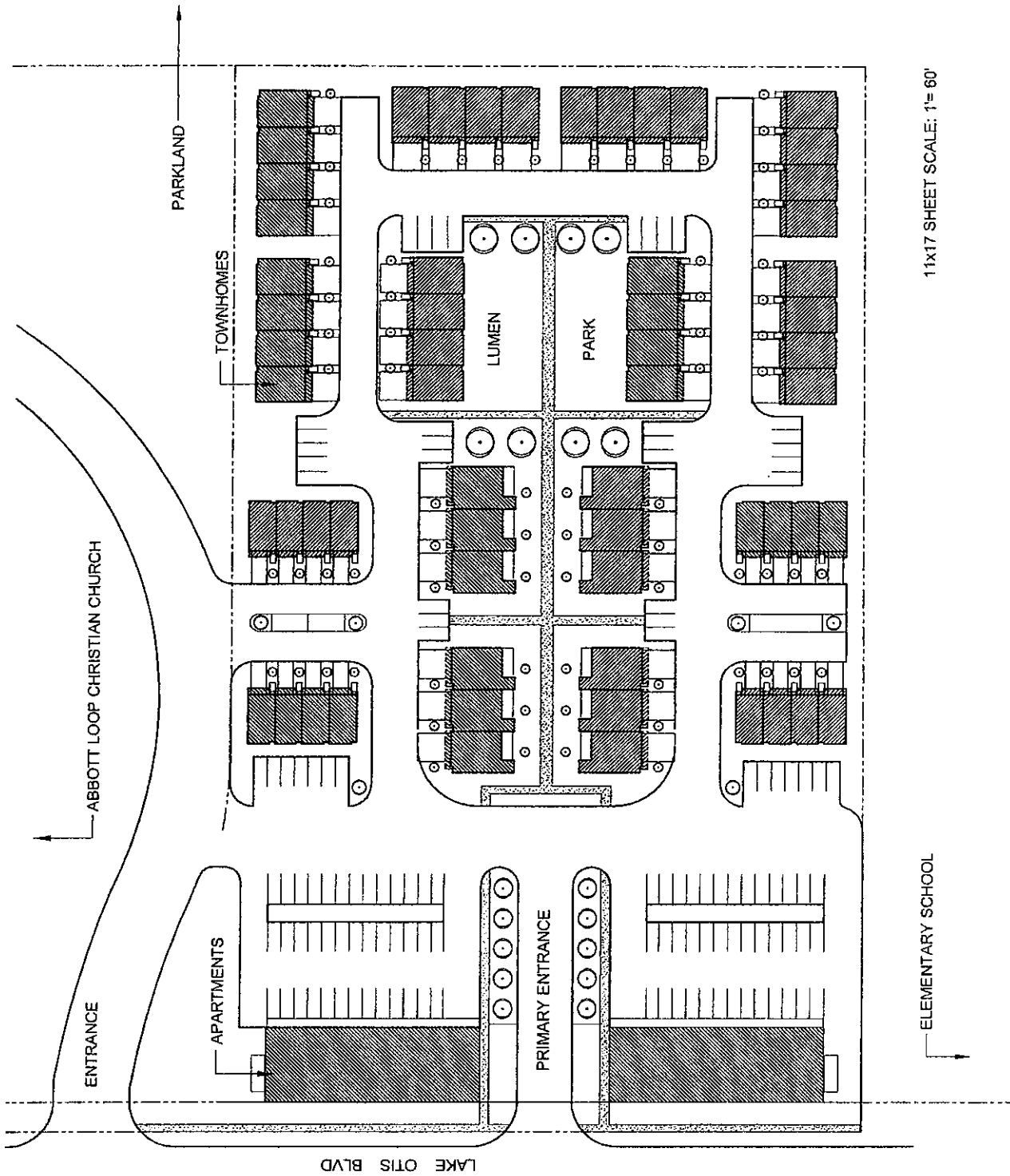
LUMEN PARK CONCEPT STREET VIEW



# LUMEN PARK SCALED SITE PLAN

PREPARED BY LUMEN design + build

10-12-09



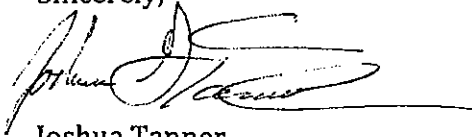
11x17 SHEET SCALE: 1"= 60'

October 14, 2009

To Whom It May Concern:

On behalf of Abbott Loop Community Chapel Incorporated,  
I authorize LUMEN design & build to act as a petitioner of the  
purpose of rezoning Tract A-3. Plat 08-0072, Abbott Loop  
Christian Center from the current PLI zoning to R-3.

Sincerely,



Joshua Tanner  
President  
Abbott Loop Community Chapel, Inc.  
2626 Abbott Road  
Anchorage, Alaska 99507  
(909) 349-9641



2009 OCT 14 PM 3:00:07

**Traffic Impact Analysis  
Abbott Loop Christian Center Tract A-3  
Prepared 5-30-09 by Ron Bateman**

**Introduction**

This report has been prepared as a part of a rezoning application which would change the zoning designation of Tract A-3 from PLI to B3-SL. Presently, approximately 1/2 of the 7 acre parcel is being used as a parking lot for the Abbott Loop Christian Center. The proposed zoning change would allow this site to be used for three distinct purposes.

- The west third would be designated for low traffic generating commercial and neighborhood serving uses. The commercial space would likely house offices, restaurants and professional or personal services in structures located close to the boundary shared with Lake Otis Blvd with most of the parking in the rear.
- The middle third would be used for townhouse residential units designed to facilitate home office.
- The east third would be used for townhouse units restricted to residential use only.

**Peak Traffic Count Calculation**

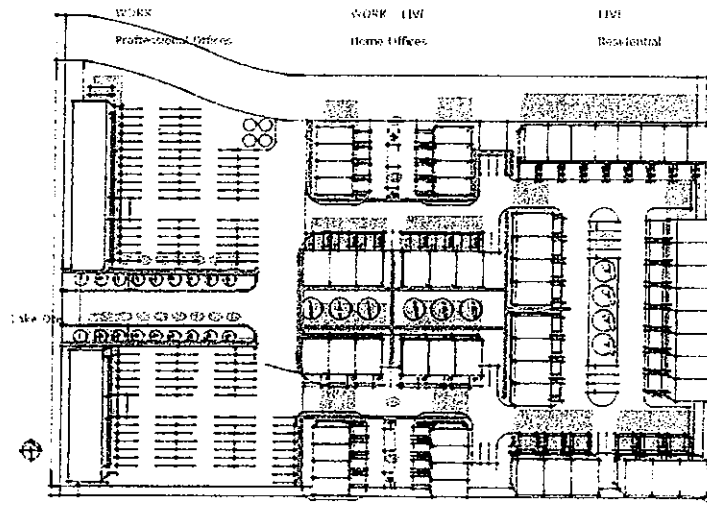
LOCATION	USE	UNITS	TIA FACTOR	PEAK TRIPS/HR
West 1/3	office	40,000 sf	1 per 1000 sf	40
Middle 1/3	residential	32	.7 per unit	22.4
East 1/3	residential	32	.7 per unit	22.4
				84.5 Total

Altogether the proposed uses would generate a peak traffic count less than 100.

**Other Traffic Considerations**

**Pedestrian Traffic**

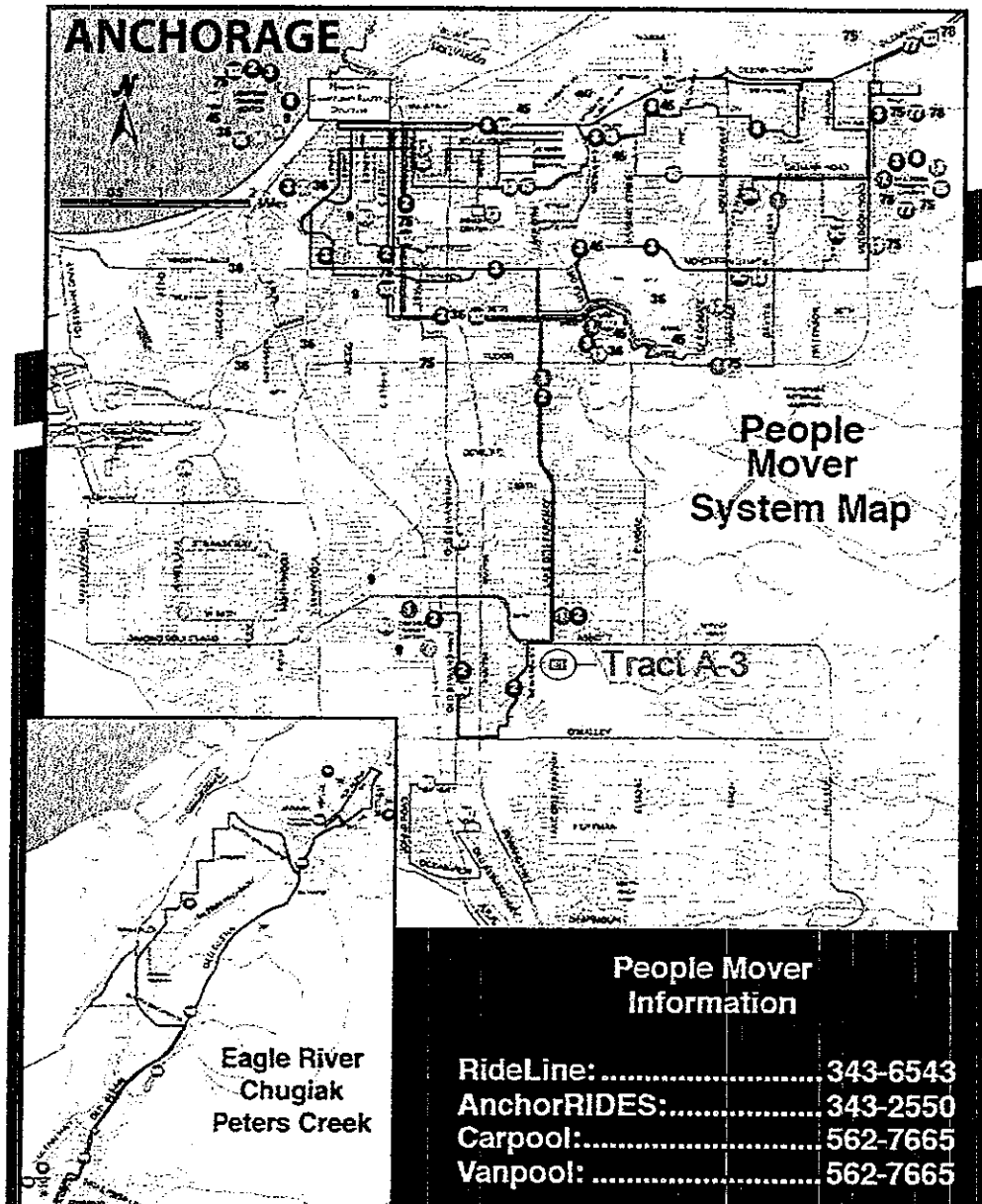
In keeping with the spirit of the Anchorage Pedestrian plan, this development proposes to provide pedestrian routes through the site that connect to Lake Otis Blvd. Either side of the entrance roadway would have sidewalks set back from the street and buffered by landscaping to provide pedestrian friendly routes from Lake Otis Blvd to commercial buildings. These walkways would extend past parking areas and connect to the central park space. From the park space, it would be possible to walk to the east boundary of the site in an environment completely isolated from vehicle traffic. Potential pedestrian routes are shown in red on the diagram below.



## Proposed plan for pedestrian traffic on Tract A-3

### Bus Transportation

The People Mover bus system does not have routes which pass Tract A-3. Routes 1 and 2 run to the intersection of Lake Otis and Abbott. At that point they turn west on Abbott and move into more heavily populated housing areas to the west and southwest.

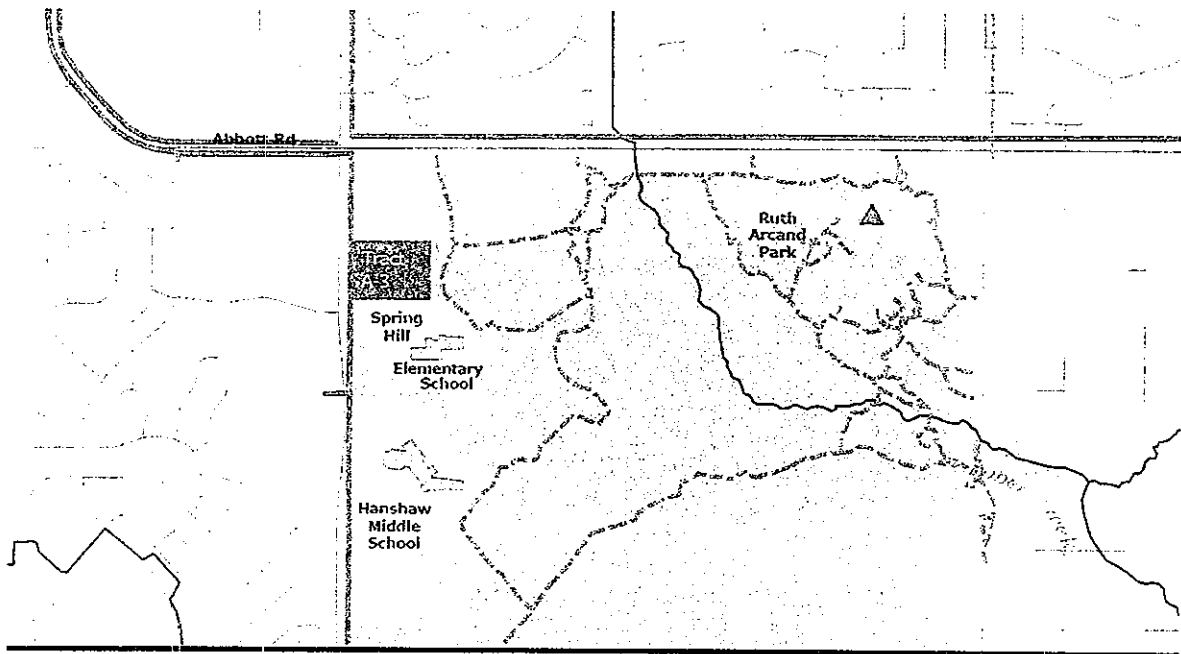


Map of Anchorage People Mover Routes

According to People Mover planning staff there are no long range plans to change these route or upgrade existing facilities in ways that would interface directly with Tract A-3. The existing connection is a short walk from the parcel and new residents would be well served by existing route.

### **Anchorage Trail System**

Tract A-3 abuts 2 existing Anchorage trail systems. An established paved bike trail runs parallel to the west frontage of the tract on Lake Otis Blvd. The east boundary abuts the Ruth Arcand Park, which has a well developed equestrian trail system. There is no long range plan for either of these trails systems which would propose a route through tract A-3.



**Map of existing trail systems adjacent to Tract A-3**

### **Conclusions**

- The proposed development may be expected to generate less than 100 peak trips per hour and does not impose a significant new traffic burden on existing vehicular transportation infrastructure.
- The proposed development contains ideal provisions for pedestrian traffic, with primary routes well separated from vehicular routes
- The proposed development connects pedestrians with the People Mover bus system and does not complicate long range plans for the bus system
- The proposed development compliments existing trails in the area.

March 9, 1999

R&M No. 851143

Abbott Loop Community Church  
2626 Abbott Road  
Anchorage, AK 99507

ATTN: Rick Benjamin

RE: Material Site Investigation  
Abbott Loop Community Church  
Anchorage, Alaska

Dear Mr. Benjamin:

As requested, R&M Consultants, Inc. (R&M) has performed a subsurface investigation at the subject site. The purpose of the investigation was to evaluate the site conditions with respect to material quality and availability. This letter presents the findings of the investigation.

#### METHODS

The geotechnical subsurface investigation program consisted of drilling, logging, and sampling five test holes (TH-1 to TH-5) to depths of approximately 21 feet. An experienced R&M geotechnical engineer supervised all fieldwork and maintained a log of the borings and samples. The approximate test hole and pit locations, illustrated on the included location map, were determined by pacing footsteps and cloth tape measurements from fixed stationary objects of known location. The logs of the R&M test holes are illustrated on Drawings A-3 to A-7. A summary of the general notes and test hole log key are shown on Drawings A-1 and A-2.

Discovery Drilling, Inc. of Anchorage, was employed to perform the soils boring and sampling operations on February 26, 1997. A truck-mounted CME 55 drill rig was used to advance a continuous flight, eight-inch hollow-stem auger. Disturbed soil samples were collected at regular intervals by using a split-spoon sampler having a three-inch O.D. (2.5-inch I.D.). The sampler was advanced with a 340-pound automatic hammer falling 30 inches. The



Abbott Loop Community Church  
Mr. Rick Benjamin  
March 9, 1999  
Page 2

penetration resistance, defined as the number of blows required to drive the sampler the last 12 inches of an 18-inch interval, gives an indication of the in-place consistency of un-frozen soils, and is recorded on the logs in Appendix A. All soils recovered in the field were visually described following ASTM D-2488 procedures and sealed in double plastic bags for future reference.

One test pit, excavated by another party on 11/12/98 to a depth of 14 feet, was sampled by Rich Giessel and analyzed in R&M's laboratory to determine grain size distribution and Unified Classification. This data is presented on Drawing A-8.

#### SITE CONDITIONS

The site is underlain with approximately 15 feet of relatively clean sands and sandy gravels in layers between 1 to 7 feet thick. Trace silt exists in about 50% of the layers. Some silt is present in a few layers, notably in test hole-2 between 8 and 15 feet. Up to 15 feet of gravelly silt fill is present in test hole-4. Test holes 2 and 4 have sand with gravel and trace silt beneath the 15 foot depth. Gravelly and sandy silts are present under the sands and sandy gravels in test holes-1 and 3 to at least 20 feet. This layer is also present in test hole-5 between 15.5 feet and approximately 17.5 feet deep, but is underlain by sandy gravel with trace silt to at least 20 feet.

Test pit-1 consist of 4 to 9 feet of silt and gravel covering sandy gravel. The grain size analysis performed on the sampled test pit material classifies it as a poorly graded gravel. This material was exposed to a depth of 14 feet.

#### CLOSURE

Because subsurface characteristics can change sharply within a given area, the possibility exists that material type can change greatly within the given area.

R&M Consultants, Inc. performed this work in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions. No


Abbott Loop Community Church  
Mr. Rick Benjamin  
March 9, 1999  
Page 3

warranty, expressed or implied, beyond exercise of reasonable care and professional diligence, is made. This report is intended for use only in accordance with the purposes of study described within.

We appreciate the opportunity to perform this subsurface investigation. Should you require further information concerning the subsurface investigation or this report, please contact us at your convenience.

Very truly yours,

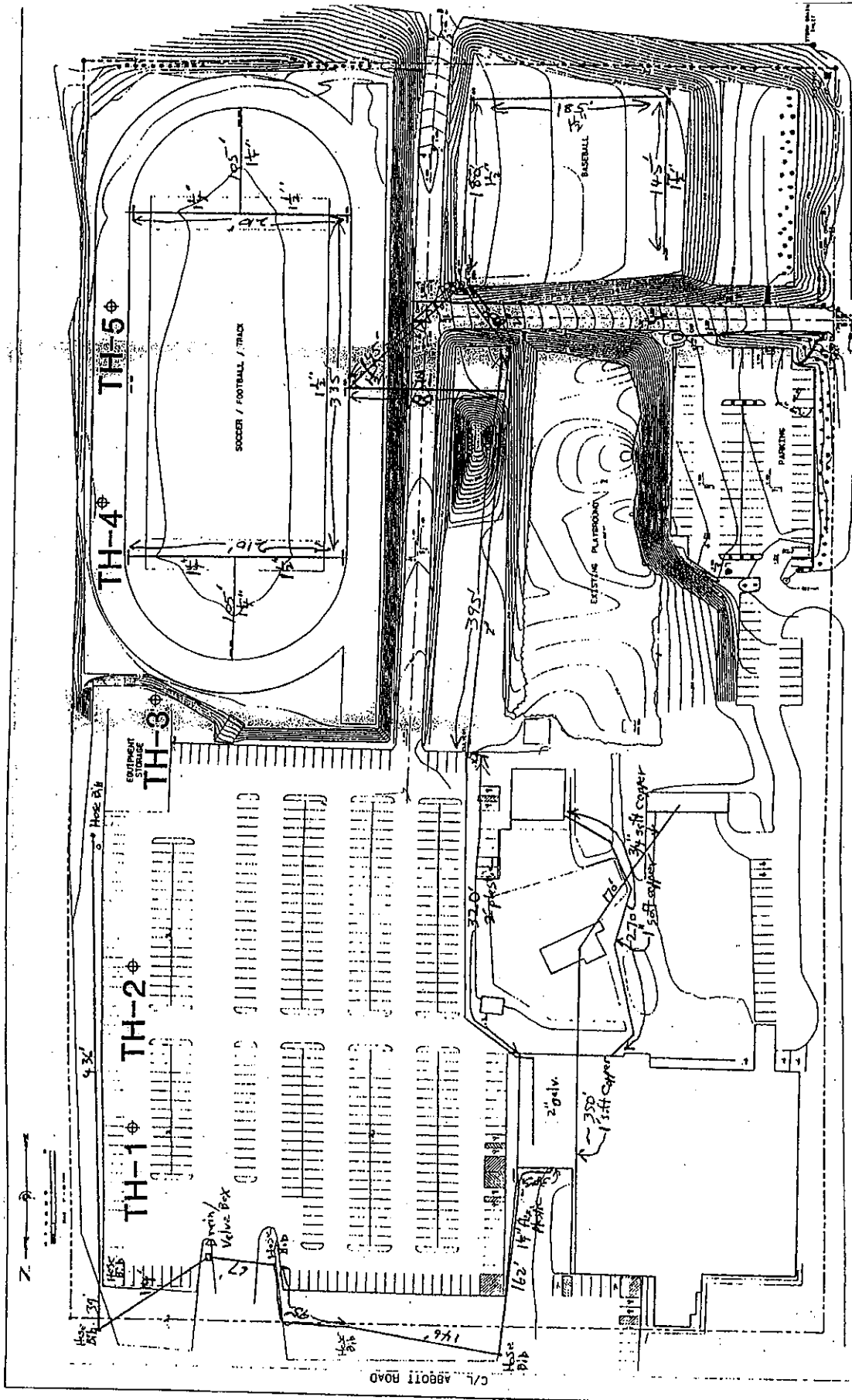
R&M CONSULTANTS, INC.



Robert M. Pintner, P.E.  
Senior Geotechnical Engineer

RMP: jah

Drawings: A-1 through A-2	General notes and test hole key
A-3 through A-7	Boring logs
A-8	Lab data, TP-1
Site map with test hole locations	



ABBOTT LOOP CHRISTIAN CENTER  
 SITE DEVELOPMENT RESULT  
 OF THE BIDDING UP OF PART 41  
 ABBOTT LOOP CHRISTIAN CENTER  
 LOCATED IN THE CITY OF ABBOTT, MINN.  
 SCALE: 1/4" = 1'-0"



C/L LAKE OTIS PARKWAY

TH-1 Approximate location of R&M test holes. 3/99

## STANDARD SYMBOLS

SYMBOL	NAME	PARTICLE SIZE	SYMBOL	NAME
	CLAY	- 0.002mm, Plastic		ORGANICS
	SILT	0.002mm, - #200		ICE
	SAND	#200, - #4		ICE W/SOIL INCLUSIONS
	GRAVEL	#4, - 3"		ICE LENSE IN SILT
	COBBLES & BOULDERS	3" - 12" & > 12"		ICE CRYSTALS IN CLAY

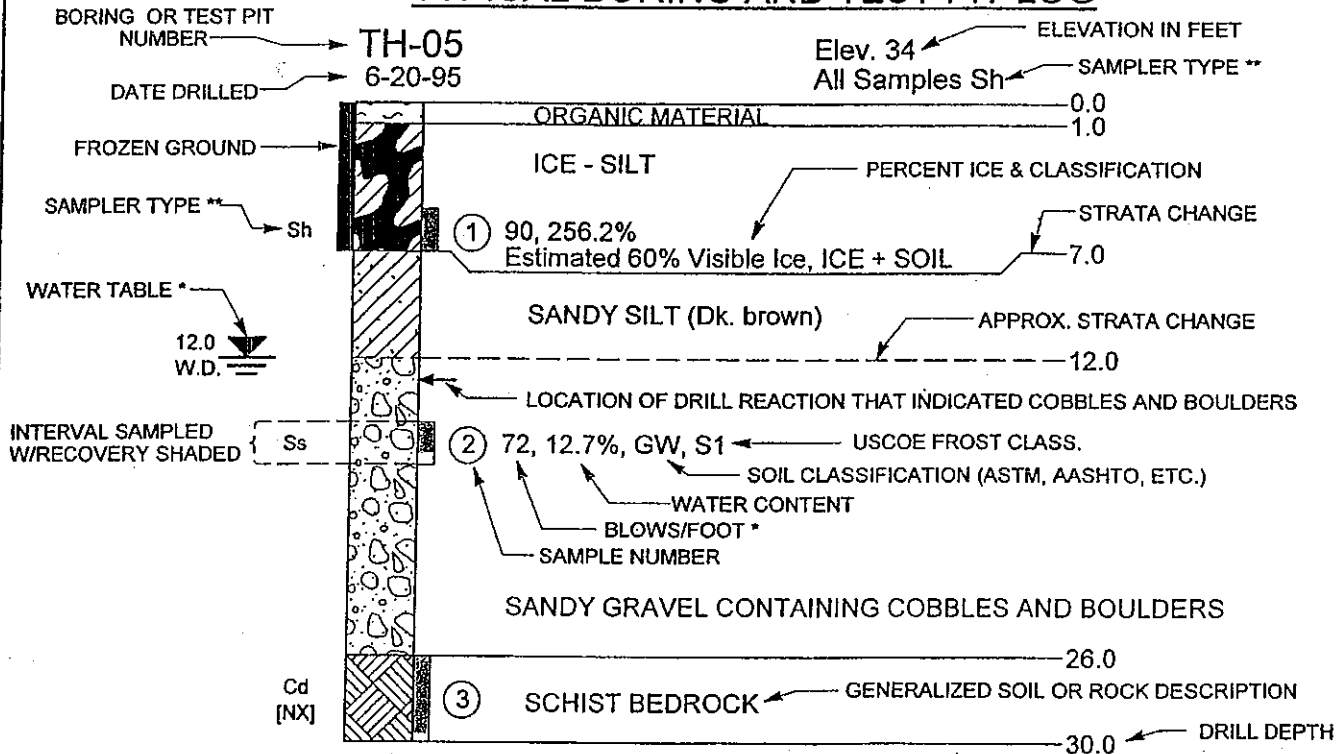
(The symbols shown above are frequently used in combinations, e. g. SANDY GRAVEL)

## SAMPLER TYPE SYMBOLS

A	Auger Sample	Sh	2.5 In. Split Spoon w/340 lb. Manual Hammer	Sp	2.5 In. Split Spoon Pushed
C	Cuttings Sample	Sha	2.5 In. Split Spoon w/340 lb. Auto Hammer	Sz	1.4 In. Split Spoon w/340 lb. Hammer
Cd	Double Tube Core Barrel	Sl	2.5 In. Split Spoon w/140 lb. Hammer	Ts	Shelby Tube
Ct	Triple Tube Core Barrel	Ss	1.4 In. Split Spoon w/140 lb. Manual Hammer	Tm	Modified Shelby Tube
Cs	Auger Core Barrel	Ssa	1.4 In. Split Spoon w/140 lb. Auto Hammer	[ x ]	Sampler I. D. (Added to Symbol)
G	Grab Sample				

NOTE: Sampler types are either noted above the boring log or adjacent to it at the respective depth. An individual log may not utilize all of the items listed.

## TYPICAL BORING AND TEST PIT LOG



\* W.D. - WHILE DRILLING, A.B. - AFTER BORING, Ref. - SAMPLER REFUSAL  
 \*\* - REFER TO SAMPLER SYMBOL (Ss, Sh, ETC.) FOR SAMPLER I.D. & HAMMER WEIGHT  
 NOTE: Water levels shown on the boring logs are the levels measured in the boring at the times indicated.

DWN: P.K.H.

CKD: C.H.R.

DATE: JUL 98

SCALE: NONE

**R&M**  
**R&M CONSULTANTS, INC.**  
 ENGINEERS · GEOLOGISTS · SURVEYORS · TESTLAB  
 PLANNERS · COMPUTER SERVICES  
 9101 Vanguard Drive, Anchorage, Alaska 99507 (907) 522-1707

**EXPLANATION OF  
 SELECTED SYMBOLS**

FB: N/A

GRID: N/A

PROJ. NO: GENERAL

DWG. NO: A-2.

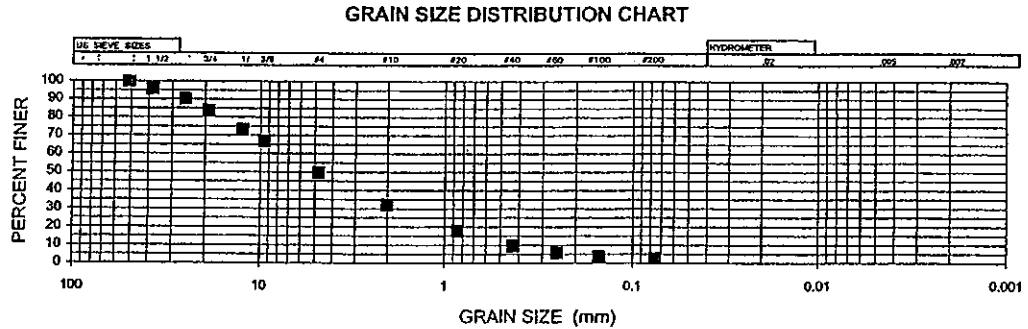
LABORATORY TEST REPORT

R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: NE Corner Test Pit  
 SUBMITTED BY: R. Giessel  
 DATE SAMPLED: 11/12/98  
 SAMPLER FROM: Excavated Pile  
 LOCATION: NE Corner of ALCC Property  
 DEPTH: 4 to 14 Feet

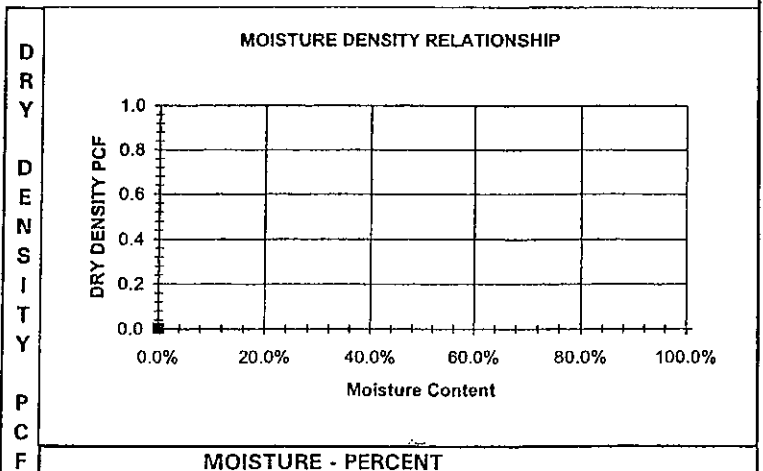
R&M PROJECT:  
 ADOT PROJECT NO.:  
 R&M LAB NO.: TP 1  
 ADOT FIELD NO.: TP 1  
 DATE REPORTED: 3/8/99  
 DATE RECEIVED: 11/12/98

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIeve	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	50.4			MAX. DRY DENSITY:
2"	100		% SAND	47.0			CORR. MAX. DRY DENSITY:
1 1/2"	96		% SILT	2.6			% FRACTURE:
1"	90		% CLAY				METHOD:
3/4"	84		FSV				NATURAL DENSITY:
1/2"	73		LL				NATURAL MOISTURE:
3/8"	67		PL				WEIGHT LOOSE:
#4	50		PI				WEIGHT RODDED:
#8			CLASS	GP			
#10	32						
#16							
#20	18						
#30							
#40	9						
#50							
#60	6						
#80							
#100	4						
#200	2.6						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 10,481 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: R. Giessel Checked By: RSG

ORGANIC CONTENT %:  
 L.A. ABRASION LOSS:

Signed By:  
 Title: Senior Engineer

R&M CLASSIFICATION: Gravel, with Sand

REMARKS:

156

TH-1

2-26-99

All Samples Sha

DEPTH

ASPHALT

0.0

SANDY GRAVEL, Nbn (dk.brown, gravel to 1" dia., subrounded to rounded)

0

2

4

5.3

- ① 23, Nf, Top 4" of sandy gravel removed. Clean medium sand layer 2" thick at 5.5' followed by a clean fine sand layer 2" thick followed by a clean medium sand layer 2" thick.

6

Driller indicates gravel from 8' to 9'.

8

SAND w/ TRACE SILT (brown, dry to slightly moist, medium to fine sand, medium dense)

10

- ② 15, Not layered, zones with more clean sand, zones with more silt

12

13.5

GRAVELLY SILT w/ SOME SAND ( brown, moist, stiff, non-plastic)

14

- ③ 10, Gravel to 2", sub-rounded to rounded, well graded.

16

18

20

20.3

- ④ 16, brown, stiff, moist  
Top 4" gravelly silt with some sand, gravel to 1/2".  
1/2" wet layer at 20' 4".  
Next 8" silt with some sand, non-plastic.  
Last 6" clean fine sand, moist.

21.5

20.3 ft. W.D. wet layer

157

DWN: J.A.H.  
 CKD: R.M.P.  
 DATE: FEB 99  
 SCALE: 1"=3'

**R&M**  
**R&M CONSULTANTS, INC.**  
 ENGINEERS GEOLGISTS SURVEYORS TESTLAB  
 PLANNERS COMPUTER SERVICES  
 9101 Vanguard Drive, Anchorage, Alaska 99507 (907) 522-1707

ABBOTT LOOP COMUNITY CHURCH  
 ABBOTT AND LAKE OTIS  
 LOG OF TEST BORING  
 TH-1

FB: N/A  
 GRID: 2434  
 PROJ. NO: 851143  
 DWG. NO: 3

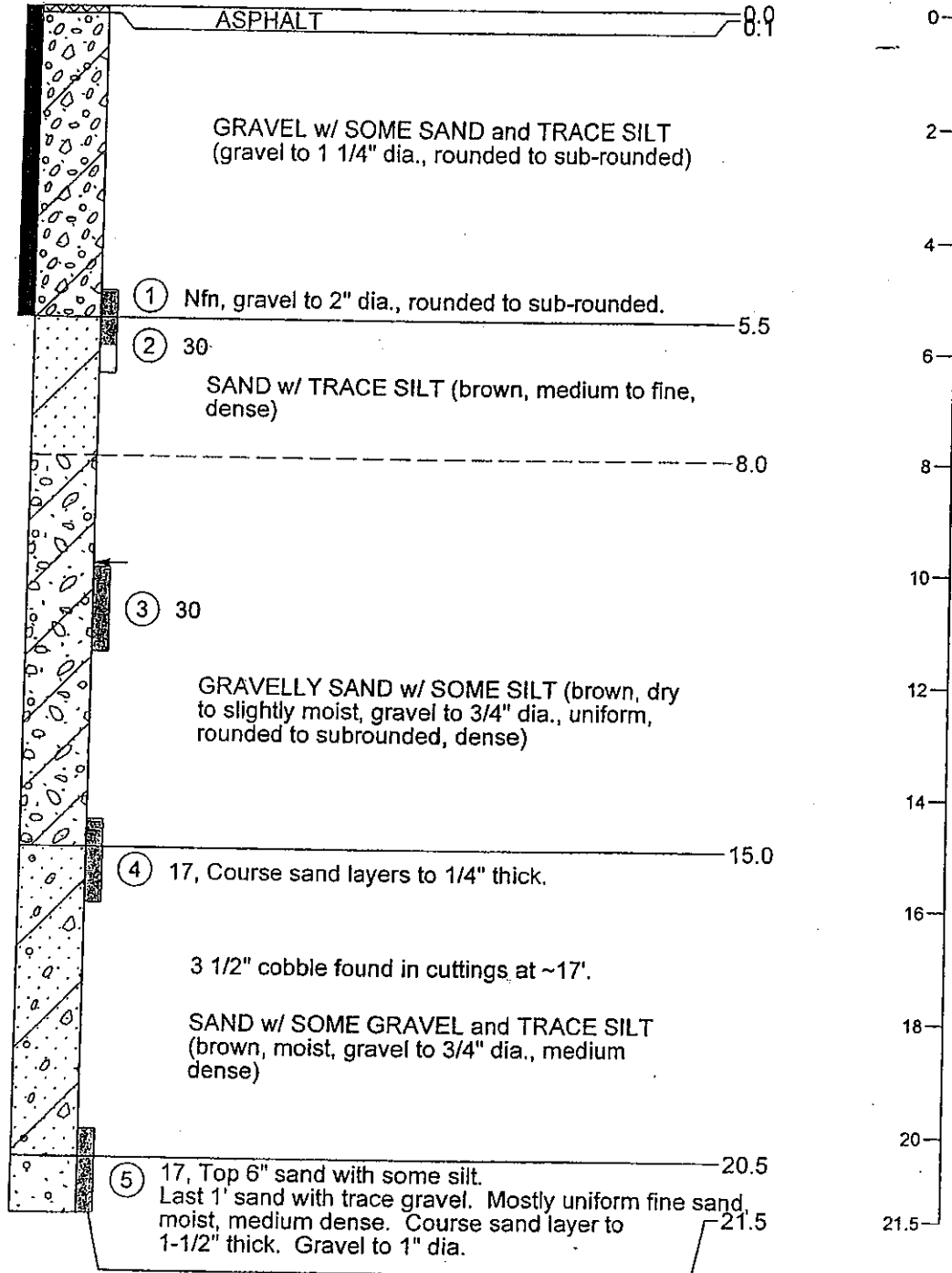
Z:\PROJECT\851143\ALCC.GPJ

M:\ER\JE\Projects\Anchor\Anchor\ER\DOT\_2/99

TH-2  
2-26-99

All Samples Sha

DEPTH



Z:\PROJECT\851143\ALCC.GPJ

MASTER LINE LOUPAGE ALCC.GPJ; MASTER.GDT 3/5/99

158

DWN: J.A.H.  
CKD: R.M.P.  
DATE: FEB 99  
SCALE: 1"=3'

**R&M**  
**R&M CONSULTANTS, INC.**  
ENGINEERS GEOLGISTS SURVEYORS TESTLAB  
PLANNERS COMPUTER SERVICES  
9101 Vonguerp Drive, Anchorage, Alaska 99507 (907) 522-1707

ABBOTT LOOP COMMUNITY CHURCH  
ABBOTT AND LAKE OTIS  
LOG OF TEST BORING  
TH-2

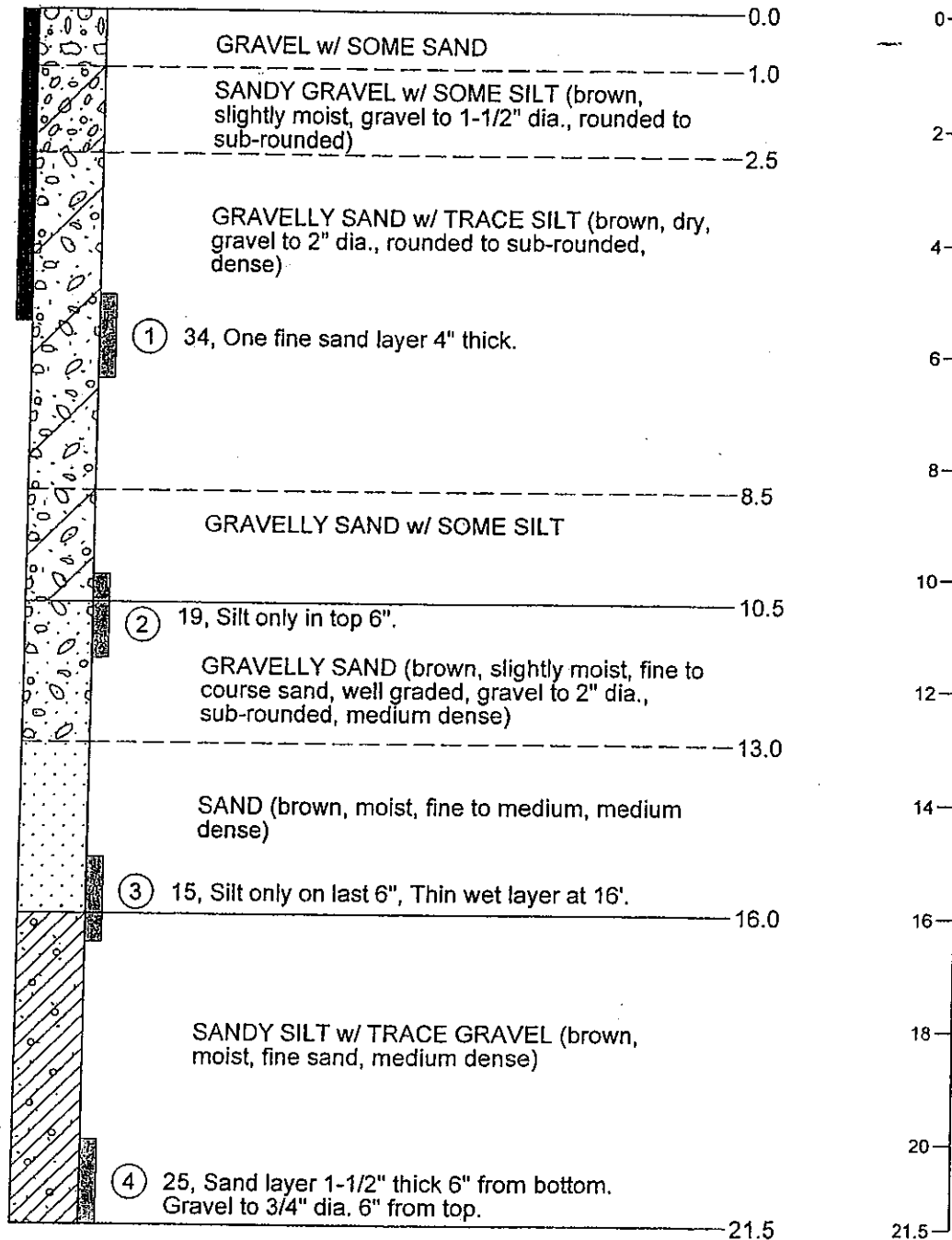
FB: N/A  
GRID: 2434  
PROJ. NO: 851143  
DWG. NO: 4


TH-3

2-26-99

All Samples Sha

DEPTH



16 ft.   
 W.D.  
 wet layer

Z:\PROJECT\651143\ALCC.GPJ

MASTER ONE COPY PAGE ALCC.GPJ MASTER.GDT 3/5/99

059

DWN: J.A.H.  
 CKD: R.M.P.  
 DATE: FEB 99  
 SCALE: 1"=3'

**R&M**  
**R&M CONSULTANTS, INC.**  
 ENGINEERS GEOLGISTS SURVEYORS TESTLAB  
 PLANNERS COMPUTER SERVICES  
 8101 Vanguard Drive, Anchorage, Alaska 99507 (907) 522-1707

ABBOTT LOOP COMUNITY CHURCH  
 ABBOTT AND LAKE OTIS  
 LOG OF TEST BORING  
 TH-3

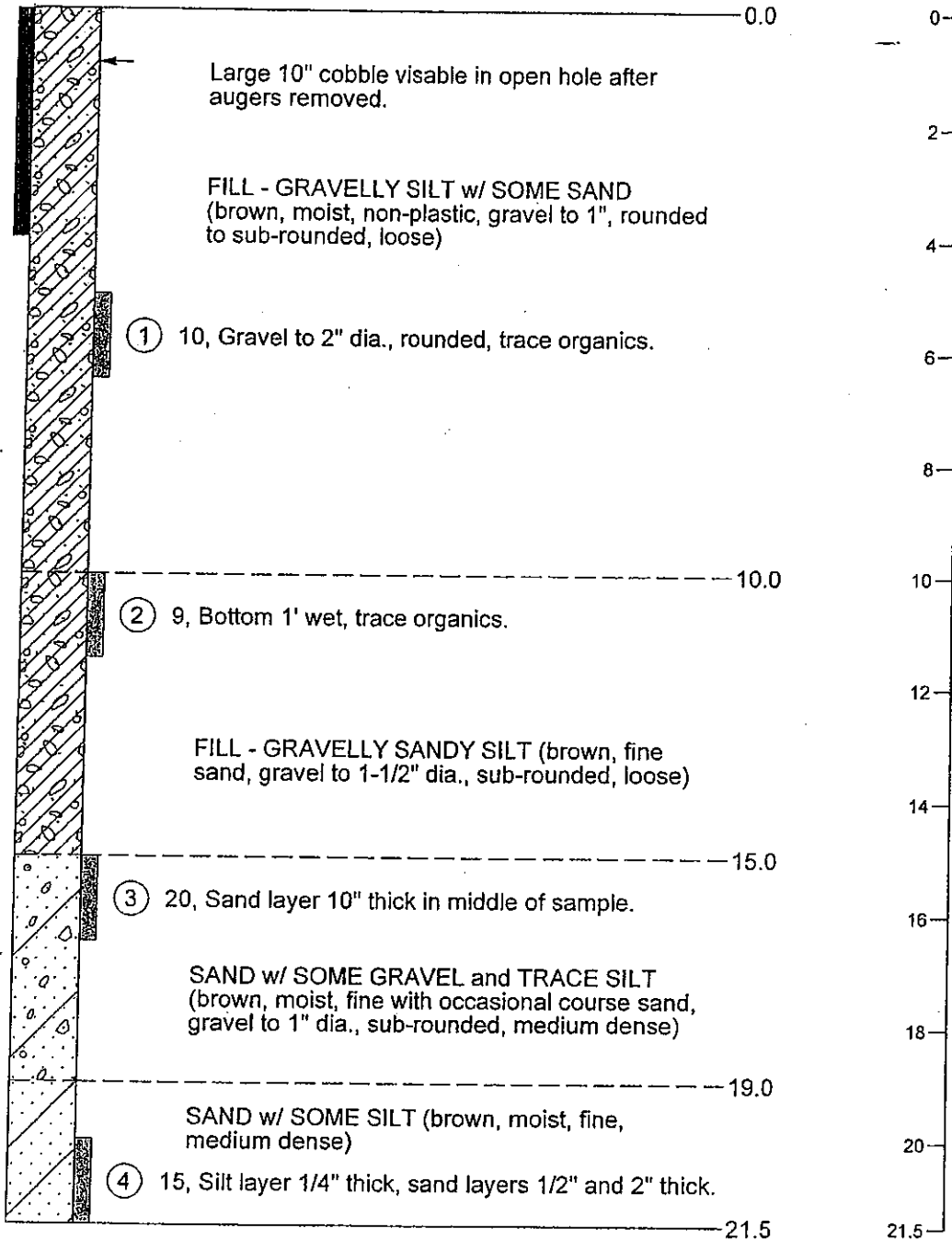
FB: N/A  
 GRID: 2434  
 PROJ.NO: 851143  
 DWG.NO: 5



TH-4  
2-26-99

All Samples Sha

DEPTH



060

Z:\PROJECT\851143\ALCC.GPJ MASTER.GDT 3/5/99

DWN: J.A.H.  
CKD: R.M.P.  
DATE: FEB 99  
SCALE: 1"=3'

**R&M**  
**R&M CONSULTANTS, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS TESTLAB  
PLANNERS COMPUTER SERVICES  
9101 Vanguard Drive, Anchorage, Alaska 99507 (907) 522-1707

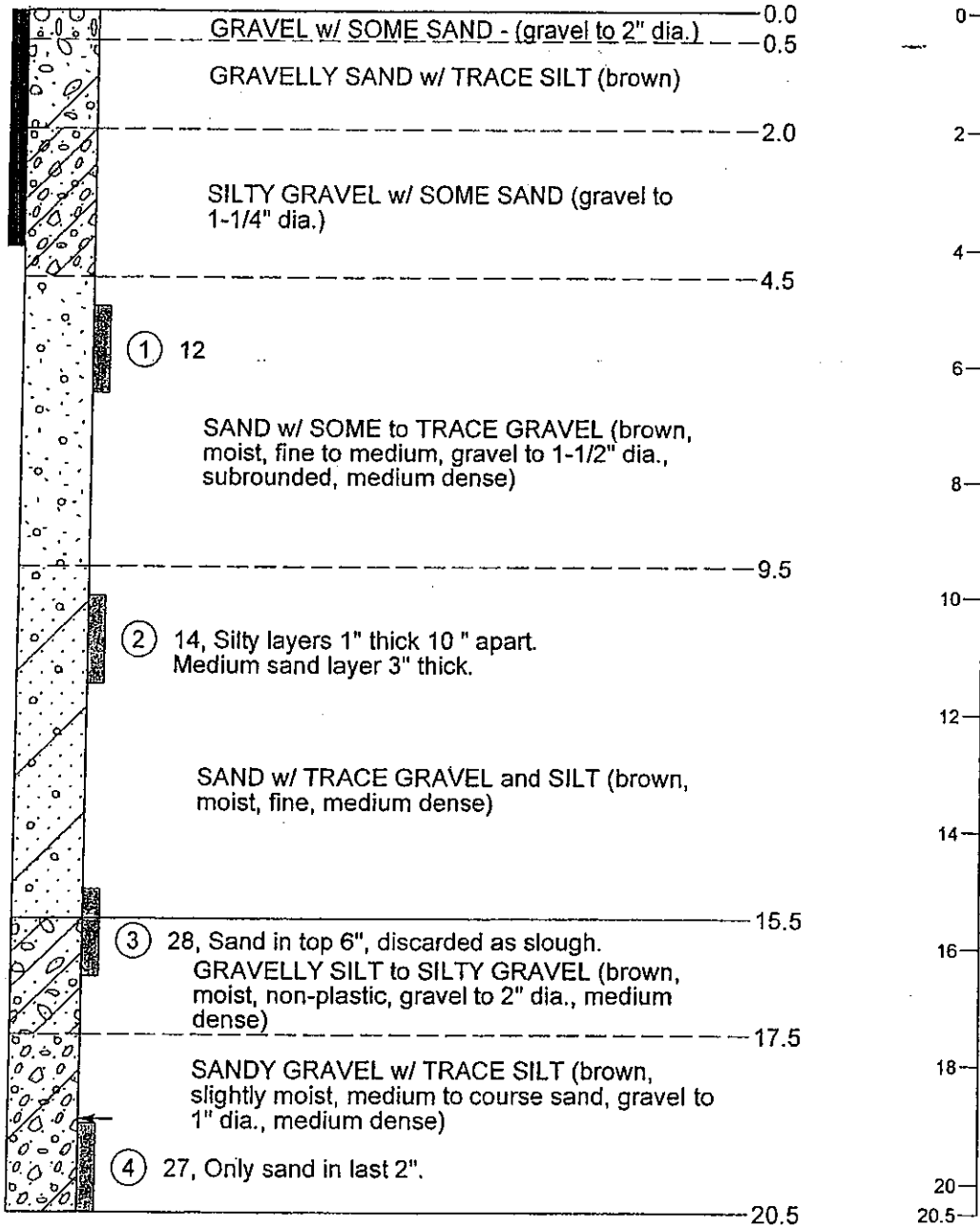
ABBOTT LOOP COMMUNITY CHURCH  
ABBOTT AND LAKE OTIS  
LOG OF TEST BORING  
TH-4

FB: N/A  
GRID: 2434  
PROJ. NO: 851143  
DWG. NO: 6

TH-5

2-26-99

All Samples Sha



No groundwater was observed while drilling.

061

Z:\PROJECT\851143\ALCC.GPJ MASTER.GDT 3/5/99

DWN: J.A.H.  
 CKD: R.M.P.  
 DATE: FEB 99  
 SCALE: 1"=3'

**R&M**  
**R&M CONSULTANTS, INC.**  
 ENGINEERS GEOLOGISTS SURVEYORS TESTLAB  
 PLANNERS COMPUTER SERVICES  
 9101 Vanguard Drive, Anchorage, Alaska 99507, (907) 522-1707

ABBOTT LOOP COMMUNITY CHURCH  
 ABBOTT AND LAKE OTIS  
 LOG OF TEST BORING  
 TH-5

FB: N/A  
 GRID: 2434  
 PROJ.NO: 851143  
 DWG.NO: 7

LABORATORY TEST REPORT

R&M CONSULTANTS, INC.

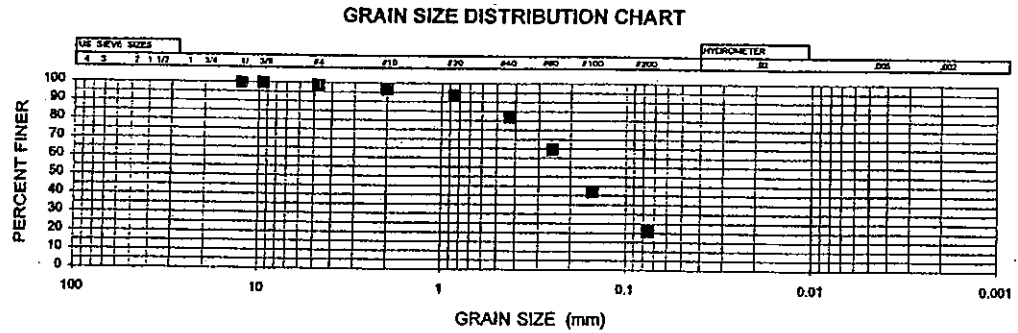
9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM: \_\_\_\_\_  
 SOURCE: Test Hole TH-1, Sample 1  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.: \_\_\_\_\_  
 R&M LAB NO.: \_\_\_\_\_  
 ADOT FIELD NO.: TH-1  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

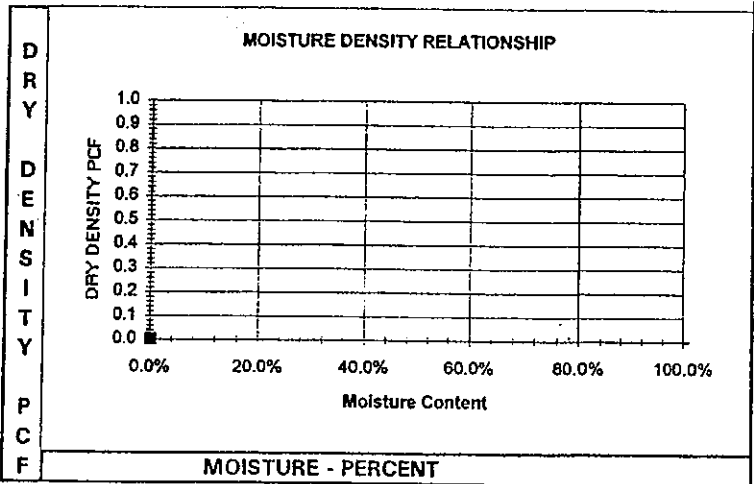
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 5 - 6.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	1.5			MAX. DRY DENSITY:
2"			% SAND	77.5			CORR. MAX. DRY DENSITY:
1 1/2"			% SILT	21.0			% FRACTURE:
1"			% CLAY				METHOD:
3/4"			FSV				NATURAL DENSITY:
1/2"	100		LL				NATURAL MOISTURE:
3/8"	100		PL				WEIGHT LOOSE:
#4	99		PI				WEIGHT RODDED:
#8			CLASS	SM			
#10	97						
#16							
#20	93						
#30							
#40	82						
#50							
#60	64						
#80							
#100	42						
#200	21.0						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 1,816 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By: \_\_\_\_\_

Signed By: \_\_\_\_\_  
 Title: Senior Engineer

R&M CLASSIFICATION: Sand, and with some Silt

REMARKS: \_\_\_\_\_

LABORATORY TEST REPORT

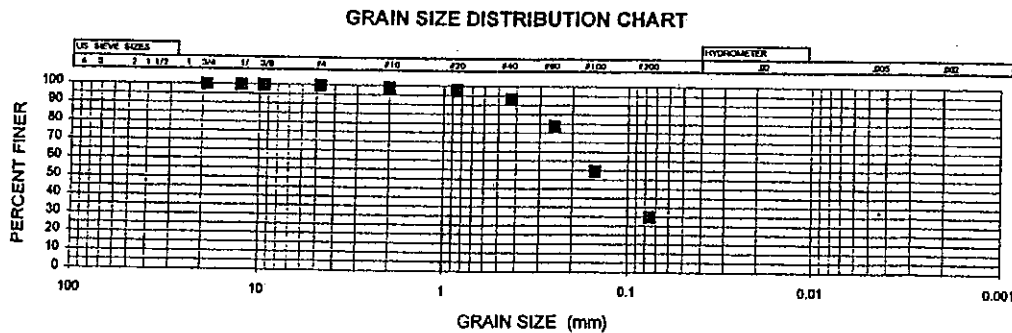
R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: Test Hole TH-1, Sample 2  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.:  
 R&M LAB NO.:  
 ADOT FIELD NO.: TH-1  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

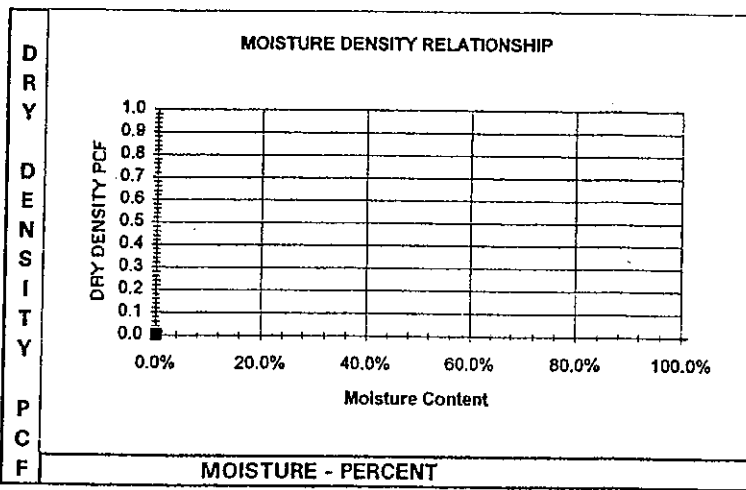
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 10 - 11.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	0.5			MAX. DRY DENSITY:
2"			% SAND	69.8			CORR. MAX. DRY DENSITY:
1 1/2 "			% SILT	29.7			% FRACTURE:
1"			% CLAY				METHOD:
3/4"	100		FSV				NATURAL DENSITY:
1/2"	100		LL				NATURAL MOISTURE:
3/8"	100		PL				WEIGHT LOOSE:
#4	100		PI				WEIGHT RODDED:
#8			CLASS	SM			



TOTAL WT. TESTED: 2,191 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & UG. OR L.T. WT. PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By:

Signed By: Title: Senior Engineer

ORGANIC CONTENT %:  
 L.A. ABRASION LOSS:

R&M CLASSIFICATION: Sand, and with some Silt

REMARKS:

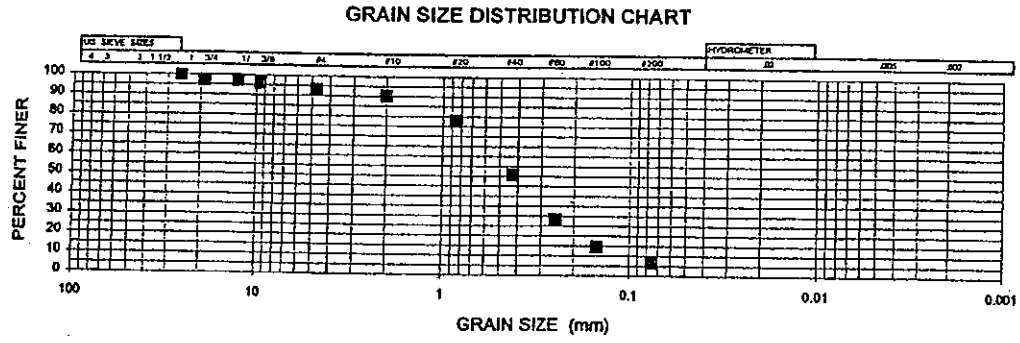
R&M CONSULTANTS, INC. 8101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM: \_\_\_\_\_  
 SOURCE: Test Hole TH-2, Sample 2  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.: \_\_\_\_\_  
 R&M LAB NO.: \_\_\_\_\_  
 ADOT FIELD NO.: TH-2  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

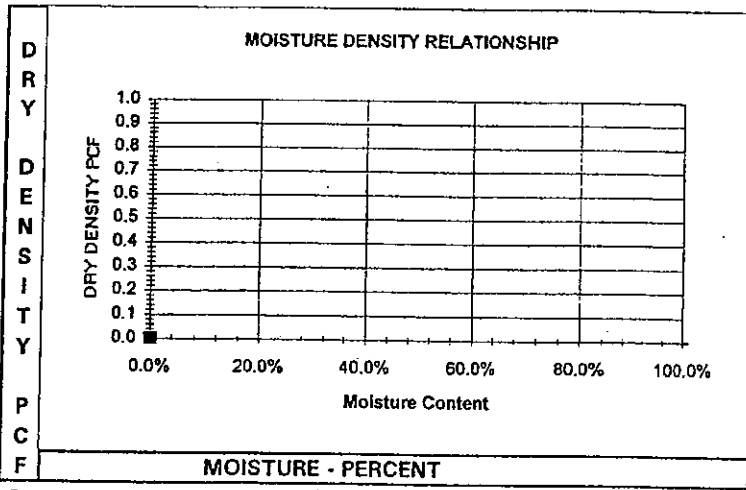
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 5.5 - 6.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	6.8			MAX. DRY DENSITY:
2"			% SAND	86.5			CORR. MAX. DRY DENSITY:
1 1/2 "			% SILT	6.7			% FRACTURE:
1"	100		% CLAY				METHOD:
3/4"	97		FSV				NATURAL DENSITY:
1/2"	97		LL				NATURAL MOISTURE:
3/8"	96		PL				WEIGHT LOOSE:
#4	93		PI				WEIGHT RODDED:
#8			CLASS	SP-SM			
#10	90						
#16							
#20	78						
#30							
#40	51						
#50							
#60	28						
#80							
#100	15						
#200	6.7						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 707 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & UG. OR L.T. WT. PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



ORGANIC CONTENT %: \_\_\_\_\_  
 L.A. ABRASION LOSS: \_\_\_\_\_

Tech Responsible: RMP Checked By: \_\_\_\_\_  
 Signed By: \_\_\_\_\_  
 Title: Senior Engineer

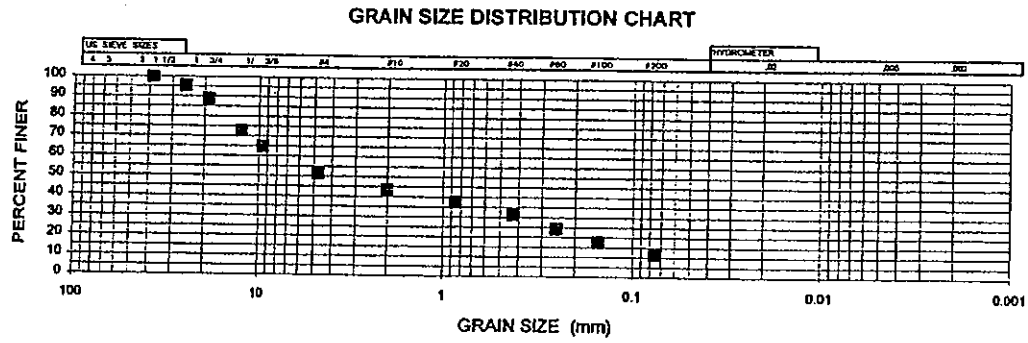
R&M CLASSIFICATION: Sand, with trace Gravel, and with trace Silt

REMARKS: \_\_\_\_\_

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: Test Hole TH-2, Sample 3  
 SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 9 - 10.5 ft  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

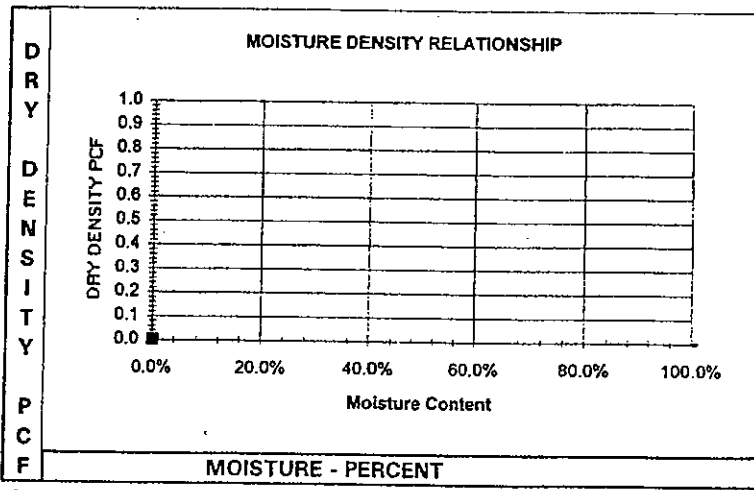
R&M PROJECT: 851143  
 ADOT PROJECT NO.:  
 R&M LAB NO.:  
 ADOT FIELD NO.: TH-2  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	48.5			MAX. DRY DENSITY:
2"			% SAND	40.1			CORR. MAX. DRY DENSITY:
1 1/2"	100		% SILT	11.4			% FRACTURE:
1"	95		% CLAY				METHOD:
3/4"	89		FSV				NATURAL DENSITY:
1/2"	73		LL				NATURAL MOISTURE:
3/8"	65		PL				WEIGHT LOOSE:
#4	51		PI				WEIGHT RODDED:
#8			CLASS				
#10	43						
#16							
#20	37						
#30							
#40	31						
#50							
#60	24						
#80							
#100	18						
#200	11.4						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 2,510 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & U.G. OR L.T. WT. PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By:

Signed By: \_\_\_\_\_  
 Title: Senior Engineer

R&M CLASSIFICATION: Gravel, with Sand, and with trace Silt

REMARKS:

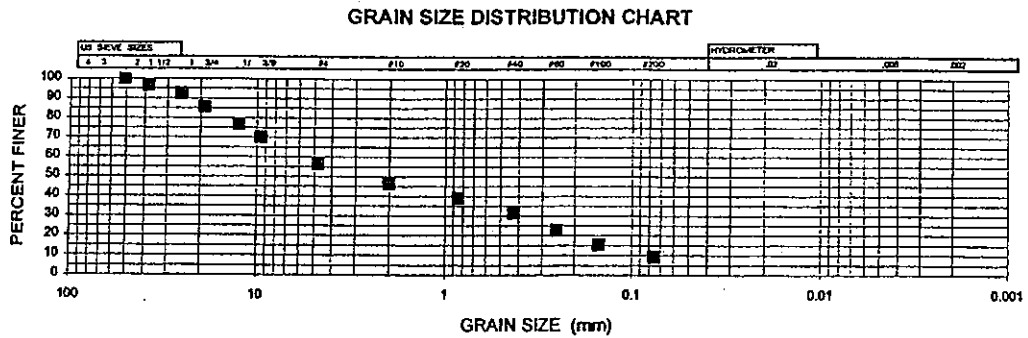
LABORATORY TEST REPORT

R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM: \_\_\_\_\_  
 SOURCE: Test Hole TH-3, Sample 1  
 SUBMITTED BY: RMP  
 SAMPLED FROM: Split Spoon Sample  
 DATE SAMPLED: 02/26/99  
 LOCATION: See Site Map  
 DEPTH: 5 - 6.5 ft

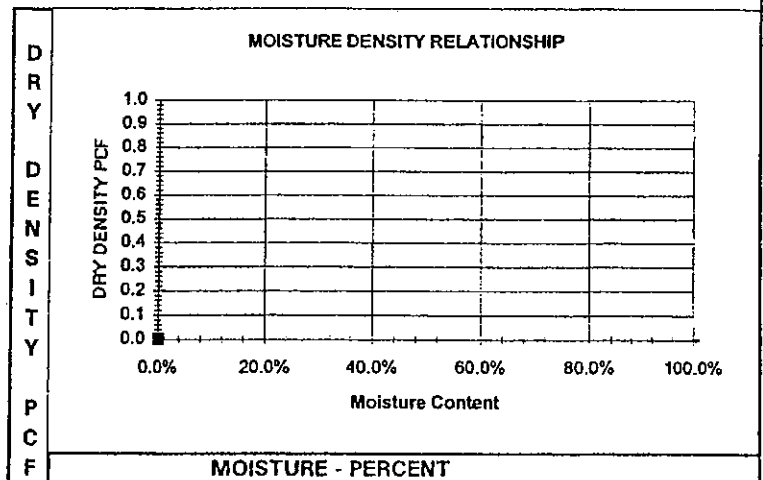
R&M PROJECT: 851143  
 ADOT PROJECT NO.: \_\_\_\_\_  
 R&M LAB. NO.: \_\_\_\_\_  
 ADOT FIELD NO.: TH-3  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	43.7			MAX. DRY DENSITY:
2"	100		% SAND	47.1			CORR. MAX. DRY DENSITY:
1 1/2"	97		% SILT	9.2			% FRACTURE:
1"	93		% CLAY				METHOD:
3/4"	86		FSV				NATURAL DENSITY:
1/2"	77		LL				NATURAL MOISTURE:
3/8"	70		PL				WEIGHT LOOSE:
#4	56		PI				WEIGHT RODDED:
#8			CLASS	SP-SM			
#10	46						
#16							
#20	39						
#30							
#40	32						
#50							
#60	23						
#80							
#100	15						
#200	9.2						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 2,384 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By: \_\_\_\_\_

Signed By: \_\_\_\_\_  
 Title: Senior Engineer

R&M CLASSIFICATION: Sand, with Gravel, and with trace Silt

REMARKS: \_\_\_\_\_

R&M CONSULTANTS, INC.

9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel

PROJECT: Site Regrading Project

CLIENT ADDRESS: 2626 Abbott Road

ITEM:

SOURCE: Test Hole TH-3, Sample 2

SAMPLED FROM: Split Spoon Sample

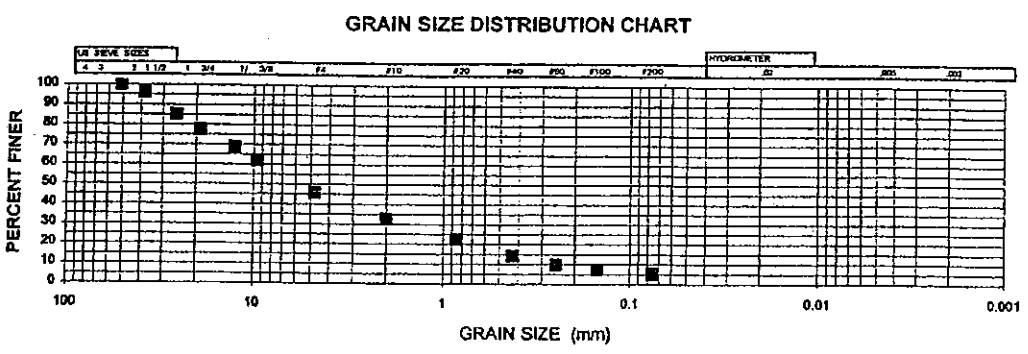
LOCATION: See Site Map

R&M PROJECT: 851143  
ADOT PROJECT NO.:

SUBMITTED BY: RMP  
DATE SAMPLED: 02/26/99  
DEPTH: 10 - 11.5 ft

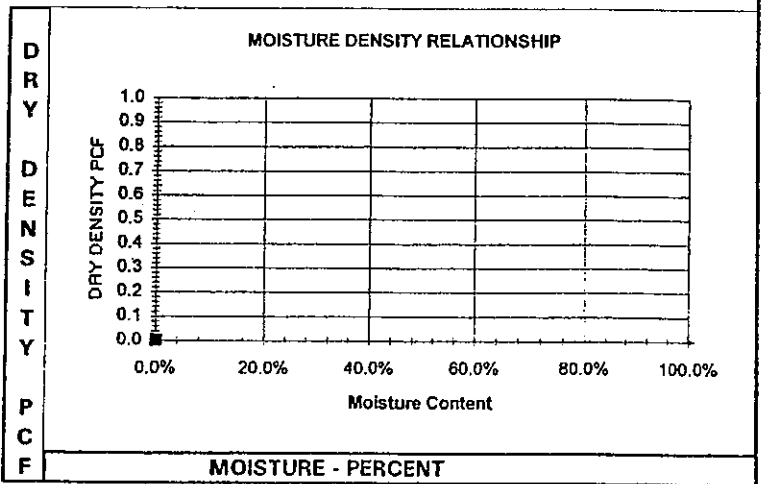
R&M LAB NO.:  
ADOT FIELD NO.: TH-3  
DATE REPORTED: 5/4/99  
DATE RECEIVED: 2/26/99

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	54.2			MAX. DRY DENSITY:
2"	100		% SAND	40.6			CORR. MAX. DRY DENSITY:
1 1/2"	96		% SILT	5.2			% FRACTURE:
1"	85		% CLAY				METHOD:
3/4"	78		FSV				NATURAL DENSITY:
1/2"	69		LL				NATURAL MOISTURE:
3/8"	62		PL				WEIGHT LOOSE:
#4	46		PI				WEIGHT RODDED:
#8			CLASS	GW-GM			
#10	33						
#16							
#20	22						
#30							
#40	14						
#50							
#60	10						
#80							
#100	7						
#200	5.2						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 2,298 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



ORGANIC CONTENT %:

L.A. ABRASION LOSS:

Tech Responsible: RMP

Checked By:

Signed By:

Title: Senior Engineer

R&M CLASSIFICATION: Gravel, with Sand, and with trace Silt

REMARKS:



LABORATORY TEST REPORT

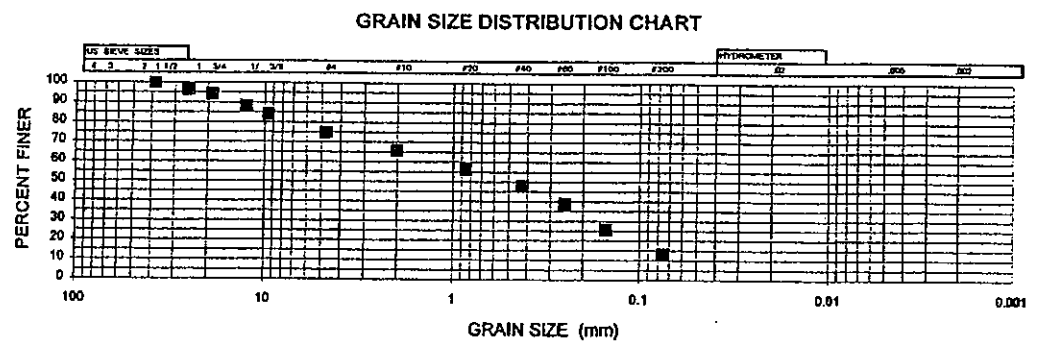
R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: Test Hole TH-4, Sample 3  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.:  
 R&M LAB NO.:  
 ADOT FIELD NO.: TH-4  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

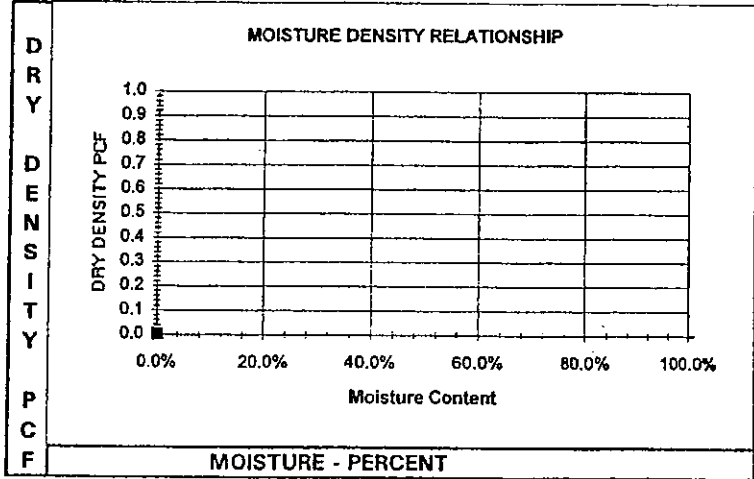
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 15 - 16.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION				COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA		
5"			% + 10				OPTIMUM MOISTURE:	
4"			% + 3				MIN. DRY DENSITY:	
3"			% GRAVEL	25.3			MAX. DRY DENSITY:	
2"			% SAND	61.7			CORR. MAX. DRY DENSITY:	
1 1/2 "	100		% SILT	13.0			% FRACTURE:	
1"	97		% CLAY				METHOD:	
3/4"	94		FSV				NATURAL DENSITY:	
1/2"	88		LL				NATURAL MOISTURE:	
3/8"	84		PL				WEIGHT LOOSE:	
#4	75		PI				WEIGHT RODDED:	
#8			CLASS	SM				
#10	66							
#16								
#20	56							
#30								
#40	48							
#50								
#60	39							
#80								
#100	26							
#200	13.0							
.02MM								
.005MM								
.002MM								



TOTAL WT. TESTED: 2,921 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & UG. OR L.T. WT. PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By:

Signed By: Title: Senior Engineer

ORGANIC CONTENT %:  
 L.A. ABRASION LOSS:

R&M CLASSIFICATION: Sand, with some Gravel, and with some Silt

REMARKS:

R&M CONSULTANTS, INC.

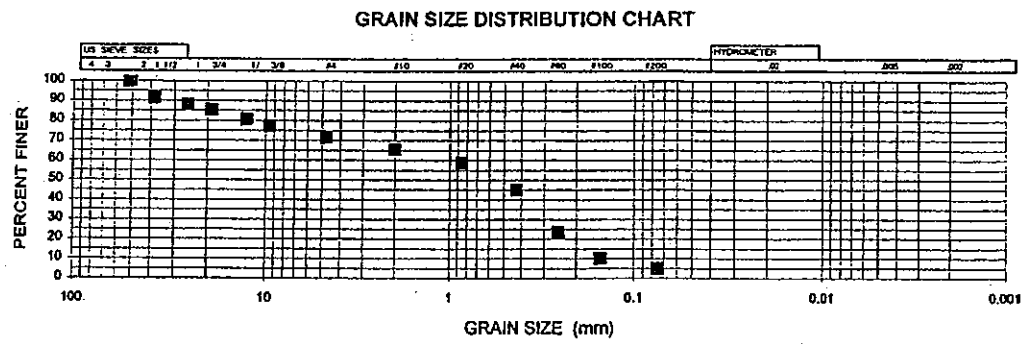
9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: Test Hole TH-5, Sample 1  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.:  
 R&M LAB NO.:  
 ADOT FIELD NO.: TH-5  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

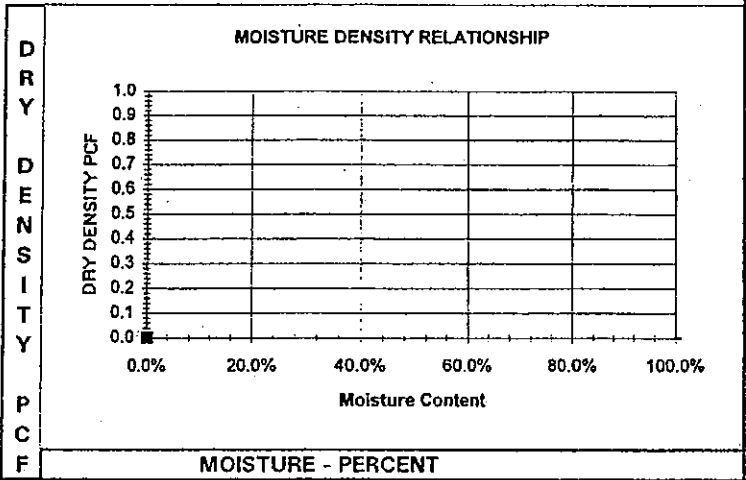
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 5 -6.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	28.4			MAX. DRY DENSITY:
2"	100		% SAND	66.7			CORR. MAX. DRY DENSITY:
1 1/2 "	91		% SILT	4.9			% FRACTURE:
1"	88		% CLAY				METHOD:
3/4"	85		FSV				NATURAL DENSITY:
1/2"	81		LL				NATURAL MOISTURE:
3/8"	77		PL				WEIGHT LOOSE:
#4	72		PI				WEIGHT RODDED:
#8			CLASS	SP			
#10	65						
#16							
#20	59						
#30							
#40	45						
#50							
#60	23						
#80							
#100	10						
#200	4.9						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 1,889 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By:

ORGANIC CONTENT %:  
 L.A. ABRASION LOSS:

Signed By: \_\_\_\_\_  
 Title: Senior Engineer

R&M CLASSIFICATION: Sand, with some Gravel, and with trace Silt

REMARKS:

LABORATORY TEST REPORT

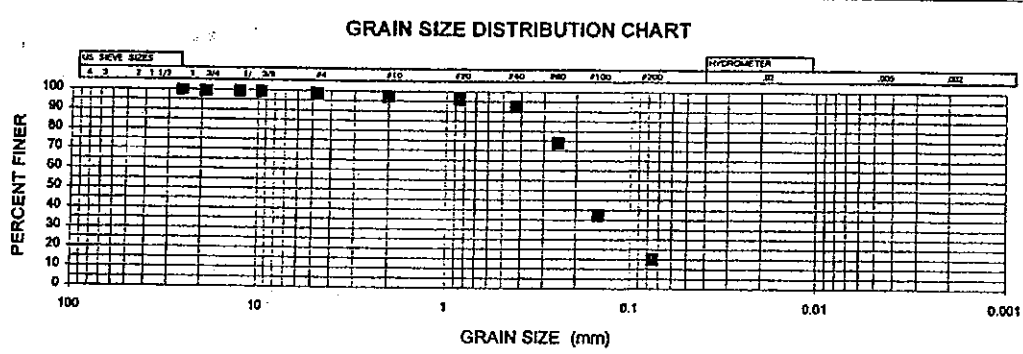
R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM:  
 SOURCE: Test Hole TH-5, Sample 2  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.:  
 R&M LAB NO.:  
 ADOT FIELD NO.: TH-5  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

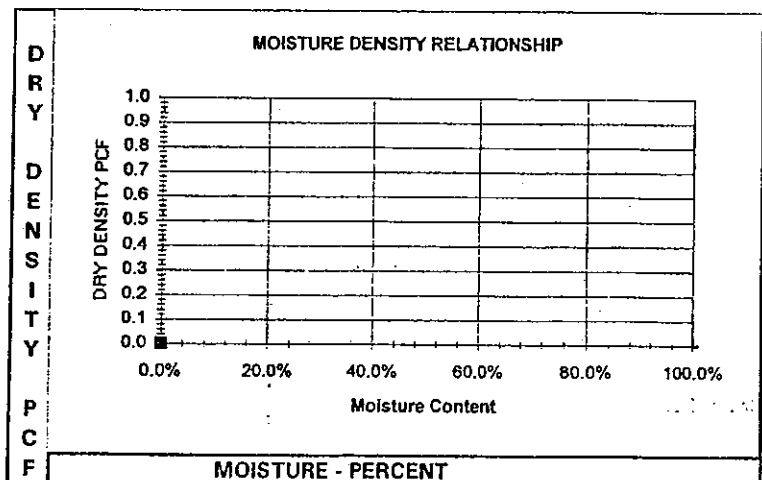
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 10 - 11.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	1.6			MAX. DRY DENSITY:
2"			% SAND	83.4			CORR. MAX. DRY DENSITY:
1 1/2"			% SILT	15.0			% FRACTURE:
1"	100		% CLAY				METHOD:
3/4"	99		FSV				NATURAL DENSITY:
1/2"	99		LL				NATURAL MOISTURE:
3/8"	99		PL				WEIGHT LOOSE:
#4	98		PI				WEIGHT RODDED:
#8			CLASS	SM			
#10	97						
#16							
#20	96						
#30							
#40	92						
#50							
#60	74						
#80							
#100	37						
#200	15.0						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 2,934 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By:

ORGANIC CONTENT %:

L.A. ABRASION LOSS:

Signed By: Senior Engineer

R&M CLASSIFICATION: Sand, and with some Silt

REMARKS:

LABORATORY TEST REPORT

R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, ALASKA 99507 PH 907-522-1707

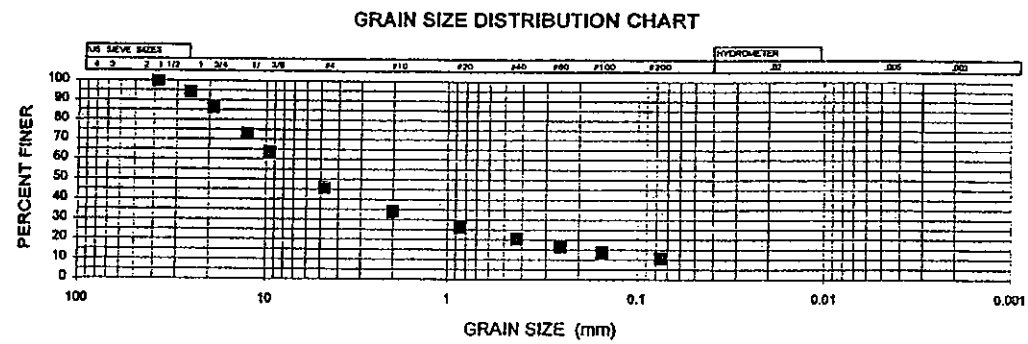
CLIENT: Abbott Loop Community Chapel  
 PROJECT: Site Regrading Project  
 CLIENT ADDRESS: 2626 Abbott Road  
 ITEM: \_\_\_\_\_  
 SOURCE: Test Hole TH-5, Sample 4  
 SAMPLED FROM: Split Spoon Sample  
 LOCATION: See Site Map

R&M PROJECT: 851143  
 ADOT PROJECT NO.: \_\_\_\_\_

R&M LAB NO.: \_\_\_\_\_  
 ADOT FIELD NO.: TH-5  
 DATE REPORTED: 5/4/99  
 DATE RECEIVED: 2/26/99

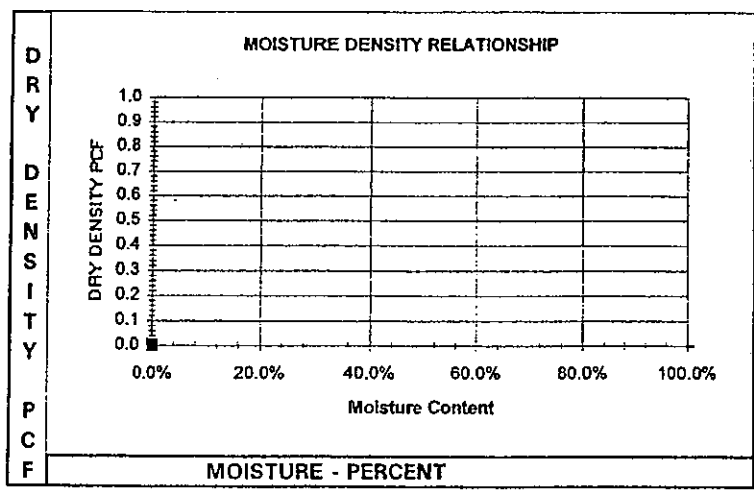
SUBMITTED BY: RMP  
 DATE SAMPLED: 02/26/99  
 DEPTH: 19 - 20.5 ft

GRAIN SIZE DISTRIBUTION			CLASSIFICATION			COMPACTION	
SIEVE	% PASS	SPEC.		UNIFIED	AASHTO	FAA	
5"			% + 10				OPTIMUM MOISTURE:
4"			% + 3				MIN. DRY DENSITY:
3"			% GRAVEL	54.2			MAX. DRY DENSITY:
2"			% SAND	35.2			CORR. MAX. DRY DENSITY:
1 1/2"	100		% SILT	10.6			% FRACTURE:
1"	94		% CLAY				METHOD:
3/4"	86		FSV				NATURAL DENSITY:
1/2"	73		LL				NATURAL MOISTURE:
3/8"	64		PL				WEIGHT LOOSE:
#4	46		PI				WEIGHT RODDED:
#8			CLASS				
#10	34						
#16							
#20	26						
#30							
#40	20						
#50	16						
#60							
#80							
#100	14						
#200	10.6						
.02MM							
.005MM							
.002MM							



TOTAL WT. TESTED: 2,452 GMS.

COARSE	SPEC	FINE	SPEC	DELETERIOUS MAT.
				MINUS #200 MESH
				SOFT FRAGMENTS
				COAT & LIG. OR L.T.WT.PT.
				CLAY LUMPS
				STICKS & ROOTS
				FRIABLE PARTICLES
				THIN-ELONGATED
				ORGANIC COLOR
				FINENESS MODULUS
				SULFATE SOUNDNESS
				DEGRADATION VALUE
				ABSORPTION
				SPG.-BULK
				SPG.-BULK S.S.D.
				SPG.-APPARENT



Tech Responsible: RMP Checked By: \_\_\_\_\_

ORGANIC CONTENT %: \_\_\_\_\_  
 L.A. ABRASION LOSS: \_\_\_\_\_

Signed By: \_\_\_\_\_  
 Title: Senior Engineer

R&M CLASSIFICATION: Gravel, with Sand, and with trace Silt

REMARKS: \_\_\_\_\_ 071

4

**POSTING**  
**AFFIDAVIT**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2009 - 126

I, RODOLFO E. PETERSON 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  The notice was posted on  8.10.09  which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this  10<sup>TH</sup>  day of  August , 2009

Signature  Rodolfo E. Peterson

### LEGAL DESCRIPTION

Tract or Lot  TRACT A-3

Block \_\_\_\_\_

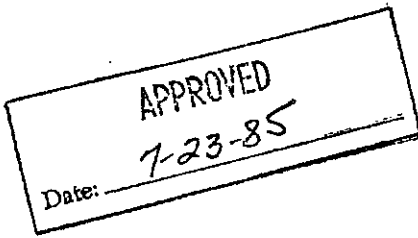
Subdivision  Abbott Loop Affirmation Center.

**5**

**HISTORICAL  
INFORMATION**







Submitted by: Chairman of the Assembly  
At the Request of the Mayor  
Prepared by: Department of Community  
Planning  
For reading: June 11, 1985

ANCHORAGE, ALASKA  
AO NO. 85-84

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-3 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) TO B-3 (GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACT B-2 OF GOFF SUBDIVISION (ABBOTT LOOP COMMUNITY COUNCIL).

Section 1. The zoning map is amended to designate the following described property as a B-3 (General and Strip Commercial Business District) with Special Limitations zone:

Tract B-2 of Goff Subdivision, as shown in Exhibit A (attached).

Section 2. The zoning map amendment is subject to the following special limitations establishing design standards for the property:

- a. Site plan review by the Planning and Zoning Commission under the Consent Agenda (without a public hearing) to include addressing buffering to the south and grading in relation to the surrounding properties.
- b. No structure shall exceed 35 feet in height.
- c. Access to the property shall be resolved with Traffic Engineering.
- d. No fill or clearing prior to site plan approval.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent 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 Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

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

AIM 92-85

Assembly Ordinance No.  
Page 2

Assembly Ordinance  
Page 2

Section 3. This ordinance becomes effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of July, 1985.

Jane Angert  
Chairman

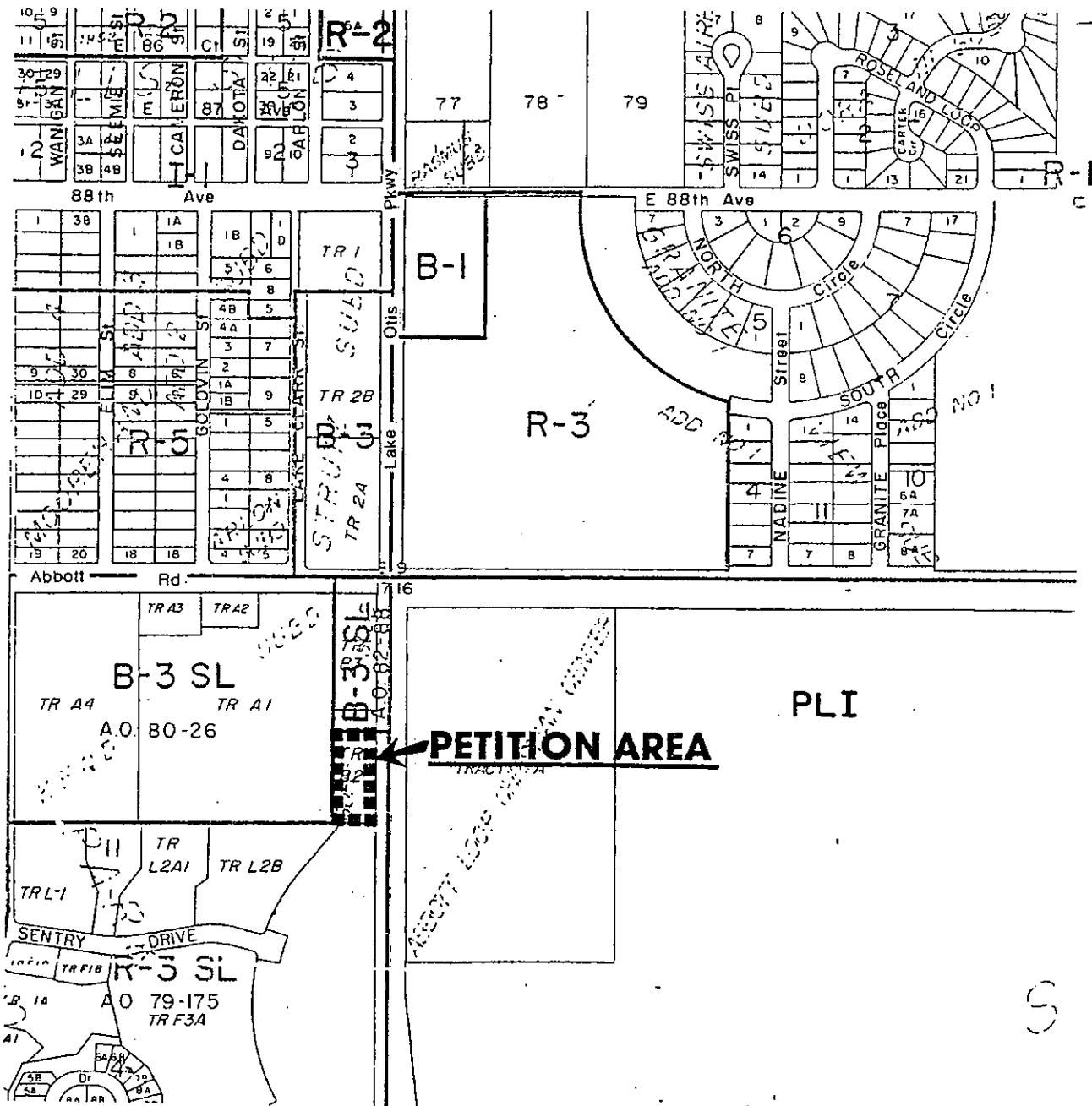
ATTEST:  
Ruby E. Smith  
Municipal Clerk

(85-021)

sm13/cao3

# EXHIBIT A

## 85-021 REZONING



FEET

**Content ID:** 008720

**Type:** Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL

**Title:** LIMITATIONS FOR ABBOTT LOOP CHRISTIAN CENTER, TRACT A-3, PER PLAT 08-072, LOCATED WITHIN THE NW ¼ OF SECTION 16, T12N, R3W, S.M., ALASKA, CONTAINING APPROXIMATELY 6.955 ACRES, GENERALLY LOCATED SOUTH OF ABBOTT ROAD AND EAST OF LAKE OTIS PARKWAY (Abbott Loop Community Council) (Planning and Zoning Commission Case 2009-126)

**Author:** weaverjt

**Initiating Dept:** Planning

**Date Prepared:** 2/10/10 12:45 PM

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

**Assembly Meeting Date:** 3/2/10

**Public Hearing Date:** 4/13/10

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	2/19/10 10:59 AM	Exit	Joy Maglaqui	Public	008720
MuniManager_SubWorkflow	2/19/10 10:59 AM	Approve	Joy Maglaqui	Public	008720
Legal_SubWorkflow	2/19/10 10:57 AM	Approve	Dean Gates	Public	008720
Finance_SubWorkflow	2/18/10 12:31 PM	Approve	Lucinda Mahoney	Public	008720
OMB_SubWorkflow	2/16/10 8:48 AM	Approve	Cheryl Frasca	Public	008720
OCPD_SubWorkflow	2/12/10 5:53 PM	Approve	Tawny Klebesadel	Public	008720
Planning_SubWorkflow	2/12/10 4:39 PM	Approve	Jerry Weaver Jr.	Public	008720
AllOrdinanceWorkflow	2/12/10 4:39 PM	Checkin	Jerry Weaver Jr.	Public	008720
OMB_SubWorkflow	2/12/10 3:39 PM	Reject	Cheryl Frasca	Public	008720
OCPD_SubWorkflow	2/12/10 12:15 PM	Approve	Tawny Klebesadel	Public	008720
Planning_SubWorkflow	2/11/10 10:28 AM	Approve	Jerry Weaver Jr.	Public	008720
AllOrdinanceWorkflow	2/11/10 10:24 AM	Checkin	Jerry Weaver Jr.	Public	008720
OCPD_SubWorkflow	2/10/10 1:28 PM	Reject	Tawny Klebesadel	Public	008720
Planning_SubWorkflow	2/10/10 12:49 PM	Approve	Jerry Weaver Jr.	Public	008720
AllOrdinanceWorkflow	2/10/10 12:48 PM	Checkin	Jerry Weaver Jr.	Public	008720