

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: August 17, 2010

CLERK'S OFFICE
APPROVED

Date: 9-14-10 Anchorage, Alaska
AO 2010-57

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR LOTS 2, 3A AND 4A, NACLA SUBDIVISION; GENERALLY LOCATED EAST OF THE SEWARD HIGHWAY FRONTAGE ROAD, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST DIMOND BOULEVARD.

(Abbott Loop Community Council; Planning and Zoning Commission Case 2010-042)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Lots 2, 3A and 4A, Nacla Subdivision, consisting of 3.31 +/- acres, generally located east of the Seward Highway frontage road, west of Sandlewood Place, and north of East Dimond Boulevard, as shown on Exhibit "A" attached.

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

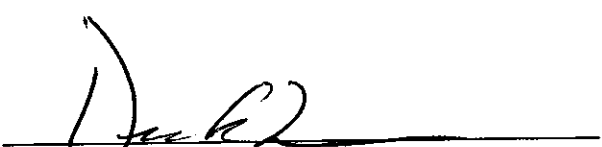
Highway landscape screening, in accordance with AMC 21.45.130, shall be installed no later than 18 months from the date of approval by the Assembly.


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 and void, if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the

1 event no special limitations are contained herein, this ordinance is effective
2 immediately upon passage and approval. The Director of the Planning
3 Department shall change the zoning map accordingly.
4

5
6 PASSED AND APPROVED by the Anchorage Assembly this 14th day of
7 September, 2010.
8

9
10 ATTEST:


Chair


Municipal Clerk

11 (Case 2010-042; Tax I.D. No. 014-201-51)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-57

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR LOTS 2, 3A AND 4A, NACLA SUBDIVISION; GENERALLY LOCATED EAST OF THE SEWARD HIGHWAY, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST DIMOND BOULEVARD.

Sponsor: Mayor
 Preparing Agency: Planning Department
 Others Impacted:

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

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. 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 435-2010

Meeting Date: August 17, 2010

From: **MAYOR**

Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR LOTS 2, 3A AND 4A, NACLA SUBDIVISION; GENERALLY LOCATED EAST OF NEW SEWARD HIGHWAY FRONTAGE ROAD, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST DIMOND BOULEVARD.

1 On April 12, 2010, the Planning and Zoning Commission recommended
2 approval of the rezone from B-3 to I-1 for the subject property owned by the
3 Pacific Alaska Leasing Company.

4
5 The three subject lots are under common ownership and are developed with
6 two office warehouses. Access is from Brayton Drive (the Seward Highway
7 frontage road) and Sandlewood Place. Traffic Engineering and Project
8 Management & Engineering support I-1 zoning noting that this property has
9 good road and traffic access and can support increased truck traffic.

10
11 The most recent adopted land use policy map is from the *1982 Comprehensive*
12 *Plan Use Policy Map*. It designates this property as Commercial and the *draft*
13 *2006 Concept Land Use Plan Map* identifies this property as Industrial
14 classification (I-1). I-1 zoning will change the land use classification from
15 commercial to industrial but will not have a negative effect upon the distribution
16 of land uses as the subject B-3 zoned property already has existing compatible
17 I-1 uses. I-1 zoning is consistent with *Anchorage 2020 Comprehensive Plan*
18 Policy number 5 and number 27.

19
20 This rezoning generally meets the rezoning standards in AMC 21.20.090.

21
22 The Planning and Zoning Commission recommends APPROVAL of the rezone
23 to I-1 for the subject property by a unanimous vote of six yeas and zero nays
24 with a recommendation of an effective clause requiring installation of highway
25 landscape screening no later than 18 months from the date of approval by the
26 Assembly.

1
2 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP**
3 **AMENDMENT, PROVIDING FOR THE REZONING OF APPROXIMATELY**
4 **3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT**
5 **INDUSTRIAL) DISTRICT FOR LOTS 2, 3A AND 4A, NACLA SUBDIVISION;**
6 **GENERALLY LOCATED EAST OF NEW SEWARD HIGHWAY FRONTAGE**
7 **ROAD, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST**
8 **DIMOND BOULEVARD.**
9

10
11 Prepared by: Angela C. Chambers, Zoning Administrator
12 Planning Department

13 Approved by: Jerry T. Weaver, Jr., Director,
14 Planning Department

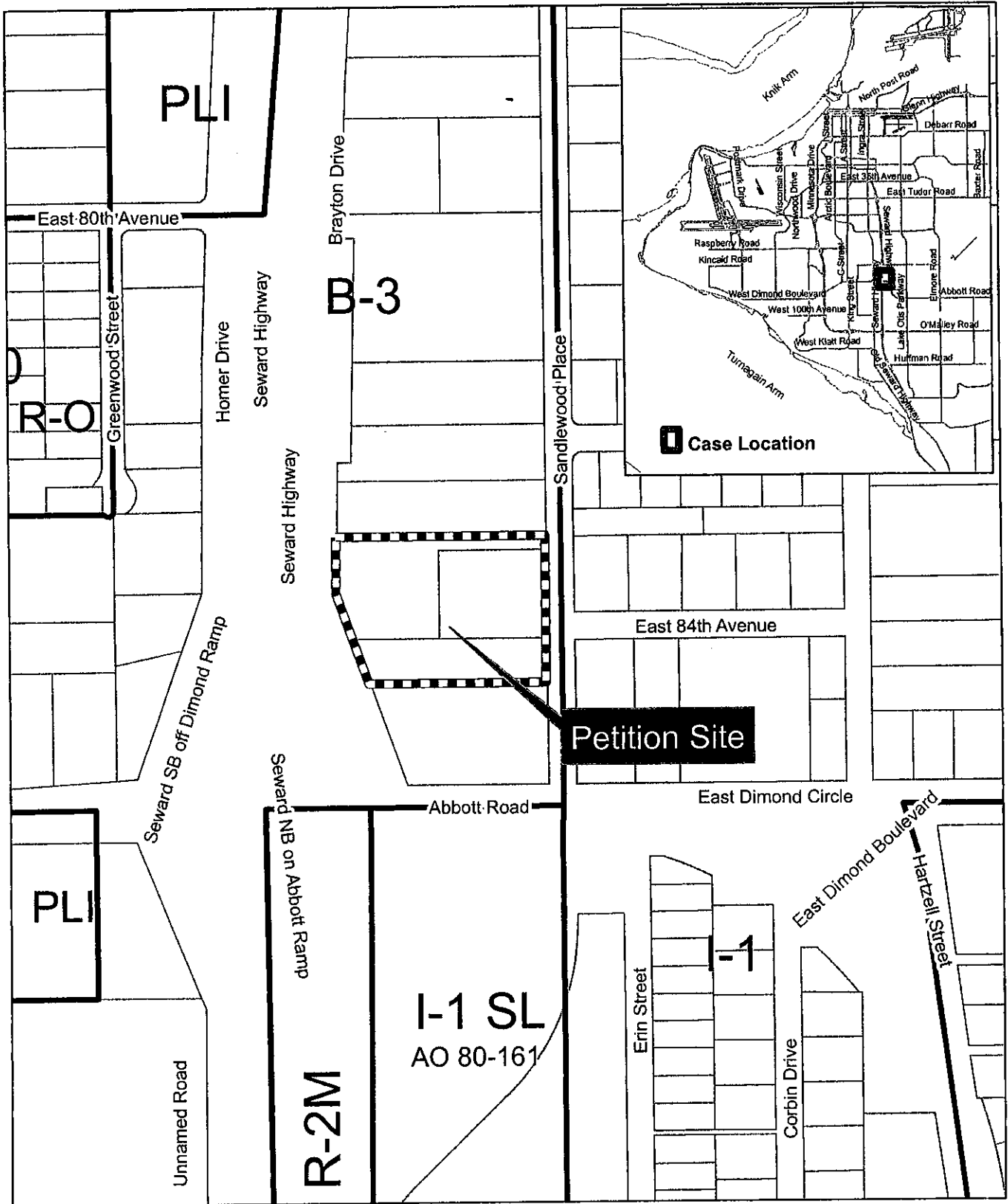
15 Concur: Greg Jones, Executive Director, Office of
16 Community Planning and Development

17 Concur: Dennis A. Wheeler, Municipal Attorney

18 Concur: George J. Vakalis, Municipal Manager

19 Respectfully submitted, Daniel A. Sullivan, Mayor
20

21 (Case 2010-042; Tax I.D. No. 14-201-51; -67; -68)



Municipality of Anchorage
 Planning Department
 Date: February 19, 2010

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

0 300 600 Feet



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-017

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR LOTS 2, 3A, AND 4A, NACLA SUBDIVISION; GENERALLY LOCATED EAST OF THE NEW SEWARD HIGHWAY FRONTAGE ROAD, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST DIMOND BOULEVARD).

(Case 2010-042; Tax I.D. No. 014-201-51)

WHEREAS, a request has been received from Pacific Alaska Leasing Company to rezone approximately 3.31 acres from B-3 (General Business) District to I-1 (Light Industrial) District for Lots 2, 3A, and 4A, Nacla Subdivision; generally located east of the New Seward Highway frontage road, west of Sandlewood Place, and north of East Dimond Boulevard, and

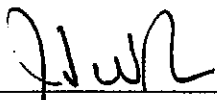
WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on April 12, 2010.

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

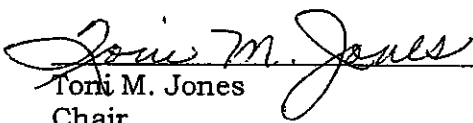
- A. The Commission makes the following findings of fact:
1. Pacific Alaska Leasing Company owns the subject property. There are two existing commercial/warehouse uses and structures on the property. Driveway access is from the New Seward Highway frontage road, Brayton Drive, to the west, and Sandlewood Place from the east. These structures are comparable in scale with, and compatible to, adjacent I-1 commercial warehouse uses.
 2. Property north of the petition property is zoned B-3 and developed with a sediment-detention pond for Little Campbell Creek; B-3 property further north of the ponds is also developed with commercial warehouse uses. Property to the east is zoned I-1 and is developed as light industrial. Holiday Gas station to the south of the petition site and zoned B-3. Property to the west of the New Seward Highway is zoned B-3 and developed as retail commercial.
 3. The current and only adopted *Comprehensive Plan Land Use Policy Map* is from 1982. It designates this property as Industrial. The draft *2006 Concept Land Use Plan Map* identifies this property as Industrial with I-1 (Light Industrial) District zoning.

4. Rezoning this property from B-3 to I-1 changes the land classification from commercial to industrial but does not change the existing commercial warehouse use of the land. There is a shortage of industrially zoned property in the Anchorage Bowl.
 5. Industrial zoning at this location is consistent with *Anchorage 2020* Policies #1, #5, and #27. Traffic Engineering and Project Management & Engineering do not object to I-1 zoning. The subject property has good access and the adjacent roads can support increased truck traffic.
 6. Landscape vegetation is missing from the subject property north of the Brayton Drive driveway access. This property is subject to the requirements of AMC 21.45.130, Landscape Screening along major highways.
 7. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
 8. The Commission recommended approval of I-1 zoning by a unanimous vote: 7-yes (Weddleton, Isham, Jones, Fredrick, Phelps, Pease, and Dean), 0-nea.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to I-1 subject to an effective clause requiring installation of highway landscape screening meeting the requirement of AMC 21.45.130 no later than 18 months from the date of I-1 zoning approval by the Assembly.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 12th day of July, 2010.



Jerry T. Weaver, Jr.
Secretary



Toni M. Jones
Chair

(Case 2010-028; Tax I.D. No. 010-351-02)

mpa

4. **CASE: 2010-042**
PETITIONER: Pacific Alaska Leasing Company
REQUEST: Rezoning to I-1 Light industrial district

This is a request from Pacific Alaska Leasing Company for a rezone from B-3, General Business, to I-1, Light Industrial, for Lots 2, 3A and 4A, Nacla Subdivision. Lot 2 is located at 8401 Brayton Drive and Lot 3A and 4 is located at 8240 Sandlewood Place, in Anchorage. MARY AUTOR presented the staff report on behalf of the Municipality of Anchorage's Planning Department. The Department supports the rezoning to I-1 and recommends an effective clause requiring installation of highway landscape screening no later than 18 months from the date of approval by the Assembly.

ACTING CHAIR ISHAM opened the public hearing.

BRADY STRAHL, representing the petitioner, DAVID FAULK, Pacific Alaska Leasing Company, provided a brief presentation in support of the case.

ACTING CHAIR ISHAM closed the public hearing.

COMMISSIONER DEAN moved to approve in Case 2010-042 a rezone request from Pacific Alaska Leasing from B-3 to I-1 subject to the Department's recommendation of an effective clause on Page 9 of the staff report requiring installation of highway landscape screening no later than 18 months from the date of approval by the Assembly. COMMISSIONER WEDDLETON seconded.

COMMISSIONER DEAN stated the I-1 zoning is much more in accordance with the neighborhood than B-3. She thinks it is an appropriate rezone.

COMMISSIONER WEDDLETON included staff's findings on Pages 7, 8 and 9 of the staff report to the Commission's findings.

COMMISSIONER PEASE noted in particular the Commission rightly scrutinizes carefully rezones for small acreages, and this is a fairly small acreage of 3.31 acres. In this case, the zoning to the east is I-1, zoning to the south is B-3, I-1, with a gas station, zoning to the north is B-3, but it is permanently developed in a fairly industrial use with a Municipal sediment pond, and then there is the highway on the west. She feels this is a reasonable adjustment which creates a more contiguous pattern of industrial land, and so it is an appropriate rezone.

AYE: Pease, Fredrick, Yoshimura, Isham, Weddleton, Dean
NAY: None

PASSED

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: April 12, 2010

CASE NO.: 2010-042

APPLICANT: Pacific Alaska Leasing Company

REPRESENTATIVE: Brady Strahl

REQUEST: B-3 (General Business) to I-1 (Light Industrial)

LOCATION: Lots 2, 3A and 4A, Nacla Subdivision

SITE ADDRESS: 8401 Brayton Drive (Lot 2) and
8240 Sandlewood Place (Lot 3A and Lot 4)

COMMUNITY COUNCIL: Abbott Loop

TAX NUMBER: 014-201-51; -67; -68 Grid SW2232

ATTACHMENTS:

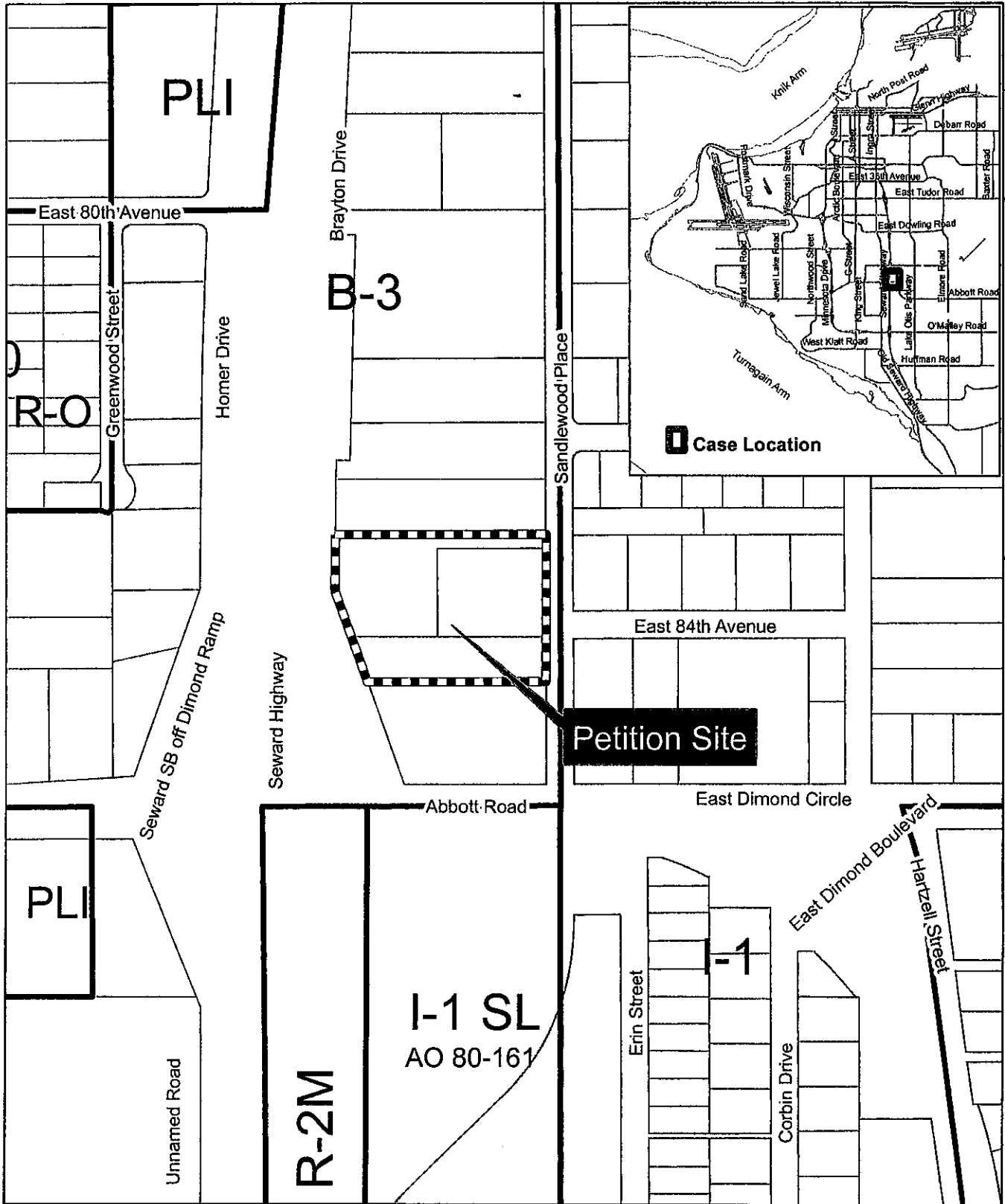
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval




SITE:

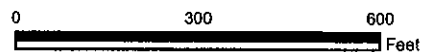
Acres: 3.31 acres
Vegetation: Spruce and Birch at Brayton Drive
Zoning: B-3
Topography: Generally even
Existing Use: Two (2) Commercial Office-Warehouse
Soils: Public water and sewer available
Seismic Zone 3, moderate ground fail susceptibility.

2010-042

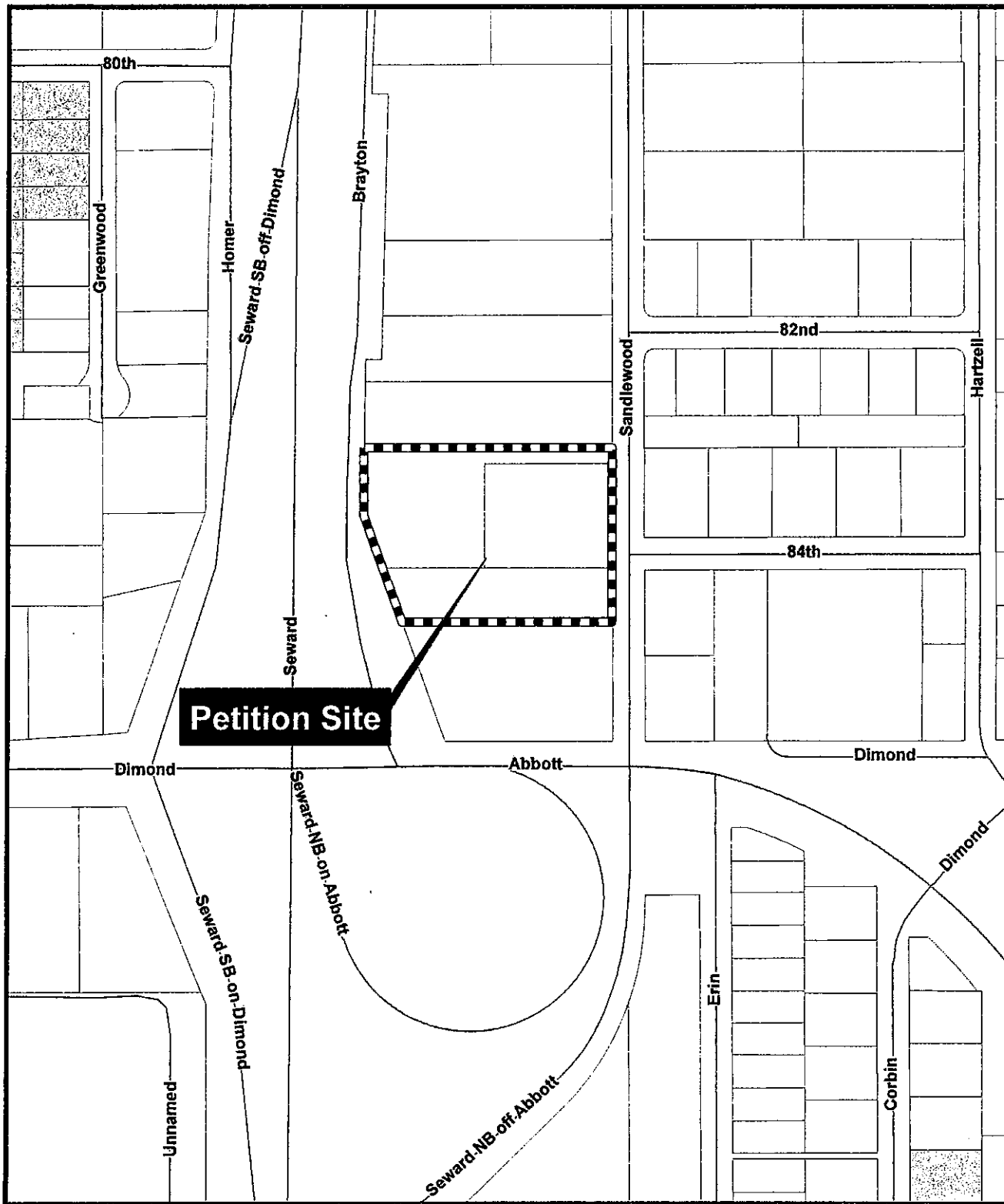


Municipality of Anchorage
 Planning Department
 Date: February 19, 2010

Flood Limits
 100 Year
 500 Year
 Floodway






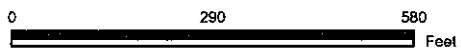
2010-042



Municipality of Anchorage
Planning Department

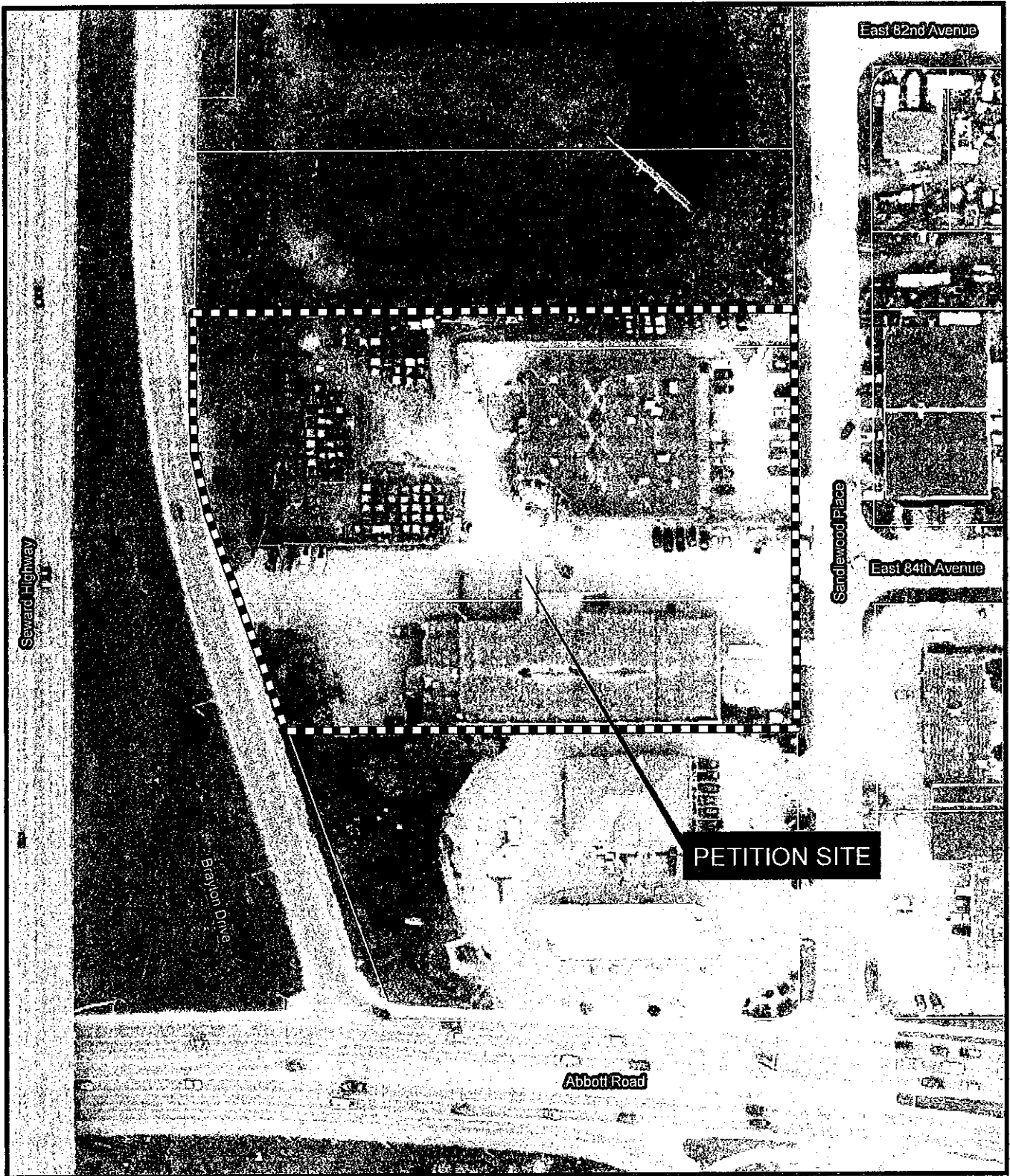
Date: February 16, 2010

-  Mobile Home Park
-  Multi-Family
-  Single Family

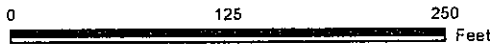


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2010-042



Municipality of Anchorage
Planning Department
February 17, 2010



ORTHOPHOTO 2007 USGS 1FT



COMPREHENSIVE PLAN:

Anchorage 2020: Not Affected by the New Land Use Policy Map

Draft June 2006 Composite Land Use Plan Map:
Industrial (I-1)

1982 Anchorage Bowl Comprehensive Plan Generalized Land Use Plan:

Classification: Commercial
Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	B-3	I-1	B-3 and I-1 SL	B-3
Land Use:	MOA Sediment/ Detention Pond	Sandlewood Place Industrial Park	Abbott Road Holiday Food and Gas	Brayton Drive; Seward Highway

LAND USE COMPARISON

	CURRENT B-3 District AMC 21.40.180	PROPOSED I-1 District AMC 21.40.200
Height limitation:	Unrestricted	Unrestricted
Minimum lot size:	6,000 SF/50 feet wide	6,000 SF/50 feet wide
Yards:		
Front	10-Feet	10-Feet
Side	None	None
Rear	None	None
Lot Coverage:	Unrestricted	Unrestricted

PROPERTY HISTORY

04-12-73	Plat 73-69	Final plat Lots 1-16, Nacla Subdivision
05-17-73	B-3 Zoning	Petition site zoned B-3 as part of Areawide Zoning "G-1", GAAB Ordinance 73-29
10-24-84	Plat 84-388	Final plat Lots 3A & 4A, Nacla Subdivision

REQUEST:

This is a request to rezone the property from B-3 to I-1.

SITE DESCRIPTION:

Roads and Access: Direct vehicular access to the New Seward Highway frontage road, Brayton Drive from Lot 4A is limited to a single driveway. Lot 3A and Lot 2 have access from Sandlewood Place.

Land Use: B-3 zoned properties to the west are separated from the petition site by the New Seward Highway and a frontage road and are developed retail commercial. Property to the north is also zoned B-3. It is owned by the Municipality and developed as a sediment-detention pond for Little Campbell Creek. Property north of these ponds is developed commercial warehouse. To the east property is developed as light industrial. Holiday Gas station is located to the south of the petition site and zoned B-3.

Platting: The three subject lots are economically linked as a single parcel under common ownership. Property platted in 1984 and 1973.

Wetlands: There are no wetlands or streams located on the subject property. However, Little Campbell Creek is a piped stream which crosses the sedimentation pond property to the north.

COMMUNITY COMMENTS:

Thirty-seven (37) public hearing notices were mailed on March 11, 2010. Public hearing posters were posted on the property on February 18, 2010. At the time this report was written, no returned comments were received.

FINDINGS:

21.30.090 Standards for Zoning Map Amendments.

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

Policy #1 states that the Anchorage 2020 Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance. Not affected by the New Land Use Policy Map. Although not adopted by the Assembly, the 2006 draft concept land use plan map suggests Industrial classification (I-1) for property on the east side of Brayton Drive south of the sedimentation pond.

Policy #5 rezones shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020 and synchronize the zoning with the land use maps. Surrounding uses to the east are predominately industrial warehousing/commercial office uses. There are two existing warehouse structures on this site which are comparable in scale with adjacent I-1 uses. One structure was constructed in 1975 and the other in 1985.

Policy #27 commercial/light industrial parks may include complementary uses that are compatible with surrounding uses and areas, have integrated safe and efficient customer and freight access to and from the site, and incorporate compatible landscaping and signage and pedestrian facilities. There will be no change in the existing commercial and industrial traffic pattern. Truck access is available from Brayton Drive and Sandlewood Place.

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

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment

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

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

Wetlands: None

Soils: will be served with public sewer and water.

Seismic: The site is within a seismic zone 3, moderate ground failure susceptibility

Land Use Patterns

The surrounding property is zoned I-1 and B-3. These properties are developed with commercial and warehousing uses. There are four vacant B-3 parcels to the north of this site that contains a permanent sediment-detention pond designed to handle the Little Campbell Creek flooding. PLI zoning is a more appropriate zoning district for this property given its use and public ownership. B-3 retail commercial uses are located to the west and separated from this site by the New Seward Highway and its frontage roads. The lot to the south, owned by Holiday, is developed with gas fuel pumps and food service. Abbott Road separates the Holiday station from the I-1 uses on the south side Abbott Road.

Transportation/Drainage

Traffic Engineering and Project Management & Engineering (PM&E) do not object to this rezone request. The property has good access and can support increased truck traffic. A grading/drainage plan must be approved by PM&E as part of any work conducted under the land use permit process.

Seward Highway is a Class V Freeway, and Abbott Road is a Class III Major Arterial as designated in the *Official Streets and Highways Plan*. Brayton is a one-way north-bound frontage road.

Public Services and Facilities

Utilities: AWWU water mainline and sanitary sewer main is located in Sandlewood Place and is currently available to the parcel. AWWU has no objection to this rezoning.

Schools: schools are not impacted by this rezoning.

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

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

A rezone to I-1 will remove 3.31 acres from a commercial B-3 classification to light industrial I-1 classification. The subject property is developed with two existing warehouses and associated commercial offices.

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.

No new development is being proposed.

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

If approved, the rezoning will change the land use classification from commercial to industrial. I-1 will not have a negative effect upon the distribution of land uses because the current B-3 already has compatible I-1 uses.

DISCUSSION:

The subject property fronts onto the New Seward Highway and its frontage road, Brayton Drive and is subject to the requirements of AMC 21.45.130 Landscape Screening along major highways. Landscaping is missing north of the driveway to the lot line.

DEPARTMENT RECOMMENDATION:

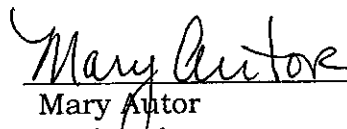
The Department supports the rezoning to I-1 and recommends an effective clause requiring installation of highway landscape screening no later than 18 months from the date of approval by the Assembly.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



Mary Aultor
Senior Planner

(Tax Parcel ID #010-351-02)

2

DEPARTMENTAL

COMMENTS

Reviewing Agency Comment Summary

Case No.: 2010-042

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

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

MEMORANDUM

DATE: March 23, 2010
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PHH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing April 12, 2010
Agency Comments due March 15, 2010

AWWU has reviewed the materials and has the following comments.

10-041 T14N R1W SEC 22 NW4NS4 ANS S2NW4, Rezoning to R-6 Suburban residential district, Grid SW0260

1. AWWU water and sanitary sewer are currently not available to this parcel.
2. AWWU has no objection to this rezoning.

10-042 NACLA LTS 2, 3A & 4A, Rezoning to I-1 Light Industrial district, Grid SW2232

1. AWWU water main located in Sandlewood Place is currently available to these parcels.
2. AWWU sanitary sewer main located in Sandlewood Place is currently available to these parcels.
3. AWWU has no objection to this rezoning.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.

Autor, Mary P.

From: Angell, Mada M.
Sent: Wednesday, March 24, 2010 4:33 PM
To: Autor, Mary P.
Subject: FW: traffic comments for april 8 zbea

Attachments: apr0810zbea.docm

Hi Mary,

Bob said you did not get our comments for these cases. Here they are from February 25. We have no comment on the NACLA rezone. The property has good access and can support increased truck traffic.

Mada Angell
Assistant Traffic Engineer
907-343-8415

From: Angell, Mada M.
Sent: Thursday, February 25, 2010 1:52 PM
To: Stewart, Gloria I.; Gollihugh, Danielle S.
Subject: traffic comments for april 8 zbea



apr0810zbea.docm
(83 KB)

Mada Angell
Assistant Traffic Engineer
Municipality of Anchorage
Traffic Department
907-343-8415



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

DATE: February 25, 2010
TO: Angela Chambers, Acting Division Manager, Zoning and Platting Division
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Traffic Engineering Comments for April 8, 2010 Zoning Board of Examiners and Appeals

2010-026 Chugach Meadows II Condominiums; Variance for dimensional requirements for angle parking and Variance for landscaping requirements; 7414 Meadow Street

- Traffic Engineering has no objection to a variance for dimensional requirements for angle parking, subject to construction of the one way traffic flow through the parking areas as shown on Appendix E Sheet.
- Traffic Engineering has no objection to a variance to the requirement for 4' of landscaping between the buildings and the parking stalls.

2010-041 Portions of Section 22; Rezone from PC to R-6; Grid SW260

Traffic has no objection.

2010-042 NACLA, Lots 2, 3A & 4A; Rezone from B-3 to I-1; 8401 Brayton Drive and 8240 Sandlewood Place

Traffic Engineering has no objections.

2010-044 Raven Mountain Estates; Variance to required yard setback; Crow Creek Road

Traffic has no comment.



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

DATE: March 11, 2010

TO: Jerry Weaver, Platting Officer

FROM: Sharen Walsh, P.E. – Private Development - Plan Review Engineer
Zoning Division

SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:
April 12, 2010

RECEIVED

MAR 11 2010

Case 2010-041 – Rezoning to R-6 Suburban Residential District

PM&E has no objection to the proposed rezone.

PM&E will address requirements for roads and drainage improvements when the preliminary plat is filed. In the meantime, the petitioner is reminded of the requirement to coordinate submission of a drainage analysis and calculations to PM&E for any work conducted under the land use permit process.

Case 2010-042 – Rezoning to I-1 Light Industrial District

PM&E has no objection to the proposed rezone.

The petitioner is alerted to the requirement to coordinate submission of a drainage analysis and calculations to PM&E under the land use permit process for any development work that may be undertaken following the rezone.



FLOOD HAZARD REVIEW SHEET

RECEIVED

Date: 03/04/10

Case: 2010-042

Flood Hazard Zone: AE/X

Map Number: 0763D

MAR 05 2010

Municipality of Anchorage
Zoning Division

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 21.04.080.D.4 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.04.080.D (Anchorage Municipal Code)."

A Flood Hazard permit is required for any construction in the floodplain.

Other: Floodplain Comments can be treated as advisory; I have no objections to the proposed rezone.

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

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



DATE: March 16, 2010

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 Assembly case(s) for April 12, 2010.

RECEIVED

MAR 16 2010

**Municipality of Anchorage
Zoning Division**

Right of Way Division has reviewed the following case(s) due March 15, 2010.

**10-041 Section 22, T14N R1W Lot 16A, grid SW0260
(Rezoning Request, PC to R6)**

Right of Way Division points out there are outstanding Land Use and Right of Way Enforcement cases against the property for actions as far back as 2004. To date the owner of record has made little or no effort to resolve the issues in the cases. Allowing this rezone could be considered an entitlement and may be in violation of 21.25.020. Recommend the board not hear the requested rezone or not approve the rezone until these issues are resolved.
Review time 30 minutes.

**10-042 NACLA, Lots 2, 3A & 4A, grid 2232
(Rezoning Request, B-3 to I-1)**

Right of Way Division has no comments at this time.
Review time 15 minutes.



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



MEMORANDUM

DATE: March 15, 2010
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due March 15, 2010

RECEIVED

MAR 15 2010

MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION

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

2010-041 Rezoning to R-6

No objection

2010-042 Rezoning to I-1 Light industrial district

No objection

**PLANNING & ZONING
COMMISSION**

*Ward on the table
@ 4/12 PZC meeting.*

April 12, 2010

**Comments Received After Staff
Report Was Sent**

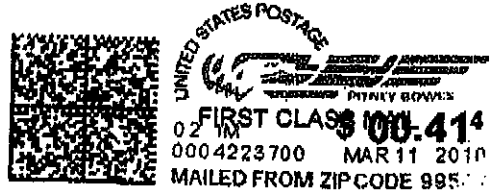
Agenda Item: G.4

Case: 2010-042

**A request to rezone
approximately 3.31 acres from B-3
(General business district) to I-1
(Light industrial district).**

Municipality of Anchorage
P. O. Box 198650
Anchorage, Alaska 99519-6650
(907) 343-7943

PRESORTED
FIRST CLASS



014-201-07-000
NUNAKI LLC
ARCTIC BREWING SUPPLY
8401 SANDLEWOOD PL
ANCHORAGE, AK 99507

RECEIVED

APR 09 2010

Municipality of Anchorage
Zoning Division

NOTICE OF PUBLIC HEARING - - Monday, April 12, 2010

Planning Dept Case Number: **2010-042**

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

CASE: 2010-042
PETITIONER: Pacific Alaska Leasing Company
REQUEST: Rezoning to I-1 Light industrial district
TOTAL AREA: 3.300 acres
SITE ADDRESS: 8400 SANDLEWOOD PL
CURRENT ZONE: B-3 General business district
COM COUNCIL(S): 1--Abbott Loop

LEGAL/DETAILS: A request to rezone approximately 3.31 acres from B-3 (General business district) to I-1 (Light industrial district). Nacla Subdivision, Lots 2, 3A and 4A. Generally located east of New Seward Highway, west of Sandlewood Place and north of E. Dimond Blvd.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, April 12, 2010 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 198650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: Arctic Brewing Supply
Address: 8401 Sandlewood Place Anchorage, AK 99507
Legal Description:
Comments: (See attached)



Arctic Brewing Supply
8401 Sandlewood Place
Anchorage, AK 99507
(907) 561-5771
(907) 562-9804 fax
FAX COVER SHEET

To: Municipality of Anchorage, Department of Planning
From: Lisa Peltola & Peter Dohm
Date: 4/9/10

To whom it may concern:

As a property and business owner located directly across from the property at 8400 Sandlewood Place, we are opposed to the rezoning of this property to light industrial. Our specific concern is that in the past large trucks have used our property to back into 8400 Sandlewood Place causing damage to our front parking lot and blocking our customers access. There is not enough room on their property in front of their bay doors to allow a large truck to access their property without utilizing our property and blocking access on the public street. We already have problems with large trucks in the neighborhood utilizing city streets to operate their business. This causes difficulties with our own delivers and emergency access and impedes our ability to run a retail shop. Please feel free to call us with any questions regarding this matter.

Sincerely,



Lisa Peltola & Peter Dohm
info@arcticbrewingsupply.com

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) PACIFIC ALASKA LEASING CO.	Name (last name first) STRAHL, BRADY
Mailing Address 8401 Brayton Dr., Ste 200 Anch, AK 99507	Mailing Address Same
Contact Phone: Day: 349-9899 Night: 349-9899	Contact Phone: Day: 349-9899 Night: 349-9899
FAX: 349-3001	FAX: 349-3001
E-mail:	E-mail: bstrahl@strahlco.com

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

PROPERTY INFORMATION
Property Tax #(000-000-00-000): 014-201-69-000 (parcel economically linked)
Site Street Address: 8401 Brayton Drive & 8240 Sandlewood Place
Current legal description: (use additional sheet if necessary) 8401 BRAYTON DRIVE: Lot Two (2) of NACLA SUBDIVISION, according to plat 73-69, filed in Anchorage Recording District, Third Judicial District, State Of Alaska 8240 SANDLEWOOD PLACE: Lots Three "A" (3A) and Four "A" (4A) of NACLA SUBDIVISION, according to plat 84-388, filed in the Anchorage Recording District, Third Judicial District, State of Alaska
Existing Zoning: B-3 Acreage: 3.31 Grid # SW2232

PROPOSED ZONING
I-1 LIGHT INDUSTRIAL

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

Date 2/12/2010	Signature <i>Brady Strahl</i> (Agents must provide written proof of authorization)
-------------------	--

Accepted by <i>MA</i>	Poster & Affidavit <i>4</i>	Fee \$6000 ⁰⁰	Case Number 2010-042
--------------------------	--------------------------------	-----------------------------	-------------------------

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

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

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

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

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

STANDARDS FOR ZONING MAP AMENDMENTS

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

A. Conformance to Comprehensive Plan.

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

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

The proposed use does not conflict with the applicable Comprehensive development plan goals and policies.

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 use does not result in a greater residential intensity.
-
-

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

The proposed use does not result in a lesser residential intensity.

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

N/A

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

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

a. Environment:

Petitioner anticipates no impact on the environment to the surrounding neighbors or the community in general as the proposed use is contained within existing structures and call for no new development.

b. Transportation:

Petitioner anticipates limited impact on transportation. Additional truck/trailer units may travel to and from the properties depending on the particular use, to accomodate freight transport as a result of I-1 classified activities on the premises.

c. Public Services and Facilities:

Petitioner anticipates no impact on public services or facilities.

d. Land Use Patterns;

Given that the surrounding community is zoned I-1, petitioner anticipates that land use patterns will remain unchanged since this property now conforms with those around it for a more cohesive/unified zoning in the neighborhood.

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

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

The subject properties are unique in that they both have existing buildings constructed on the premises. These buildings are typical of that which would be found on I-1 zoned land: large warehouse space, ample parking, and limited office/retail space. Approximately 7 acres of vacant I-1 land exist.

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?

The petitioner proposes no additional development as a result of the rezone.

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?

Petitioner anticipates no altered use of the property as a result of rezone.

PACIFIC ALASKA LEASING CO.

February 11, 2010

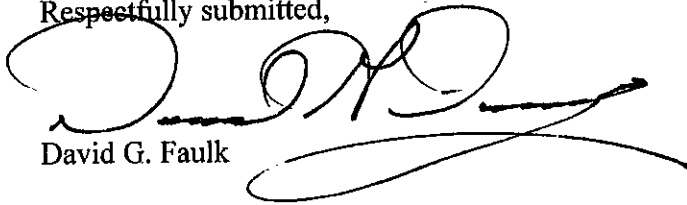
Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK 99507

**RE: APPLICATION FOR ZONING MAP AMENDMENT
NACLA SUBDIVISION LOTS 2, 3A and 4A**

To Whom It May Concern:

I am the legal owner of the properties referenced above (also known as 8401 Brayton Drive and 8240 Sandlewood Place). I do hereby authorize Mr. Brady Strahl to act as petitioner on behalf of Pacific Alaska Leasing Co. and David G. Faulk (one and the same) for the rezoning of these properties.

Respectfully submitted,



David G. Faulk

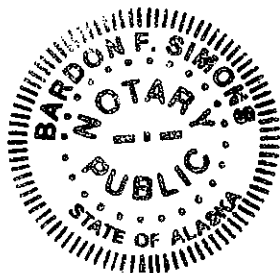
STATE OF ALASKA)

) ss.

THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 11th day of FEBRUARY, 2010, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared DAVID G. FAULK and _____ and he/she/they acknowledged to me that he/she/they signed the same freely and voluntarily for the uses and purposes set forth therein.

IN WITNESS WHEREOF, I have set my hand and official seal the day and year first hereinabove written.



Notary Public in and for Alaska

My Commission Expires: 11/07/10

MAPQUEST.



SUBJECT PROPERTIES

NACLA LOT 4A

NACLA LOT 3A

NACLA LOT 2

HOLIDAY STATION

E Diamond Blvd

Brewton Dr

NEW SEWARD HWY

1

BUILDERS
MILLWORK
SUPPLY

Sandlewood Pl

© 2009 MapQuest, Inc.

Map Data © 2009 NAVTEQ or TeleAtlas

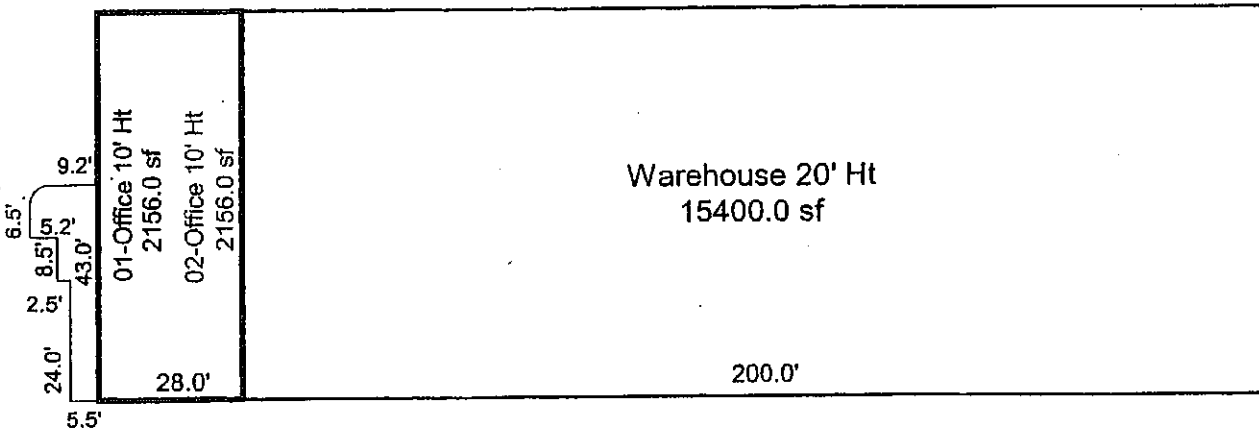
8401 BRAYTON DRIVE

DIAGRAM

↑ ↑
ADJACENT PROPERTY



— PARKING —

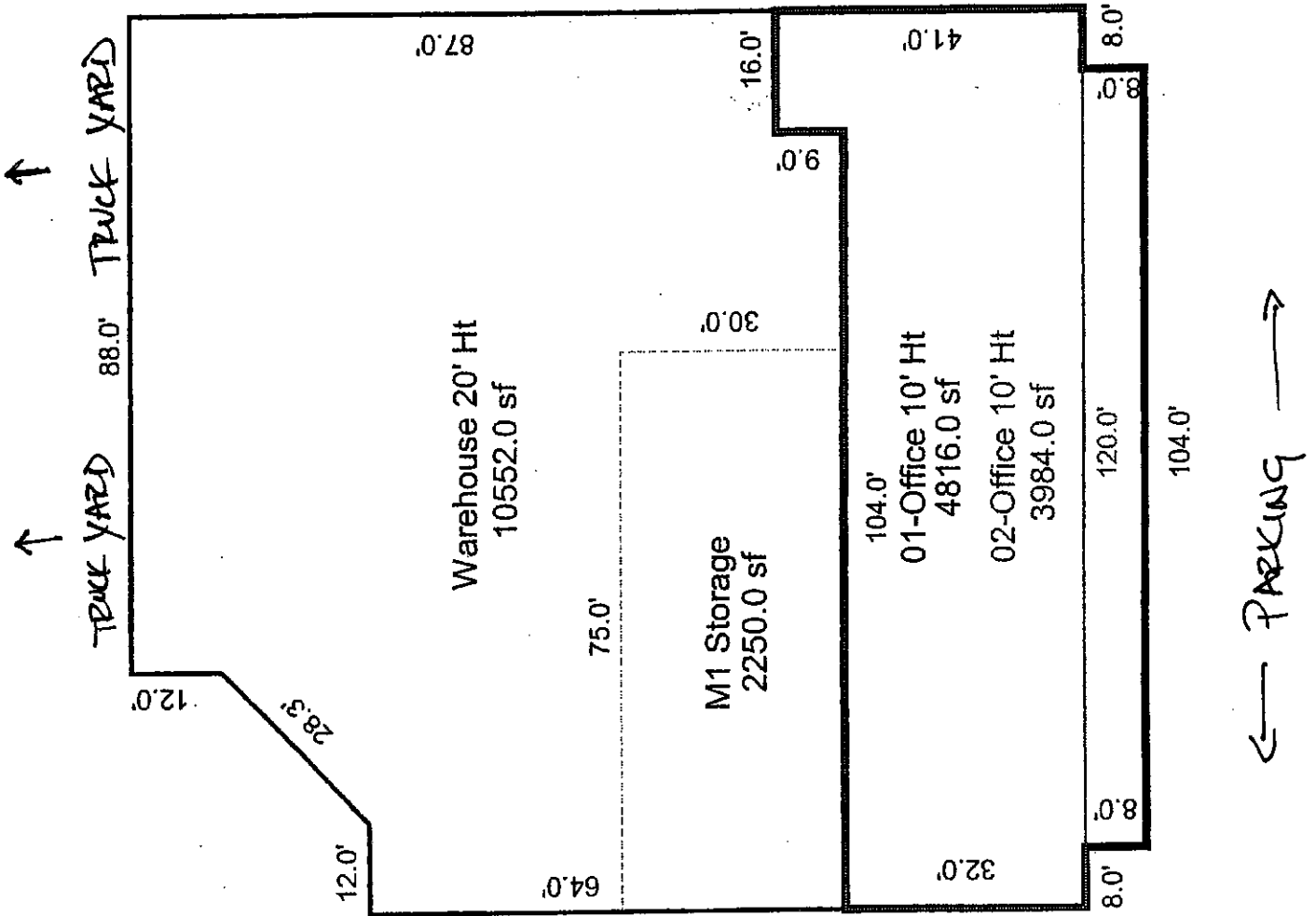


— PARKING —

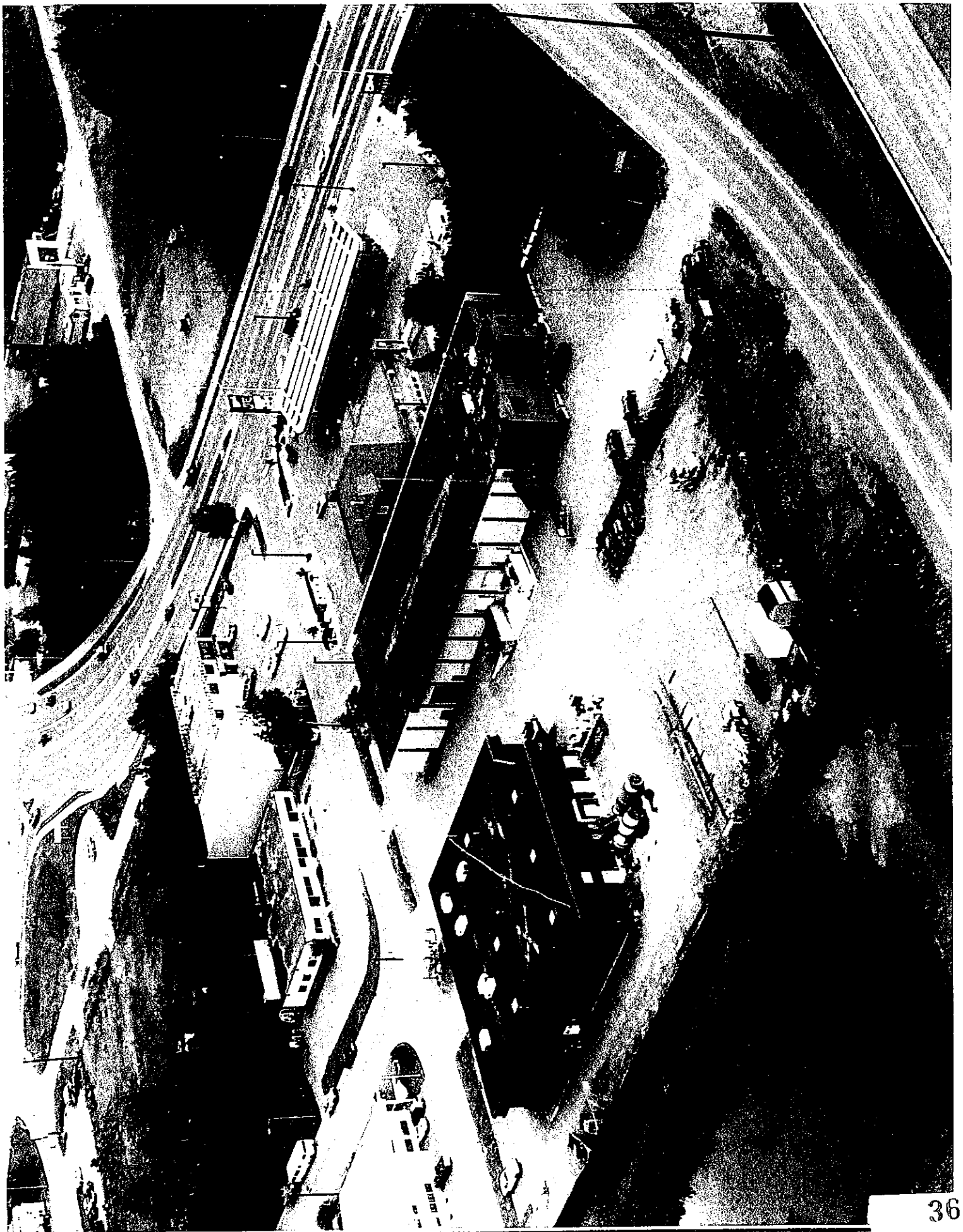
IMPROVEMENT DIAGRAM

8240 SANDLEWOOD PL

DIAGRAM



IMPROVEMENT DIAGRAM



WMS WATERCOURSE MAPPING SUMMARY

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

- Project Case Number or Subdivision Name: NACLA SUBDIVISION
- Project Location, Tax ID, or Legal Description: 8401 BEAULTON DR + 0240
SANDLEWOOD PL, ANCH AK 99507 / TAX ID 014-201-69-000
- Project Area (if different from the entire parcel or subdivision): 3 LOTS AS DESCRIBED:
LOTS 2,3,3A NACLA, RA# 73-CA / GRID SW2232

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

DO

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

DOES contain stream channels and/or drainageways **AND** these are located and identified on submittal documents in general congruence with WMS field and archival mapping information.

*New or additional mapping **IS NOT REQUIRED**.**

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

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

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

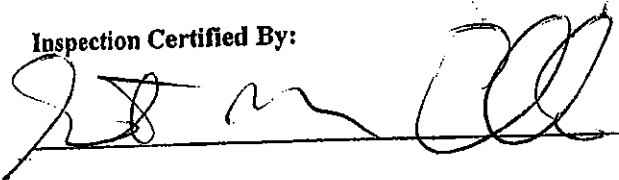
Presence of stream channels and/or drainageways is unknown **AND** field verification is not possible at this time. WMS will verify as soon as conditions and prioritized resources allow.

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

ADDITIONAL INFORMATION:

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

Inspection Certified By:



Date:

2-8-10

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

Anchorage, Alaska
AO 2010-_____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS), TO I-1 (LIGHT INDUSTRIAL); FOR PORTIONS OF NACLA SUBDIVISION, LOTS 2, 3A, AND 4A; ALSO KNOWN AS 8401 BRAYTON DRIVE AND 8240 SANDLEWOOD PLACE, RESPECTIVELY.

(Planning and Zoning Commission Case _____)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Three lots, described as NACLA SUBDIVISION LOTS 2, 3A and 4A consisting of a 144,003 square-foot parcel (or 3.31 acres), also known as 8401 Brayton Drive and 8240 Sandlewood Place, as shown on Exhibit "A" attached hereto.

Section 4. Effective Clause.

A. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval by the Anchorage Assembly, at which time the Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2010.

ATTEST:

Chair

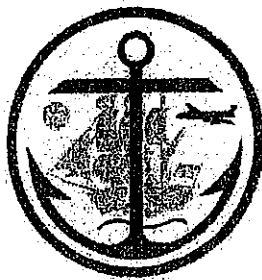
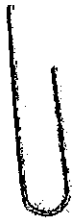
Municipal Clerk

(Case _____; Tax I.D. No. 014-201-69-000)

4

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

Case Number: 2010-042

I, BRADY SPANAL, 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 REZONE TO I-1. The notice was posted on 2/23/2010 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

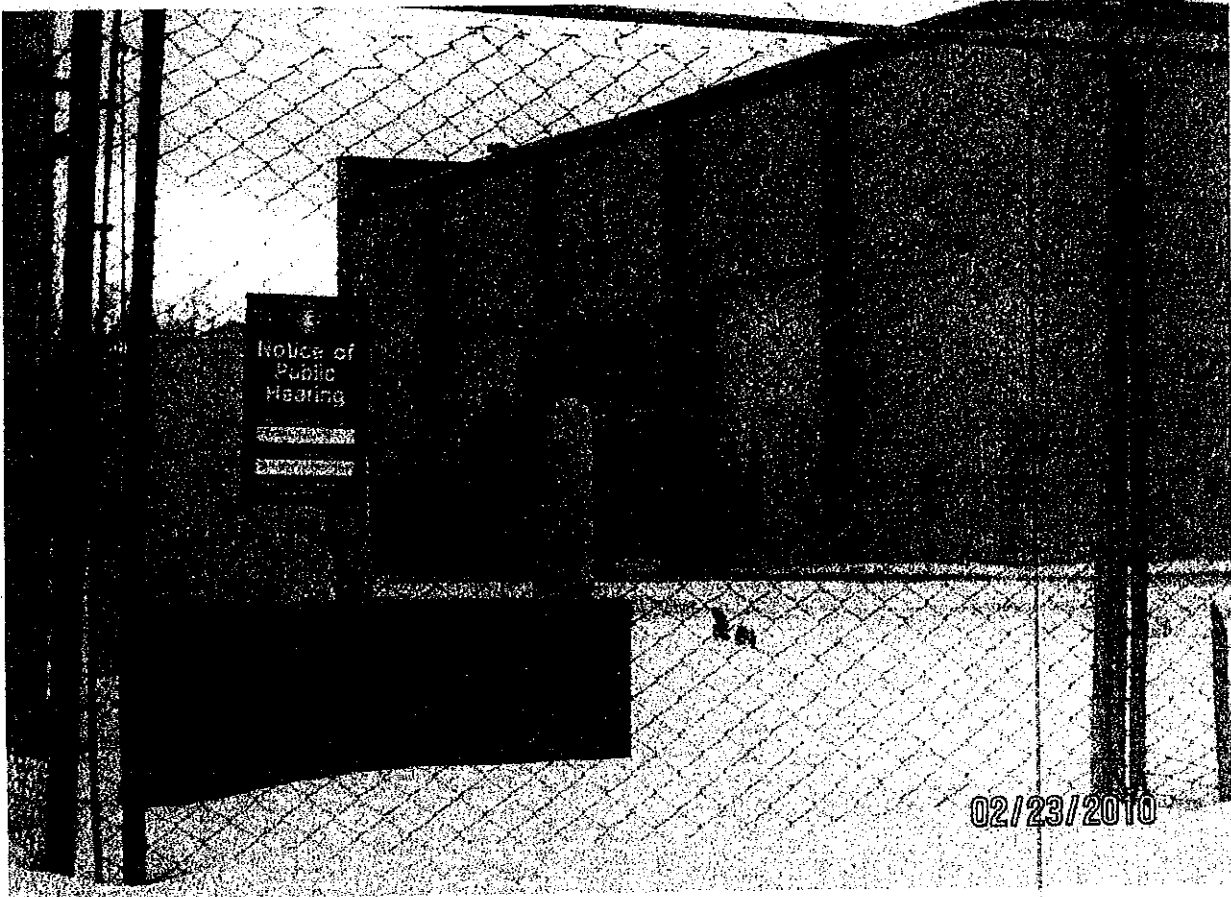
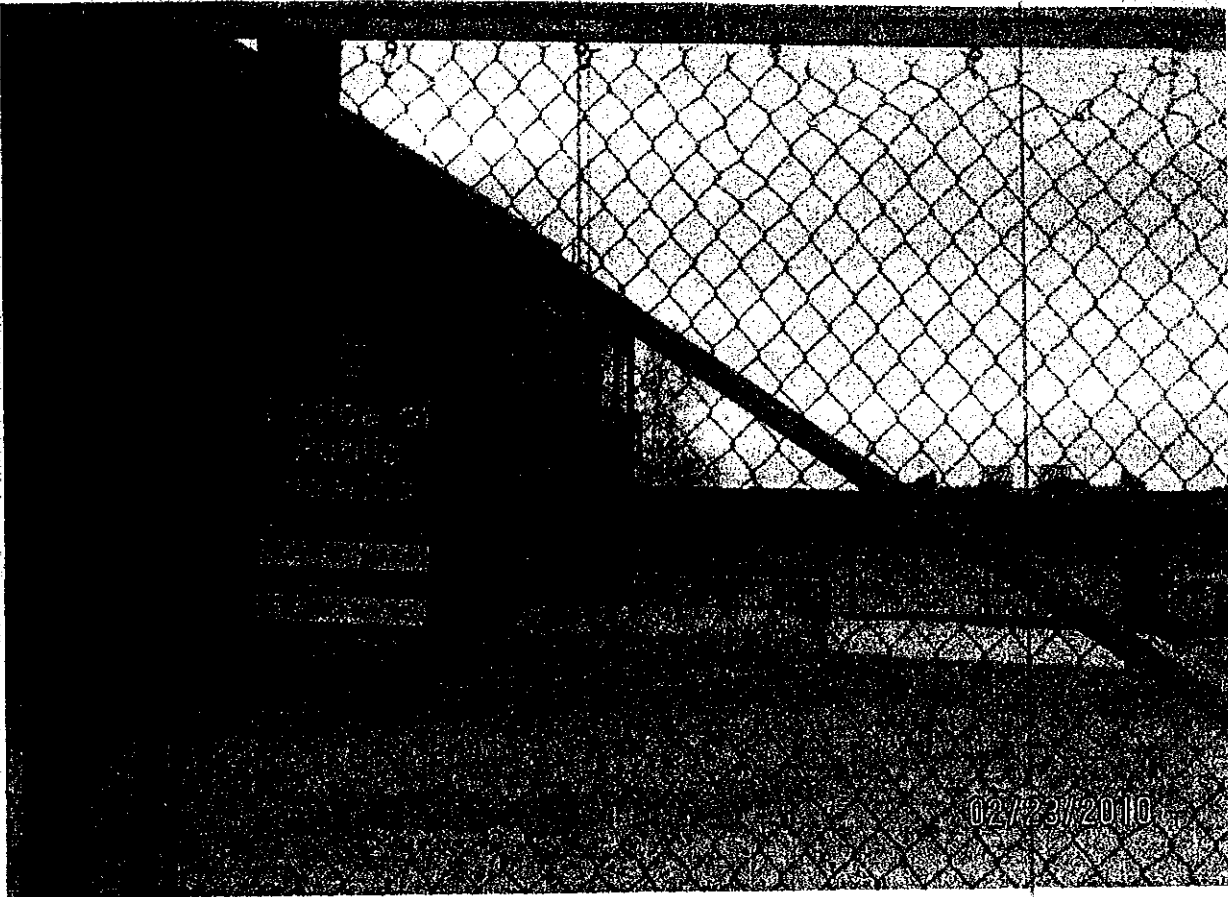
Affirmed and signed this 23 day of FEBRUARY, 2010.

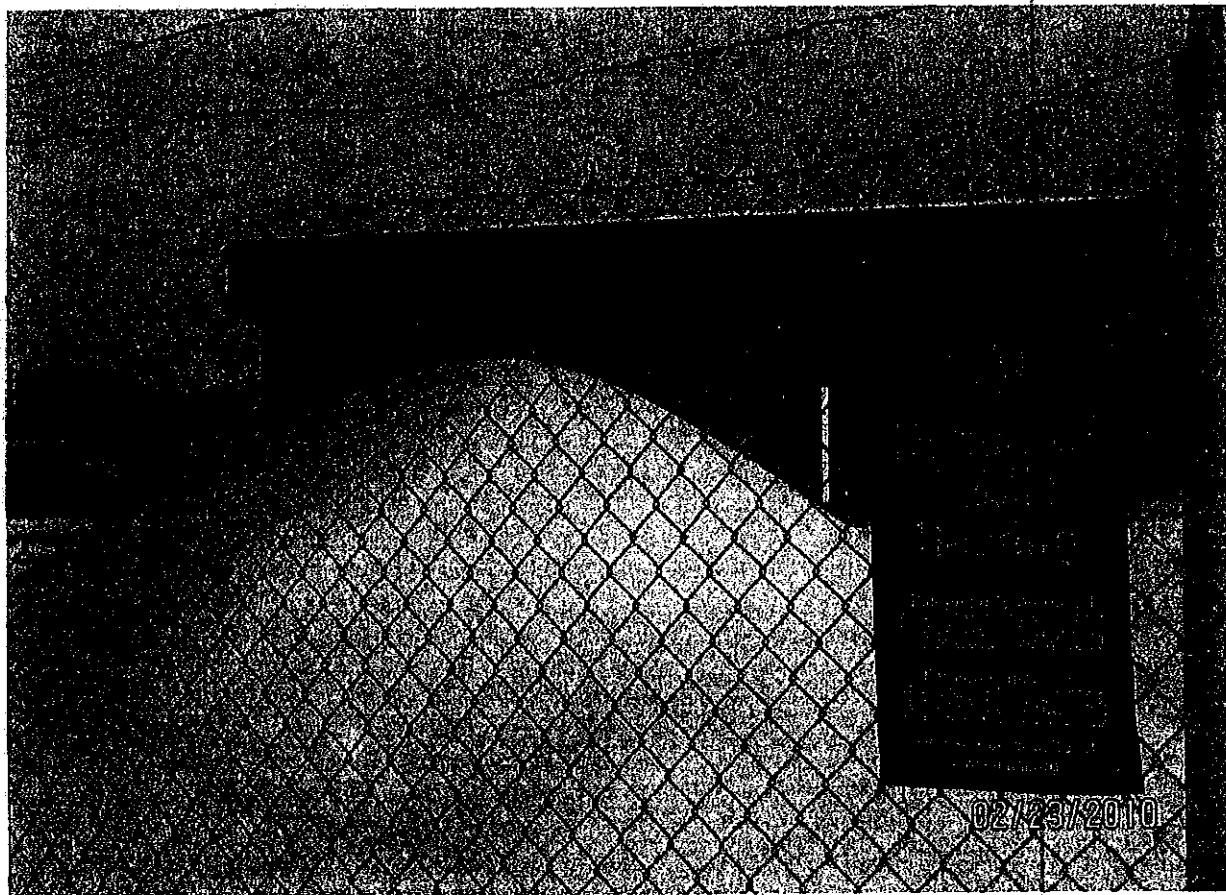
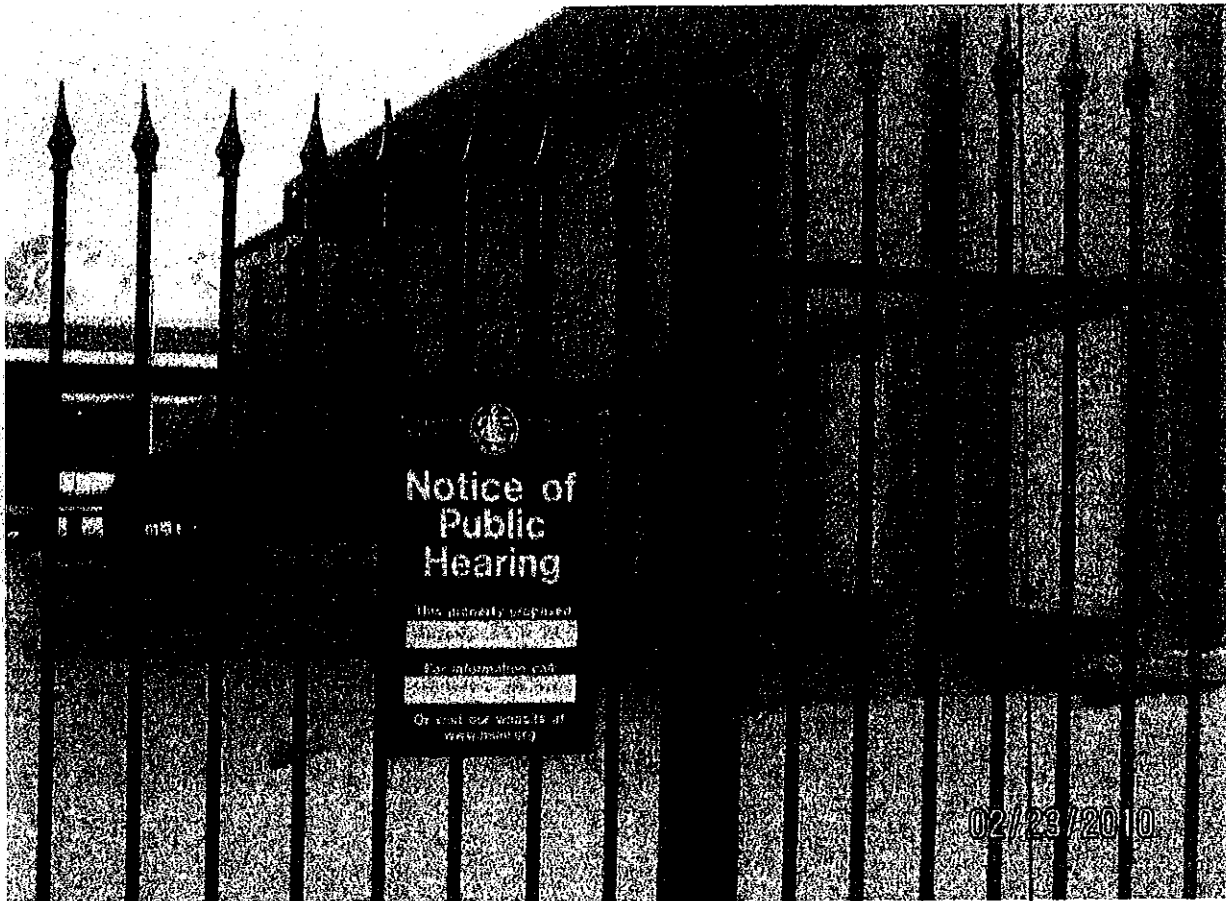
8401 Brunton
8240 Saddlewood

Brady Spanal
Signature

LEGAL DESCRIPTION

Tract or Lot 2, 3A, 4A
Block NACLA SUB
Subdivision _____





**HISTORICAL
INFORMATION**

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal NACLA
LTS 2, 3A & 4A

Parcel 014-201-69-000
Owner FAULK DAVID G
DBA PACIFIC ALASKA LEASING CO

01
02

Descr OFFICE WAREHOUSE
Site Addr 8401 BRAYTON DR

8401 BRAYTON DRIVE #200
ANCHORAGE AK 99507 3433

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
01420151000	E	
01420167000	E	

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

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

REZONE

Case Number	# of Parcels	Hearing Date
Case Type Legal		

PLAT

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

PERMITS

02 5569 04 1390	Permit Number 02 5569
	Project
	Work Desc Remove existing roof to deck, insall R-30 insulation, 1/2" fiberboard, 2-ply base & 1-ply cap sheet.
	Use WAREHOUSE

BZAP

Action No.	Status Type
Action Date Resolution	

ALCOHOL LICENSE

Business Address	Applicants Name Conditions
License Type Status	

PARCEL INFORMATION

OWNER
 FAULK DAVID G
 DBA PACIFIC ALASKA LEASING CO

 8401 BRAYTON DRIVE #200
 ANCHORAGE AK 99507 3433
 Deed 2980 0000057
 CHANGES: Deed Date Sep 27, 1996
 Name Date Oct 04, 1996
 Address Date Apr 07, 1998

PARCEL
 Parcel ID 014-201-68-000
 Status DEACTIVATED
 Renumbr ID 014-201-69-00000
 Site Addr
 Comm Concl ABBOTT LOOP
 Comments REF 014-201-49/50

01

TAX INFO
 2010 Tax 0.00 Balance 0.00 District 003

LEGAL
 NACLA
 LT 4A

 Unit SQFT 56,057
 Plat 840388
 Zone B3 Grid SW2232

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Assmt Final	2010	0	0	0
Exemptions				0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type
06	1996	600,000	BUYER	LAND & BLDG

PARCEL INFORMATION

OWNER
 FAULK DAVID G
 DBA PACIFIC ALASKA LEASING CO

 8401 BRAYTON DRIVE #200
 ANCHORAGE AK 99507 3433
 Deed 2980 000057
 CHANGES: Deed Date Sep 27, 1996
 Name Date Oct 04, 1996
 Address Date Apr 07, 1998

PARCEL
 Parcel ID 014-201-67-000
 Status DEACTIVATED
 Renumbr ID 014-201-69-00000
 Site Addr 8240 SANDLEWOOD PL
 Comm Concl ABBOTT LOOP
 Comments REF 014-201-49/50

01

TAX INFO
 2010 Tax 0.00 Balance 0.00 District 003

LEGAL
 NACLA
 LT 3A

 Unit SQFT 46,800
 Plat 840388
 Zone B3 Grid SW2232

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Assmt Final	2010	0	0	0
Exemptions				0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type
06	1996	600,000	BUYER	LAND & BLDG

PARCEL INFORMATION

OWNER
 FAULK DAVID G

8401 BRAYTON DRIVE #200
 ANCHORAGE AK 99507 3433

Deed 2516 0000950

CHANGES: Deed Date Oct 15, 1993
 Name Date Oct 21, 1993
 Address Date Apr 07, 1998

PARCEL

Parcel ID 014-201-51-000
 Status DEACTIVATED
 Renumber ID 014-201-69-00000
 Site Addr 8400 SANDLEWOOD PL
 Comm Concl ABBOTT LOOP
 Comments CORRECTED SQ SEE GC

01

TAX INFO

2010 Tax 0.00 Balance 0.00 District 003

LEGAL

NACLA
 LT 2

Unit SQFT 41,146
 Plat 950029
 Zone B3 Grid SW2232

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Assmt Final	2010	0	0	0
Exemptions				0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type
08	1993	470,000	BUYER	LAND & BLDG

PARCEL INFORMATION

OWNER
 FAULK DAVID G
 DBA PACIFIC ALASKA LEASING CO
 8401 BRAYTON DRIVE #200
 ANCHORAGE AK 99507 3433
 Deed 0000 0000000
 CHANGES: Deed Date Jan 01, 1984
 Name Date Jan 01, 1984
 Address Date Jan 01, 1984

PARCEL
 Parcel ID 014-201-69-000
 Status
 Renumbr ID 014-201-51-00000
 Site Addr 8401 BRAYTON DR
 Comm Concl ABBOTT LOOP
 Comments

01
02

TAX INFO
 2010 Tax 68,032.60 Balance 0.00 District 003

LEGAL
 NACLA
 LTS 2, 3A & 4A
 Unit SQFT 144,003
 Plat
 Zone B3 Grid SW2232

HISTORY	Year	Building	Land	Total
Assmt Final	2008	2,348,200	1,951,300	4,299,500
Assmt Final	2009	2,333,400	2,055,800	4,389,200
Assmt Final	2010	2,334,700	1,618,800	3,953,500
Exemptions				0
State Credit				0
Tax Final				3,953,500

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE WAREHOUSE
02	COMMERCIAL	OFFICE WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type

PARCEL INFORMATION

OWNER
 FAULK DAVID G
 DBA PACIFIC ALASKA LEASING CO

 8401 BRAYTON DRIVE #200
 ANCHORAGE AK 99507 3433
 Deed 0000 0000000
 CHANGES: Deed Date Jan 01, 1984
 Name Date Jan 01, 1984
 Address Date Jan 01, 1984

PARCEL
 Parcel ID 014-201-69-000
 Status
 Renumber ID 014-201-51-00000
 Site Addr 8401 BRAYTON DR
 Comm Concl ABBOTT LOOP
 Comments

01
02

TAX INFO
 2010 Tax 68,032.60 Balance 0.00 District 003

LEGAL
 NACLA
 LTS 2, 3A & 4A

 Unit SQFT 144,003
 Plat
 Zone B3 Grid SW2232

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	2,348,200	1,951,300	4,299,500
Assmt Final	2009	2,333,400	2,055,800	4,389,200
Assmt Final	2010	2,334,700	1,618,800	3,953,500
Exemptions				0
State Credit				0
Tax Final				3,953,500

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE WAREHOUSE
02	COMMERCIAL	OFFICE WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION	Parcel 014-201-69-000	# 02 of 02
Legal NACLA LTS 2. 3A & 4A	Owner FAULK DAVID G DBA PACIFIC ALASKA LEASING CO	
Site Addr 8401 BRAYTON DR	8401 BRAYTON DRIVE #200 ANCHORAGE AK 99507	

LAND INFORMATION	
Land Use	OFFICE WAREHOUSE
Class	COMMERCIAL
Living Units	000
Community Council	001 ABBOTT LOOP
Entry: Year/Quality	09 1994 EXTERIOR 03 2007 EXT OWN/R/O
Access Quality	GOOD
Access Type	
Leasehold	(Y=Leasehold)
Drainage	GOOD
Front Traffic	MEDIUM
Street	PAVED
Topography	HIGH LEVEL
Utilities	PRIVATE WATER PUBLIC SEWER
Wellsite	N
Wet Land	

CONDOMINIUM INFORMATION	
Common Area	0
Undivided Interest	0.00

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal NACLA
LTS 2. 3A & 4A

Parcel 014-201-69-000 # 01 of 02

01
02

Owner FAULK DAVID G
DBA PACIFIC ALASKA LEASING CO

Site Addr 8401 BRAYTON DR
Prop Info # OFFICE WAREHOUSE

8401 BRAYTON DRIVE #200
ANCHORAGE AK 99507

BUILDING INFORMATION

Structure Type OFFICE WAREHOUSE
Building SQFT 21,602
Year Built 1985 Effective Year Built 1985
Grade C+

Property Information # 01
Building Number 01
Identical Units 01
Number of Units 000

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL
M1	M1	NORMAL	UNIT HEATERS	NONE	ADEQUATE	FAIR	FAIR
01	01	NORMAL	HOT AIR	NONE	ADEQUATE	FAIR	FAIR
02	02	NORMAL	HOT AIR	NONE	ADEQUATE	FAIR	FAIR

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	10,552	292	MANUFACTURING	20	LIGHT METAL	WOOD JOIST(WD & STL)
M1	M1	2,250	105	MULTI-USE STORAGE	10	ENCLOSURES	
01	01	4,816	209	MULTI-USE OFFICE	10	LIGHT METAL	WOOD JOIST(WD & STL)
02	02	3,984	193	MULTI-USE OFFICE	10	LIGHT METAL	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
OVHD DR WOOD/METAL	01	100	1
OVHD DR WOOD/METAL	01	192	1
OVHD DR MTR OP	01	288	1
OVHD DR WOOD/METAL	06	64	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	13,360	01	1985	NORMAL	NORMAL
CHAIN LINK FENCE	2,275	01	1985	NORMAL	NORMAL

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal NACLA
LTS 2. 3A & 4A

Parcel 014-201-69-000 # 02 of 02

01
02

Owner FAULK DAVID G
DBA PACIFIC ALASKA LEASING CO

Site Addr 8401 BRAYTON DR
Prop Info # OFFICE WAREHOUSE

8401 BRAYTON DRIVE #200
ANCHORAGE AK 99507

BUILDING INFORMATION

Structure Type OFFICE WAREHOUSE
Building SQFT 19,712
Year Built 1975 Effective Year Built 1975
Grade C+

Property Information # 02
Building Number 01
Identical Units 01
Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL
01	01	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	FAIR	FAIR
02	02	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	FAIR	FAIR

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	15,400	477	WAREHOUSE	20	CONC. BLOCK	FIRE RESISTANT
01	01	2,156	133	MULTI-USE OFFICE	10	BLOCK & FRAME	WOOD JOIST(WD & STL)
02	02	2,156	133	MULTI-USE OFFICE	10	BLOCK & FRAME	WOOD JOIST(WD & STL)

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
PORCH ENCLOSED	01	336	1
OV'HD DR WOOD/METAL	02	64	1
OV'HD DR WOOD/METAL	02	168	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
UTILITY BLDG FRAME	2,140	01	1979	NORMAL	NORMAL
PAVING ASPHALT PK	20,000	01	1975	NORMAL	NORMAL
CHAIN LINK FENCE	4,400	01	1982	NORMAL	NORMAL

OWNER HISTORY

APPRAISAL INFORMATION

Legal NACLA

LTS 2, 3A & 4A

Parcel 014-201-69-000

02 of 02

01
02

Property Info # Descr OFFICE WAREHOUSE

Site Address 8401 BRAYTON DR

<p>Current 01/01/84</p> <p>FAULK DAVID G DBA PACIFIC ALASKA LEASING CO</p> <p>8401 BRAYTON DRIVE #200 ANCHORAGE AK 99507 3433</p>	<p>3rd //</p>
<p>Prev //</p>	<p>4th //</p>
<p>2nd //</p>	<p>5th //</p>

Content ID: 009253

Type: Ordinance - AO

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 3.31 ACRES FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR LOTS 2, 3A

Title: AND 4A, NACLA SUBDIVISION; GENERALLY LOCATED EAST OF THE SEWARD HIGHWAY FRONTAGE ROAD, WEST OF SANDLEWOOD PLACE, AND NORTH OF EAST DIMOND BOULEVARD (Abbott Loop Community Council; Planning and Zoning Commission Case 2010-042)

Author: chambersac

Initiating Dept: Planning

Date Prepared: 7/21/10 11:59 AM

Director Name: Jerry T. Weaver, Jr.

Assembly Meeting Date: 8/17/10

Public Hearing Date: 9/14/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	8/6/10 10:01 AM	Exit	Joy Maglaqui	Public	009253
MuniManager_SubWorkflow	8/6/10 10:01 AM	Approve	Joy Maglaqui	Public	009253
Legal_SubWorkflow	7/28/10 6:52 PM	Approve	Rhonda Westover	Public	009253
Finance_SubWorkflow	7/28/10 6:05 PM	Approve	Lucinda Mahoney	Public	009253
OMB_SubWorkflow	7/27/10 3:29 PM	Approve	Cheryl Frasca	Public	009253
OCPD_SubWorkflow	7/26/10 9:41 AM	Approve	Tawny Klebesadel	Public	009253
Planning_SubWorkflow	7/23/10 11:58 AM	Approve	Jerry Weaver Jr.	Public	009253
AllOrdinanceWorkflow	7/21/10 1:30 PM	Checkin	Angela Chambers	Public	009253
Planning_SubWorkflow	7/21/10 12:32 PM	Reject	Jerry Weaver Jr.	Public	009253
AllOrdinanceWorkflow	7/21/10 12:03 PM	Checkin	Angela Chambers	Public	009253