

**PLANNING DEPARTMENT  
CURRENT PLANNING STAFF ANALYSIS  
REZONING**

**DATE:** March 13, 2017

**CASE NO.:** 2017-0028

**APPLICANT:** John Hanson, UAA Facilities and Campus Services

**REPRESENTATIVE:** Michelle Ritter, DOWL

**REQUEST:** A request to rezone approximately ±7.16 acres from B-3 SL (General Business) District with Special Limitations (AO 2003-142) to PLI (Public Lands and Institutions) District

**LOCATION:** U-Med Professional Park Subdivision, Tract 1

**COMMUNITY COUNCIL:** University Area, Tudor Area, Rogers Park

**TAX NUMBERS:** 004-202-06

**APPLICABLE ZONING CODE:** “New” Code

This case is being reviewed under AMC 21.03.160,  
*Rezoning (Zoning Map Amendments)*.

**ATTACHMENTS:**

1. Departmental and Public Comments
2. Affidavit of Posting
3. Application

**RECOMMENDATION SUMMARY:** Approval of rezoning to PLI (Public Lands and Institutions) District.

**COMPREHENSIVE PLAN**

Classification: “Major Institutional” per the *2016 UMED District Plan*

**SURROUNDING AREA**

	NORTH	EAST	SOUTH	WEST
Zoning:	PLI	PLI	B-3	B1-A/RO
Land Use:	University	McLaughlin Youth Center	Medical Office	Office/Commercial

**SITE:**

Acres: ±7.16 acres  
Vegetation: Vegetated along the east lot boundaries  
Current Zoning: B-3 SL (general business) district with special limitations  
Topography: Flat  
Existing Use: Storage yard  
Utilities: Public water and sewer

**PROPOSAL**

Providence Health Services is requesting to rezone approximately ±7.16 acres from B-3 SL (General Business) District with Special Limitations (AO 2003-142) to PLI (Public Lands and Institutions) District.

This rezoning would allow for the continued use of the parcel as an outdoor storage yard until funding is available for a new administrative building, which is not expected for at least 10 years.

**AGENCY COMMENTS**

Reviewing agencies provided comments that are attached. None of the reviewing agencies object to the rezone request.

Long Range Planning makes the following comments:

*The Long-Range Planning Division has reviewed the Zoning Map Amendment packet for a proposed rezone for property identified as Tract 1, UMED Professional Park Subdivision Tract 1 and Tract 2 (Plat 2004-149). The parcel is approximately 7.1 acres and located at the corner of Lake Otis Parkway and Providence Drive. Long Range Planning has been in discussion with UAA for some time regarding the rezone of this property, necessary to meet the mission and uses as outlined in the UAA Master Plan.*

*The rezone is consistent with the 2020 Anchorage Comprehensive Plan and the UMED District Land Use Plan map found on page 67 of the UMED District Plan. The rezone is also consistent to vision and goals adopted in the UMED District Plan. The primary vision of the UMED District Plan is to support the UMED organizations and their mission and goals.*

*The Long Range Planning Division is in support of this rezone.*

*Applicable Anchorage Bowl – Anchorage 2020 Comprehensive Plan policies:*

**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.*

**Policy #5:** *Rezoning and variance shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

**Policy #6:** *Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.*

**Policy #7:** *Avoid incompatible uses adjoining one another.*

*Applicable UMED District Plan Vision and Goals:*

**Vision Element: Supporting Organizational Missions - Goal #1:** *Identify a comprehensive land use strategy for the entire District to allow for institutional growth and ancillary uses.*

*Consideration of new land use designations in key locations that allow for institutional growth in support of organizational missions support this goal.*

**Vision Element: Economic Sustainability – Goal #1:** *Support reinvestment in commercial and residential areas that reinforce a sense of place and sustains the financial requirements of the property owners.*

*This rezoning will allow UAA to continue using this property at its current use and redevelop consistent with the UMED District Plan and UAA Master Plan in support of future economic and educational demands require.*

### **Land Use Designation**

*Major Institutional Public Lands Institutional is implemented by the PLI zoning district. Major Institutional is described as providing for university, medical centers, and social service providers that serve a wide area of the community, region or state. The UMED District collectively functions as a major activity and employment center with some residential integration on the fringes of the district. Facilities will relate positively to the surrounding street, natural areas, and trail networks.*

*Locational Criteria: District designated areas are located south of Northern Lights Boulevard, north of Tudor Road, east of Lake Otis Parkway, and west of the ML&P power line. This property is served by transit and connects to the trail system within and outside of the campus area through a system of sidewalks.*

### **Summary**

*No change in the UMED District Land Use Plan Map is required for this action. The rezoning is consistent with the UMED District Land Use Plan Map as adopted in March 2016. The rezoning will enhance the overall land use pattern and provide UAA with the consistency that they need for current and future operations and development.*

### **Recommendation**

*Long-Range Planning supports the rezone request as submitted and recommends approval of the rezone application and request.*

## **COMMUNITY COMMENTS**

Two-hundred and thirty-six public hearing notices were mailed on February 16, 2017, and no responses were received as of the writing of this report. The University Area, Tudor Area, and Rogers Park Community Councils did not comment.

## **FINDINGS**

### **21.03.160 Rezoning (Zoning Map Amendments)**

#### **Pre-Application Conference**

A pre-application conference was held on January 8, 2016, in accordance with 21.03.020B.

#### **Community Meeting**

A community meeting was held on November 2, 2016, in accordance with 21.03.020C. A summary of the meeting was provided by the petitioner.

#### **21.03.160E. Approval Criteria**

**The planning and zoning commission may recommend approval, and the assembly may approve a rezoning, if the rezoning meets all of the following criteria:**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

This standard appears to be met.

The rezoning to PLI (Public Lands and Institution) District will allow for development that is consistent with the UMED District Plan. This property is identified in the UMED District Plan as "Major Institutional." This land use designation is intended for university, medical centers, and social service providers that serve a wide area of the community, region, or state that collectively function as a major activity and employment center. This rezoning to PLI is consistent with the existing land uses in the area and appears to promote the health, safety, and general welfare of the public.

- 2. The rezoning complies with and conforms to the comprehensive plan, including the comprehensive plan map(s).**

This standard appears to be met.

The site is identified in the 2001 *Anchorage 2020* Land Use Policy Map as Redevelopment/Mixed Use. Policies in *Anchorage 2020* that are relevant to this rezoning are:

- *Policy 4: The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood or District Plan Maps.*

The rezoning to PLI is consistent with the “Land Use Plan Map” of the UMED District Plan adopted in 2016, which identifies the property as “Major Institutional.”

- *Policy 5: Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

The rezoning to the PLI District is compatible with the scale of surrounding development. There currently exists medical offices to the south, institutional uses to the north and east, and office/residential to the west.

- *Policy 7: Avoid incompatible uses adjoining one another.*

The proposed rezoning to PLI is compatible with the zoning and surrounding uses to the petition site.

**3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

This standard appears to be met.

The intent of this rezone to PLI is to allow for uses that are more supportive of the University of Alaska-Anchorage campus. This rezone would allow for major public, quasi-public, civic, administrative, and institutional uses.

**4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

This standard appears to be met.

The general area contains a mix of commercial/office and institutional uses. The surrounding uses include UAA campus property to the north; the McLaughlin Youth Center to the east; the Orthopedic Physicians of Anchorage medical office to the south; commercial development and vacant lots to the west; and residential lots to the northwest. The proposed zoning is consistent and compatible with those uses.

The land use intensity is not anticipated to increase with this rezoning. The PLI District is arguably less intensive than that of the existing B-3 (General Business) District.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

This standard appears to be met.

The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA) and has access to Laurel Street and East 38<sup>th</sup> Avenue. The *OS&HP* identifies both streets as “local” roadways.

Public utilities such as water, sewer, gas, and electric are available to this property.

The petition site is located within of the Police, Fire, and Building Safety service areas.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

This standard appears to be met.

Rezoning of the site is not anticipated to have any significant impacts to air, water, noise, storm water management, wildlife, or vegetation. Future use of the property as permitted by the PLI District regulations will have no negative impact on the natural environment.

- 7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

This standard appears to be met.

No negative impacts are anticipated on surrounding properties from future development of the petition site. The site abuts Lake Otis Parkway to the west, Laurel Street to the east, East 38<sup>th</sup> Avenue to the south, and Providence Drive to the north.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

This standard appears to be met.

The rezoning to PLI is consistent with the surrounding land use patterns which are institutional and commercial.

**9. The rezoning shall not result in a split-zoned lot.**

This standard appears to be met.

The rezoning will not create a split-zoned lot.

**DISCUSSION**

The proposed rezoning to PLI meets the approval criteria for zoning map amendments. The rezoning is also consistent with the UMED District Plan adopted by the Anchorage Assembly on March 8, 2016, which identifies this properties as Major Institutional. As such, staff recommends approval of this rezone from B-3 SL (General Business) District with Special Limitations to PLI (Public Land and Institutions) District.

**DEPARTMENT RECOMMENDATION**

The Department recommends APPROVAL of the rezoning to PLI (Public Lands and Institutions) District.

Reviewed by:



Hal H. Hart, AICP  
Director

Prepared by:

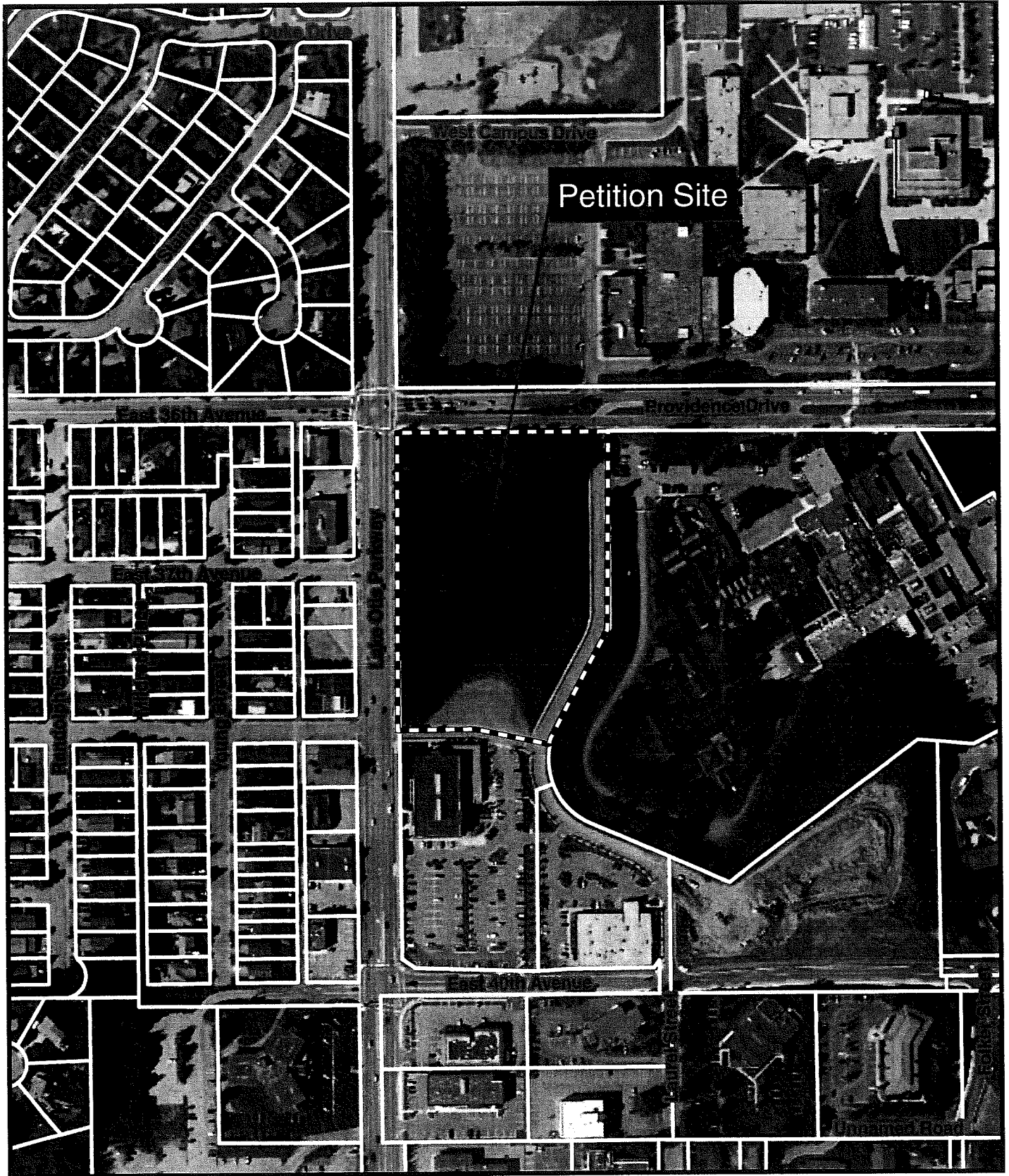


Dave Whitfield  
Senior Planner

(Parcel ID No. 004-202-06)

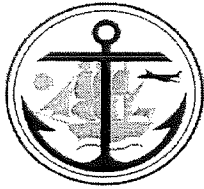


2017-0028





**DEPARTMENTAL  
AND PUBLIC  
COMMENTS**



**MUNICIPALITY OF ANCHORAGE**

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

**RECEIVED**

FEB 16 2017

**PLANNING DEPARTMENT**

**DATE:** February 16, 2017  
**TO:** Planning Division, Current Planning Section  
**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 March 13, 2017.

Right of Way Section has reviewed the following case(s) due February 13, 2017.

**2017-0025 East Addition, Block 26B, Lots 1-4, grid SW1231.  
(Rezone from R-O to B-3)**  
Right of Way Section has no comments at this time.  
Review time 15 minutes.

**2017-0028 U-MED Professional Park Tracts 1 & 2, grid SW1734.  
(Rezone from B-3 SL to PLI SL)**  
Right of Way Section has no comments at this time.  
Review time 15 minutes.

# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

**RECEIVED**

*Mayor Ethan Berkowitz*

FEB 14 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Planning and Zoning Commission Applications/Petitions

**DATE:** February 14, 2017  
**TO:** Terry Schoenthal, Current Planning Section Supervisor  
**FROM:** Brandon Telford, Plan Review Engineer  
**SUBJECT:** Comments for Planning and Zoning Commission  
Public Hearing date: March 13, 2017

**Case 2017-0025** – Request to Rezone from R-O (Residential Office) District to B-3 (General Business) District

#### Department Recommendations:

The Private Development Section has no objection to the Request to Rezone.

**Case 2017-0028** – Request to Rezone a parcel of land from B-3 SL (General Business) District with Special Limitations (AO 2003-142, Amended) to PLI SL (Public Lands and Institutions) with Special Limitations

#### Department Recommendations:

The Private Development Section has no objection to the Request to Rezone.



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**MEMORANDUM**

**DATE:** February 13, 2017

**TO:** Current Planning Division Supervisor.  
Planning Department

**THRU:** Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Department

**FROM:** Randy Ribble, Assistant Traffic Engineer

**SUBJECT:** 2017-0028 Rezone a parcel of land from B-3 SL (General Business) District  
with Special Limitations (AO 2003-142, Amended) to PLI SL (Public Lands  
and Institutions) with Special Limitations

**3660 Laurel Street**

**RECEIVED**

**FEB 13 2017**

**PLANNING DEPARTMENT**

Traffic Department has no objection to the rezoning of this parcel.



THE STATE  
of **ALASKA**  
GOVERNOR BILL WALKER

Department of Transportation and  
Public Facilities

DIVISION of PROGRAM DEVELOPMENT  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, Alaska 99519-6900  
Main Phone: (907)269-0520  
Fax: (907)269-0521  
Web site: dot.state.ak.us

February 8, 2017

Terry Schoenthal, Current Planning Section Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

**RECEIVED**

FEB 10 2017

**PLANNING DEPARTMENT**

RE: MOA Zoning Review

Dear Mr. Schoenthal:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Platting Review Board has comments on the following zoning case:

- **2017-0025: Lots 1, 2, 3 & 4, Block 26B, East Addition to the Townsite of Anchorage**
  - No objections to rezoning. DOT&PF requests that the city monitor any access changes that affects intersection safety. This is a site of HSIP investment in projects in response to high incidents of crashes.

The DOT&PF Central Region Planning Division has no comments on the following zoning case:

- **2017-0028: 3660 Laurel Street**

Sincerely,

James Starzec  
Anchorage Area Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF  
Morris Beckwith, Right of Way Agent II, Right of Way, DOT&PF  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF  
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF



Municipality of Anchorage  
Project Management and Engineering  
**MEMORANDUM**



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**DATE:** February 8, 2017  
**TO:** Terry Schoenthal  
**FROM:** Steven Ellis *[Signature]*  
**SUBJECT:** Comments from Watershed Management Services

**RECEIVED**

FEB 09 2017

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the March 13, 2017, Planning and Zoning Commission Meeting.

2017-0028 Request for rezone from B-3SL to PLI SL; WMS has no comment.  
The petitioner is advised portions of this property lie within a FEMA mapped Special Flood Hazard Area.

**Kimmel, Corliss A.**

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**From:** Park, Clara H.  
**Sent:** Wednesday, February 8, 2017 8:25 AM  
**To:** Blake, Lori A.; Freemon, Melinda L.; Kimmel, Corliss A.  
**Cc:** Nesheim, Janine R.  
**Subject:** CUP Comments - No Comment

**RECEIVED**

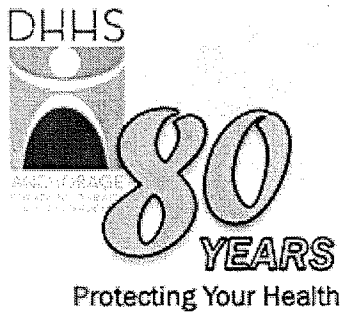
FEB 08 2017

PLANNING DEPARTMENT

CUP 2017-0015, 0017, S12330, 0019, 0020, S12327, 0021, 0025, & 0028

FYI.

*Clara Park, Sr. Office Associate  
Municipality of Anchorage  
Department of Health & Human Services  
PO Box 196650  
Anchorage, AK 99519-6650  
Phone: 907-343-4244  
[ParkCH@muni.org](mailto:ParkCH@muni.org)*



# MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.  
Development Services Division

RECEIVED Building Safety

FEB 06 2017

## MEMORANDUM

PLANNING DEPARTMENT

### Comments to Miscellaneous Planning and Zoning Applications

**DATE:** February 6, 2017

**TO:** Terry Schoenthal, Manager, Current Planning

**FROM:** Ron Wilde, P.E.  
Structural Plan Reviewer  
Building Safety  
343-8371

**SUBJECT:** Comments for Case 2017-0028  
Rezone – 3660 Laurel Street

No Comment.

# Municipality of Anchorage

## MEMORANDUM


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**Date:** February 5, 2017

**To:** Current Planning Division

**Cc:** Corliss Kimmel, Office Associate, Current Planning Division

**From:**  Kristine Bunnell, Senior Planner, Long-Range Planning Division

**Subject:** Case 2017-0028 UAA Rezone from B3-SL to PLI

**RECEIVED**  
FEB 06 2017  
PLANNING DEPARTMENT

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The Long-Range Planning Division has reviewed the Zoning Map Amendment packet for a proposed rezone for property identified as Tract 1, UMED Professional Park Subdivision Tract 1 and Tract 2 (Plat 2004-149). The parcel is approximately 7.1 acres and located at the corner of Lake Otis Parkway and Providence Drive. Long Range Planning has been in discussion with UAA for some time regarding the rezone of this property, necessary to meet the mission and uses as outlined in the UAA Master Plan.

The rezone is consistent with the 2020 Anchorage Comprehensive Plan and the UMED District Land Use Plan map found on page 67 of the UMED District Plan. The rezone is also consistent to vision and goals adopted in the UMED District Plan. The primary vision of the *UMED District Plan* is to support the UMED organizations and their mission and goals.

The Long Range Planning Division is in support of this rezone.

Applicable *Anchorage Bowl – Anchorage 2020 Comprehensive Plan* policies:

**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.

**Policy #5:** Rezones and variance shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.

**Policy #6:** Areas designated for specific uses on the Zoning Map shall be protected from encroachment by incompatible land uses.

**Policy #7:** Avoid incompatible uses adjoining one another.

Applicable *UMED District Plan* Vision and Goals:

**Vision Element: Supporting Organizational Missions - Goal #1:** Identify a comprehensive land use strategy for the entire District to allow for institutional growth and ancillary uses.

Consideration of new land use designations in key locations that allow for institutional growth in support of organizational missions support this goal.

**Vision Element: Economic Sustainability - Goal #1:** Support reinvestment in commercial and residential areas that reinforce a sense of place and sustains the financial requirements of the property owners.

This rezone will allow UAA to continue using this property at its current use and redevelop consistent with the *UMED District Plan* and *UAA Master Plan* in support of future economic and educational demands require.

### **Land Use Designation**

Major Institutional Public Lands Institutional is implemented by the PLI zoning district. Major Institutional is described as providing for university, medical centers, and social service providers that serve a wide area of the community, region or state. The *UMED District* collectively functions as a major activity and employment center with some residential integration on the fringes of the district. Facilities will relate positively to the surrounding street, natural areas, and trail networks.

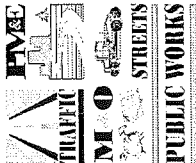
Locational Criteria: District designated areas are located south of Northern Lights Boulevard, north of Tudor Road, east of Lake Otis Parkway, and west of the ML&P power line. This property is served by transit and connects to the trail system within and outside of the campus area through a system of sidewalks.

### **Summary**

No change in the *UMED District Land Use Plan Map* is required for this action. The rezone is consistent with the *UMED District Land Use Plan Map* as adopted in March 2016. The rezone will enhance the overall land use pattern and provide UAA with the consistency that they need for current and future operations and development.

### **Recommendation**

Long-Range Planning supports the rezone request as submitted and recommends approval of the rezone application and request.



MUNICIPALITY OF ANCHORAGE  
**PUBLIC WORKS DEPARTMENT**  
 4700 Elmore Road  
 Anchorage AK 99507

**Project Review Form**

Project Name: Request to Rezone from B-3SL to PLI SL, 3660 Laurel St., A/A	Project No: <b>2017-0028</b> Case No:
Project Status: <input type="checkbox"/> Design Study <input type="checkbox"/> 35% <input type="checkbox"/> 65% <input type="checkbox"/> 95% <input checked="" type="checkbox"/> Other	
Name/Title: Andrew Watts/Transit Planning Technician; Randy Bergt/Capital Project Engineer	
Organization / Department: Public Transportation Dept / People Mover	
Phone Number: 343-8496 (Andrew) or 343-8285 (Randy)      Date: 30 Jan 2017	

	Page/ Sheet No.	Reviewer	Comment	Response
1)		AW	Thank you for the opportunity to review. MoA Public Transportation currently provides service to the subject area on several routes. No impact to existing service is expected from this rezone, therefore PTD has no objection to granting the request.	
2)				
3)				
4)				
5)				
6)				
7)				
8)				
9)				
10)				
11)				
12)				
13)				

**RECEIVED**  
 JAN 30 2017  
 PLANNING DEPARTMENT

# FILE COPY

RETURN COMMENTS TO:

Municipality of Anchorage Planning Department  
Current Planning Division  
PO Box 196650  
Anchorage, Alaska 99519-6650  
Phone: 907-343-7943

**CASE NO:** 2017-0028

**REQUEST:** Request to Rezone a parcel of land from B-3 SL (General Business) District with Special Limitations (AO 2003-142, Amended) to PLI SL (Public Lands and Institutions) with Special Limitations

**SITE ADDRESS:** 3660 Laurel Street, Anchorage, Alaska

**CURRENT ZONING:** B-3 SL General Business District with Special Limitations

**ORIG SUBD/LEGAL:** Tract 1, U-MED Professional Park Subdivision Tract 1 and Tract 2 (Plat 2004-149)

## COMMENTS AND MEETING SCHEDULE

Planning and Zoning Commission  
Loussac Library Assembly Chambers  
3600 Denali Street  
Anchorage, Alaska

**Hearing Date:** Monday, March 13, 2017

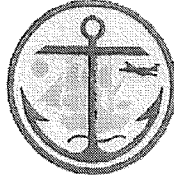
**Agency Comments Due:** Monday, February 13, 2017

**Council Comments Due:** Tuesday, February 21, 2017

## COMMUNITY COUNCIL(S):

University Area  
Tudor Area  
Rogers Park

**AFFIDAVIT OF  
POSTING**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2017-0028

I, ZACHARY RICKETS hereby certify that I have posted a Notice as prescribed by Anchorage Municipal Code 21.03.020H.5. on the property that I have petitioned for REZONE. The notice was posted on 2-1-2017 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 1<sup>ST</sup> day of FEBRUARY, 2017.

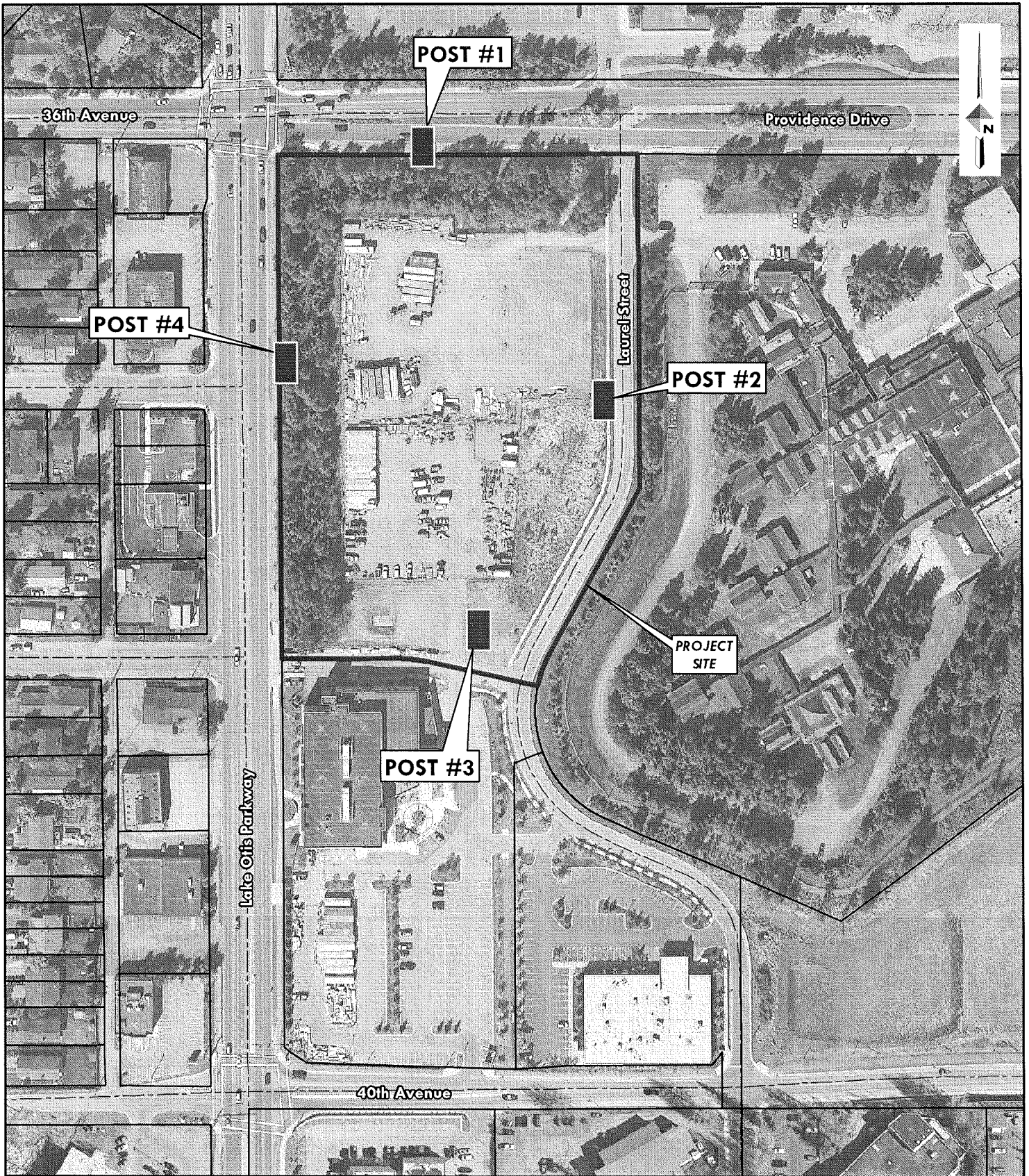
Zachary Ricketts DOWL  
Signature

## LEGAL DESCRIPTION

Tract or Lot: TRACT 1

Block: \_\_\_\_\_

Subdivision: U-MED PROFESSIONAL PARK SUBDIVISION



Path: G:\2016\2016\_01\01\01\REZONE\92308 - P&R - Posting Locations.mxd



SITE POSTING LOCATIONS  
 UNIVERSITY OF ALASKA ANCHORAGE  
 UMED TRACT 1 REZONE  
 ANCHORAGE, ALASKA

PROJECT: 1132.62308.01  
 DATE: FEBRUARY 2017

FIGURE A  
**25**









# **APPLICATION**

# ZONING MAP AMENDMENT



UNIVERSITY *of* ALASKA ANCHORAGE™

U-Med Professional Park Subdivision, Tract 1

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January 3, 2017



Facilities & Campus Services  
UNIVERSITY of ALASKA ANCHORAGE

3211 Providence Drive  
Anchorage, Alaska 99508-4614  
T 907.786.1110 • F 907.786.4901  
[www.uaa.alaska.edu/fcs/](http://www.uaa.alaska.edu/fcs/)

January 12, 2017

Mr. Hal Hart, Director  
Community Development  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519-6650

Subject: Letter of Authorization  
U-Med Professional Park Subdivision, Tract 1, Zoning Map Amendment

Dear Mr. Hart:

The University of Alaska Anchorage is the Owner of the parcel legally described as U-Med Professional Park Subdivision, Tract 1. The parcel is approximately 7.16 acres in size and located in the U-Med District of Anchorage, Alaska at the southeast corner of the intersection of Providence Drive and Lake Otis Parkway.

I authorize DOWL to act on the University of Alaska Anchorage's behalf to submit and process a Zoning Map Amendment and Major Site Plan Review for the above-mentioned property. Please free to contact me if you need further information on this request.

Thanks for your continued cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Turletes', written over a circular scribble.

Chris Turletes, CFM, CEFM  
UAA Associate Vice Chancellor for Facilities  
Email: [cmturletes@alaska.edu](mailto:cmturletes@alaska.edu)  
O: 907-786-110; C: 907-244-8063

# Application for Zoning Map Amendment

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



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first): John Hanson, University of Alaska Anchorage		Name (last name first): Michelle Ritter, AICP, DOWL	
Mailing Address: Facilities Planning and Construction 3890 University Lake Drive Suite 110		Mailing Address: 4041 B Street	
Anchorage, AK 99508		Anchorage, AK 99503	
Contact Phone – Day: (907) 786-4913	Evening:	Contact Phone – Day: (907) 562-2000	Evening:
Fax:		Fax: (800) 865-9847	
E-mail: jlhanson@alaska.edu		E-mail: mritter@dowl.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): 004-202-06-000		
Site Street Address: 3660 Laurel Street		
Current legal description: (use additional sheet if necessary) U-Med Professional Park Subdivision, Tract 1		
Existing Zoning: B-3 SL	Acreage: 7.16	Grid #: SW 1734
Proposed Zoning: PLI		
Existing use: Vacant	Proposed use (if any): Outdoor Storage	

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.

*Michelle Ritter* *3/9/17*  
 Signature       Owner     Representative      Date  
(Representatives must provide written proof of authorization)

*Michelle Ritter*  
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Requested Meeting Date:
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### ZONING MAP AMENDMENT STANDARDS (AMC 21.03.160)

A rezoning request may only be approved if it meets the approval criteria stated in AMC 21.03.160E. Please explain how the proposal meets the required criteria:

1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.
2. The rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)
3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.
4. The rezoning is compatible with surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.
5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.
6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.
7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.
8. The rezone does not extent or exacerbate a land use pattern that is inconsistent with the comprehensive plan.
9. The rezoning does not result in a split-zoned lot.

## **INTRODUCTION**

The Board of Regents of the University of Alaska (UA Board of Regents), owns a 7.16-acre parcel of land, generally located south of Providence Drive, west of Laurel Street, north of East 38<sup>th</sup> Avenue, and east of Lake Otis Parkway, in Anchorage (Figure 1 – Location Map). The parcel is legally described as U-Med Professional Park Subdivision, Tract 1 (Tract 1). The parcel is zoned General Business with special limitations (B-3 SL) per Assembly Ordinance 2003-142 (Appendix A). The UA Board of Regents is requesting approval to rezone the parcel from B-3 SL to Public Lands and Institutions (PLI) District (Figure 2 – Existing Zoning Map and Figure 3 – Proposed Zoning Map).

## **BACKGROUND**

### *Zoning History*

The property was originally zoned PLI District, when the property was purchased by a private land owner who was interested in developing the land commercially, it was rezoned to a B3 District in 2003. As part of that rezoning process special limitations were included to assure the community that the development in the B3 District would be limited and have similar design standards to a PLI District development. Since that time, the property has gone back to UA Board of Regents ownership. The purpose of this rezone is to change the property back to PLI District so that the University can use and develop the property to support the University of Alaska Anchorage (UAA) campus. Because the property is going back to PLI for university use the special limitations are no longer necessary.

For the near future (approximately the next 10 years or more) the site will continue to be used as an outdoor storage yard to support the university. Outdoor storage yards are a permitted use, subject to approval of a Major Site Plan Review, in the PLI District. It is likely that in the long-term the site will be developed with an Administration Building, which is subject to need and funding availability. Any future development will be subject to the Title 21 dimensional and design standards and development of University related buildings will be subject to a Major Site Plan Review (per the Table of Allowed Uses in Chapter 5 of Title 21 under use type “College or University”).

### *Previous Site Plan Approval*

In 2013, the Planning and Zoning Commission approved a public hearing site plan review for the temporary use of this parcel as an outdoor storage yard under Resolution 2013-025 (Appendix B). Type II fill, two feet in depth, was installed over fabric over an existing vegetative mat to accommodate the

temporary use as a construction storage area. A portion of this fill overlapped an area designated as a 100-year flood plain identified on the FEMA Flood Insurance Rate Map. Although the parcel is no longer within a flood plain, as it is identified as such by FEMA, it was subject to approval of a Flood Hazard Permit. This resulted in the high development costs for the storage yard at almost \$800,000. Removal of the materials, as required by the Flood Hazard Permit would be an additional almost \$800,000.

The site was specifically developed as an outdoor storage yard to support the newly constructed School of Engineering and Industry Building, and renovations on the School of Engineering Building, both completed in 2016. Due to the success of the site in facilitating campus construction and facility maintenance, and the investment that was required in developing it, the UA Board of Regents is seeking approval to continue to use the site as an outdoor storage yard to support current and future campus project needs. UAA is a dynamic campus with ongoing maintenance and new construction. Having an on-campus site that serves as staging for construction and equipment and facility maintenance storage provides efficiencies for the University and reduces impacts of construction on other undisturbed places within the campus. The outdoor storage yard site plan will be modified to meet the dimension and design standards of Title 21 and will be subject to a public hearing for Major Site Plan Review by the Urban Design Commission (UDC) prior to final approval of the use of the site as an outdoor storage yard.

#### *Surrounding Area*

Adjacent parcels include PLI District parcels to the north and east (Figure 2). The property to the north is part of the UAA campus, to the east is the Mental Health Trust's property with the McLaughlin Youth Center. Both are designated as institutional land uses (Figure 4 – Existing Land Use Map). To the south is the Orthopedic Physicians of Anchorage office which is zoned B-3. To the west, across Lake Otis Parkway are parcels zoned B-1A District and R O District, and include commercial development and vacant lots. To the northwest across the Providence Lake Otis intersection are parcels zoned R-2A and are designated single-family use. These land uses and zoning districts are compatible with the proposed PLI District.

#### **PLANNING OBJECTIVE**

The objective of this rezone to a PLI District is to continue to use the site for outdoor storage associated with a community use. Outdoor storage in the PLI District is permitted subject to approval of a Major Site Plan Review per Planning and Zoning Commission Case 2016-0128; AO No. 2017-(Appendix C).

Rezoning the parcel to a PLI District will match the surrounding PLI zones of the UAA campus and allow other future development to be compatible with surrounding institutional uses.

### **COMMUNITY MEETING**

DOWL with representatives from UAA attended the November 2, 2016 University Area Community Council (UACC) meeting to discuss the proposed zoning map amendment and future major site plan review. 140 mailers were sent out to residents within a 500-foot radius of parcel, including to the presidents of the UACC, Rogers Park Community Council, and the Tudor Area Community Council on October 10, 2016, 21 days in advance of the meeting (Appendix D – University Area Community Council Meeting).

The project team presented the proposed rezone from B-3 SL District to PLI District and explained how the rezone would allow for the continued use of the parcel as an outdoor storage yard or until funding is available for a new administrative building, which is not expected for at least 10 years. It was also explained that this rezone will bring the parcel more in line with uses indicated by the adopted Land Use Policy Map within the Anchorage Bowl Comprehensive Plan (Anchorage 2020) and the University Medical (UMED) District Plan, as well as the UAA Master Plan. There were few questions about the proposed rezone and major site plan review, which included: 1) will the existing vegetation be retained and 2) clarification that the intent of the rezone was so that the existing use would be allowed to be continued. The UACC voted unanimously to support of resolution of non-objection to the rezone request.

### **ZONING MAP AMENDMENT STANDARDS**

- 1. The rezoning shall be in the best interest of the citizens of Anchorage and shall promote the public health, safety, and general welfare.**

Approval of this zoning map amendment request to PLI District will allow the property to be used for major public and quasi-public, civic, administrative, and institutional uses and activities. The proposed rezone is in line with the goals of the applicable comprehensive and neighborhood plans and would allow for development that fits with the surrounding land uses and the UAA campus.

- 2. Rezone complies with and conforms to the comprehensive plan, including the comprehensive plan map(s). (If the proposed rezone does not conform to the comprehensive plan, it may be considered along with a comprehensive plan amendment.)**

#### **ANCHORAGE BOWL COMPREHENSIVE PLAN**

The goal of Anchorage 2020 is to provide direction for the preferred long-term growth and development in the community. Per Chapter 5, Plan Implementation, the rezone is supported by the following policies:

- **Policy #7 – Avoid incompatible uses adjoining one another.** A PLI District is compatible with surrounding institutional and commercial land uses.

#### **UMED DISTRICT PLAN**

The 2016 UMED District Plan Land Use Plan identifies this parcel as “Major Institutional”. Major Institutional is implemented by the PLI District designation and is intended for university campuses, medical centers and other collective community functions. Uses that are supportive to the institution are allowed. Rezoning this site to PLI District supports the Major Institutional land use designation and will support the UAA campus.

- 3. The rezoning is generally consistent with the zoning district purpose in the requested zone, and the purpose of this title.**

The intent of rezoning the parcel to PLI District is to allow for uses that are more supportive of the UAA campus. As stated previously this would allow for major public and quasi-public, civic, administrative, and institutional uses and activities.

- 4. The rezoning is compatible with the surrounding zoning and development, and protects areas designated for specific uses on the zoning map from incompatible land uses or development intensities.**

As discussed in the background section adjacent parcels include PLI District parcels to the north and east; to the south is a B-3 parcel; to the west, across Lake Otis Parkway are parcels zoned B-1A District and R O District; and to the northwest across the Providence Lake Otis intersection are parcels zoned R-2A (Figure 2). The surrounding uses include UAA campus property to the north; the McLaughlin Youth Center to the east; the Orthopedic Physicians of Anchorage office

to the south; commercial development and vacant lots to the west; and residential lots to the northwest. The surrounding zoning districts and land uses are compatible with the proposed PLI District.

- 5. Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and water disposal, as applicable) are capable of supporting the uses allowed by the zone or will be capable by the time development is complete, while maintaining adequate levels of service to existing development.**

The property is located on the periphery of the UAA campus and is bordered to the north by Providence Drive, a Class II Minor Arterial and to the east by Lake Otis Parkway, a Class III Major Arterial. This area is well served by public facilities and services that will support uses in a PLI District.

- 6. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts shall be substantially mitigated.**

Rezoning the property to PLI District will have no significant impacts to air, water, noise, storm water management, or wildlife associated with the proposed development.

For any future development the site will be upgraded with landscaping meeting Title 21 requirements and all stormwater will be handled in a capacity and quality consistent with both Municipal and State specifications.

- 7. The proposed rezoning is not likely to result in significant adverse impacts upon adjacent land uses, or such impacts shall be mitigated through stipulations.**

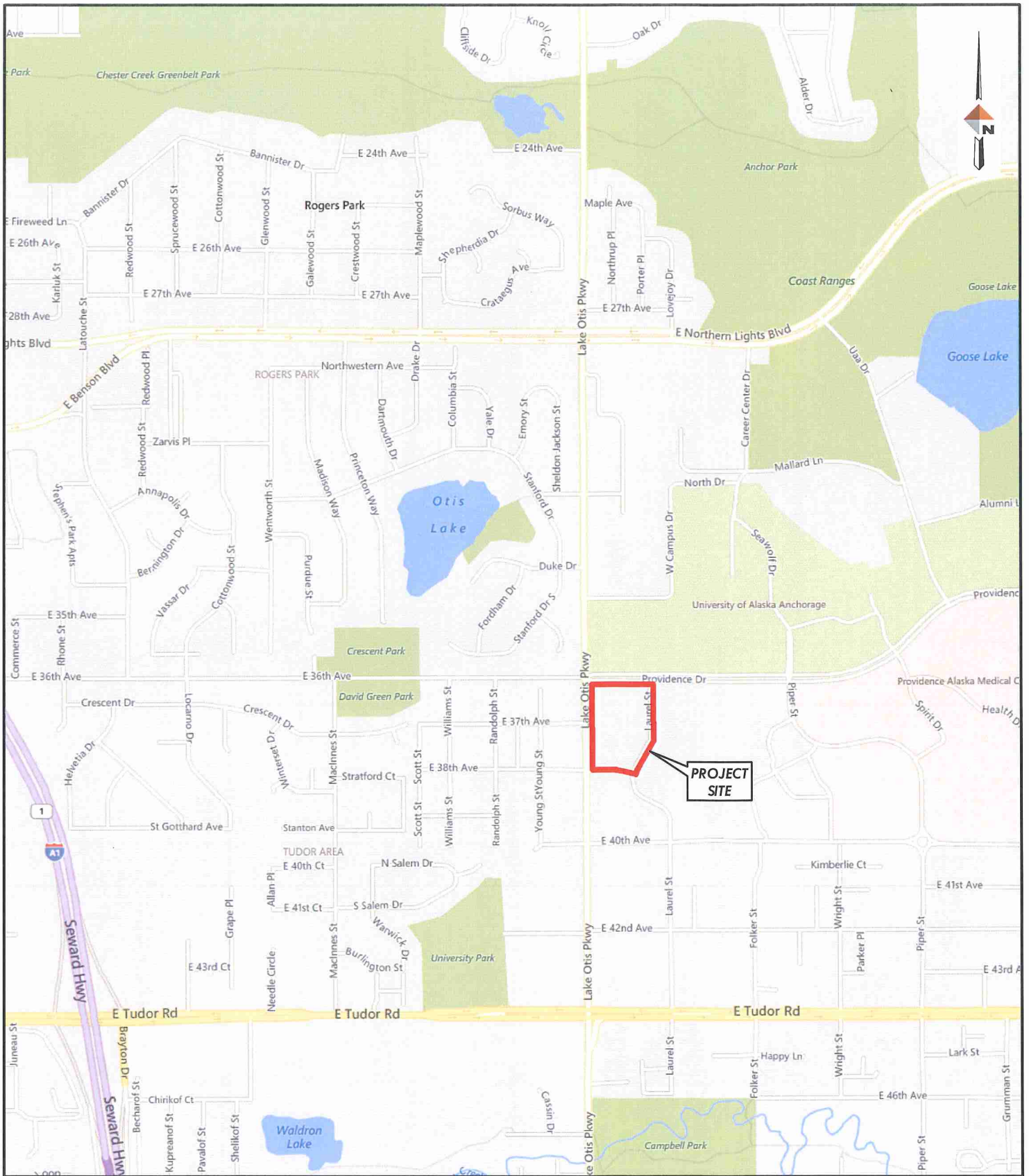
This rezone is compatible with the surrounding land uses. As previously stated, PLI development would serve the UAA campus. Landscaping, as required by the new Title 21, will minimize any impacts to the surrounding properties.

- 8. The rezone does not extend or exacerbate a land use pattern that is inconsistent with the comprehensive plan.**

As previously stated in response to item 2, the proposed rezone is consistent with the comprehensive and the district plan. This rezone is a house keeping measure to bring the property back in line with UA Board of Regents holdings. Converting the property from B3 to PLI brings the property into a greater consistency with the surrounding Districts.

**9. The rezoning does not result in a split-zoned lot.**

The rezone will not result in a split-zoned lot.



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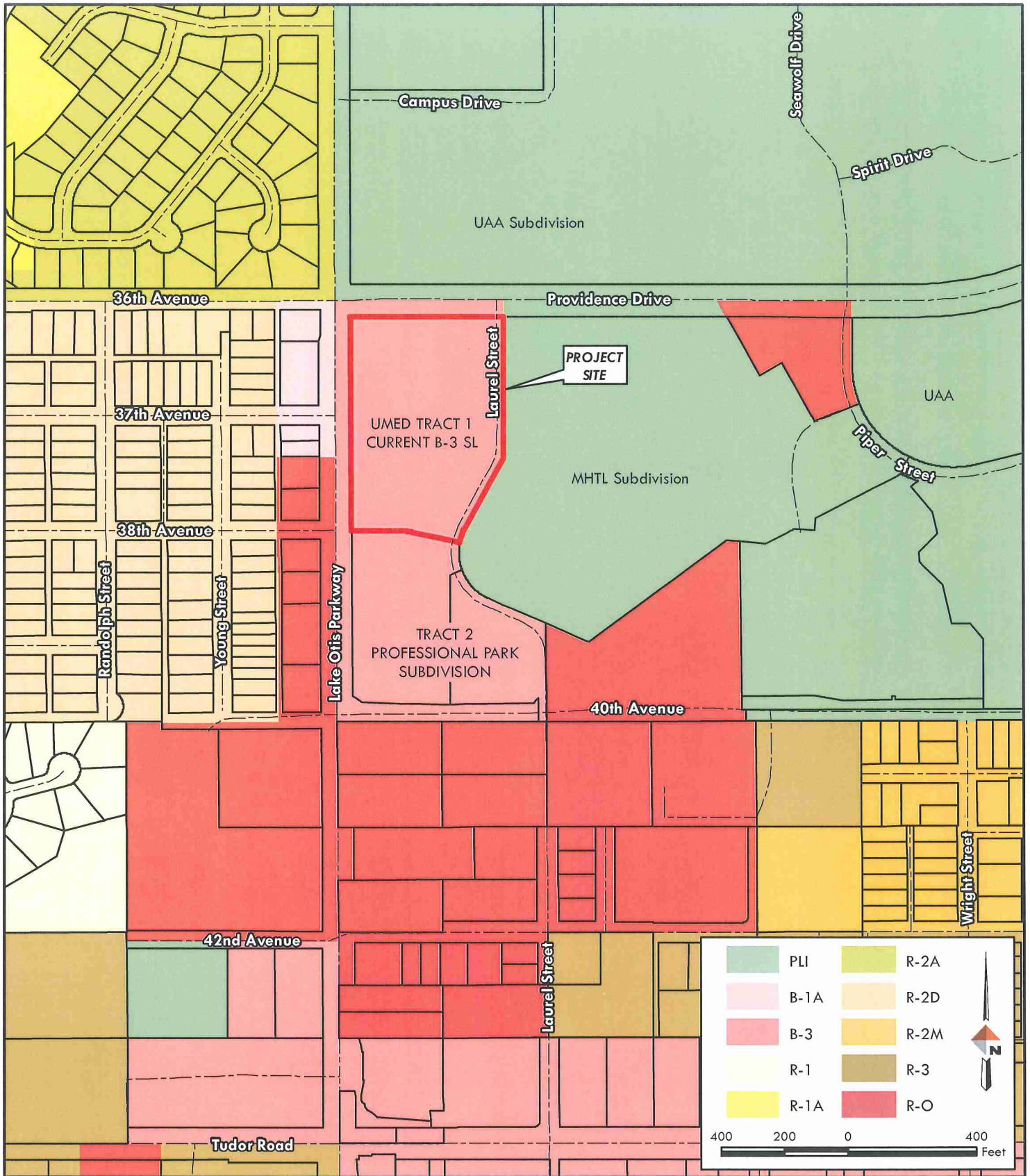


**LOCATION MAP**  
**UNIVERSITY OF ALASKA ANCHORAGE**  
**UMED TRACT 1 REZONE**  
**ANCHORAGE, ALASKA**

PROJECT: 1132.62308.01

DATE: DECEMBER 2016

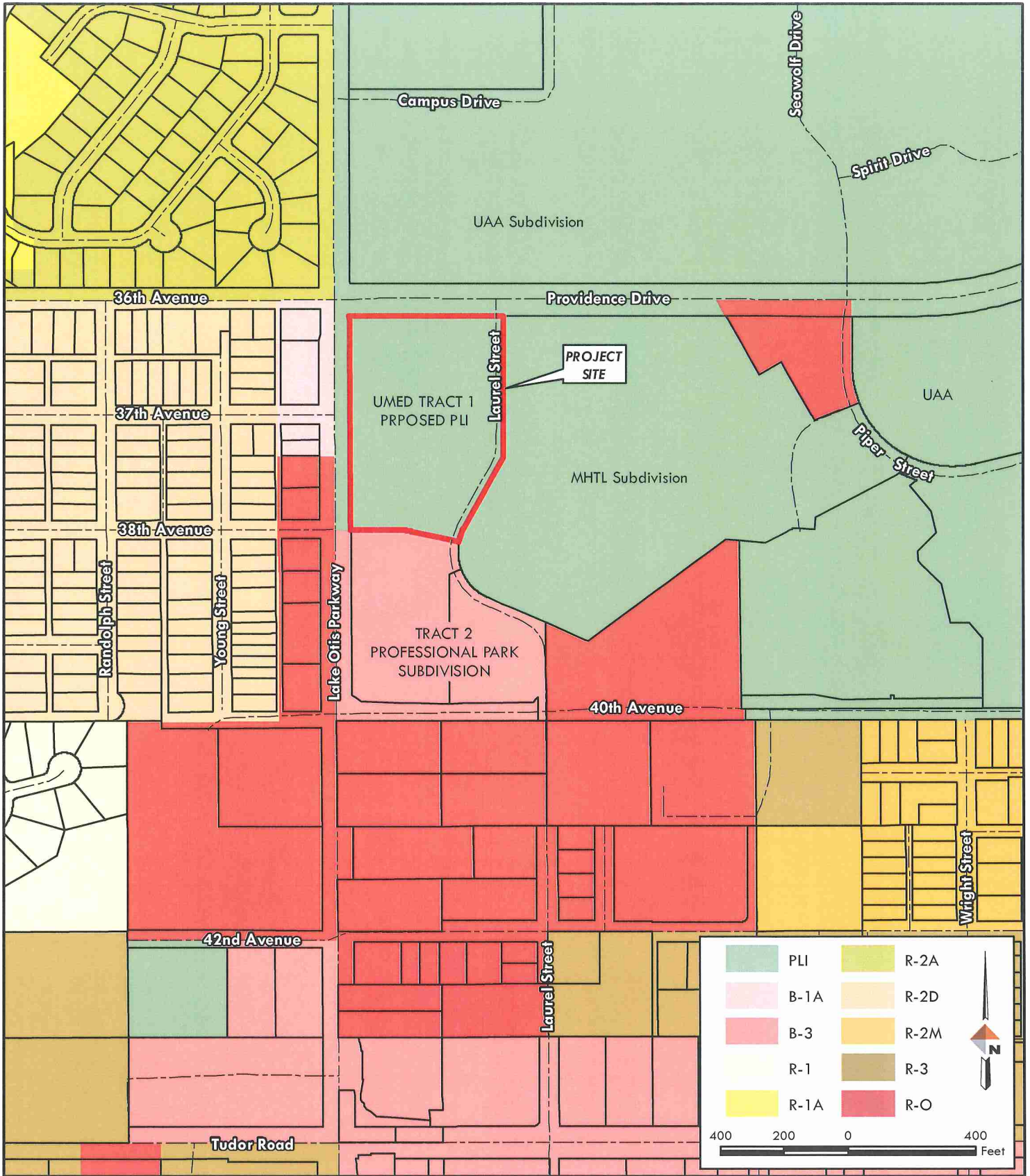
**FIGURE 1**  
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EXISTING ZONING MAP  
 UNIVERSITY OF ALASKA ANCHORAGE  
 UMED TRACT 1 REZONE  
 ANCHORAGE, ALASKA

PROJECT: 1132.62308.01  
 DATE: DECEMBER 2016

FIGURE 2  
**43**



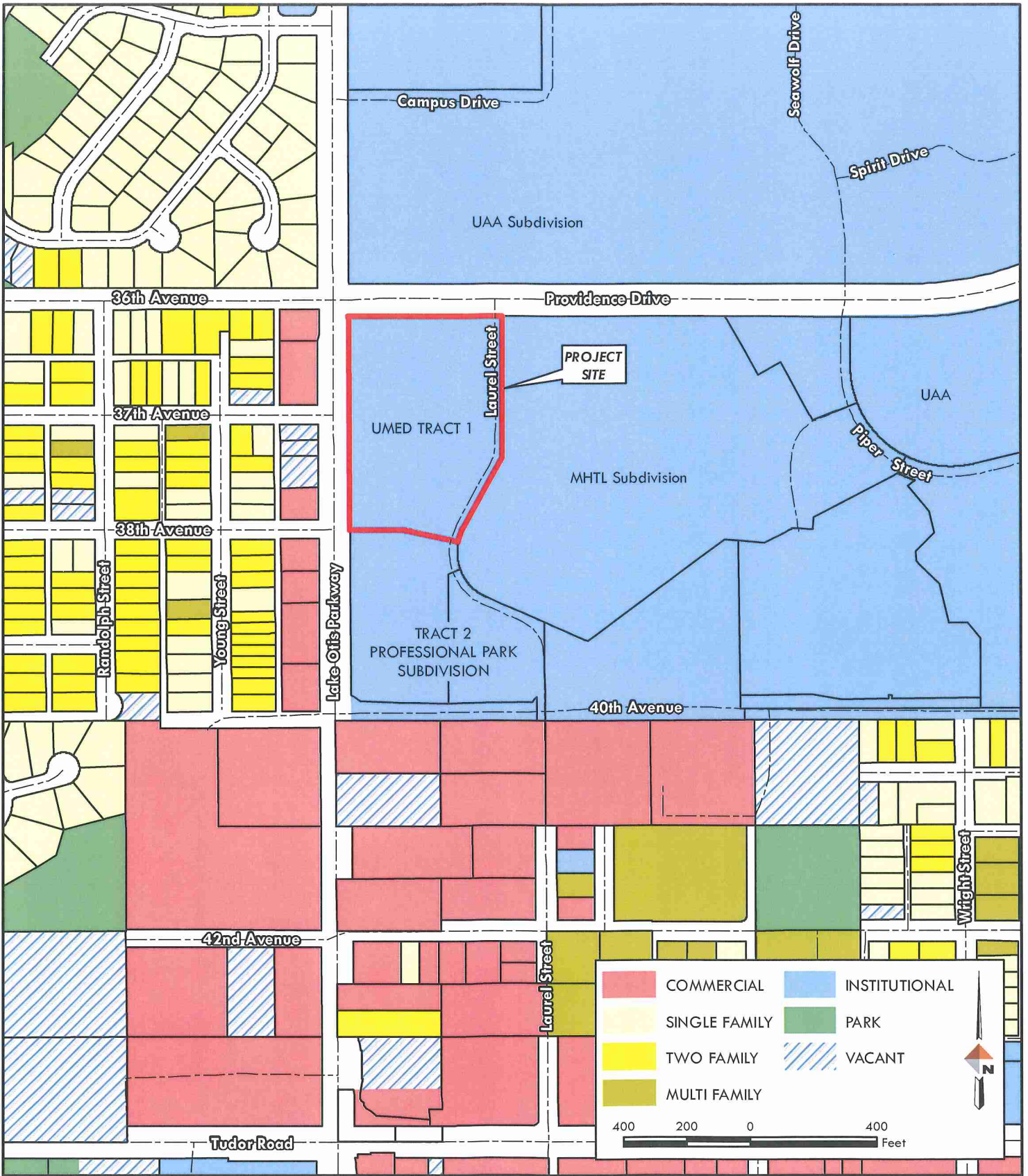
Path: Q:\32182308-01\60GIS\REZONE\162308 - Fig3 - Proposed Zoning Map.mxd



PROPOSED ZONING MAP  
 UNIVERSITY OF ALASKA ANCHORAGE  
 UMED TRACT 1 REZONE  
 ANCHORAGE, ALASKA

PROJECT: 1132.62308.01  
 DATE: DECEMBER 2016

FIGURE 3  
**44**



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**LAND USE MAP**  
**UNIVERSITY OF ALASKA ANCHORAGE**  
**UMED TRACT 1 REZONE**  
**ANCHORAGE, ALASKA**

PROJECT: 1132.62308.01

DATE: DECEMBER 2016

FIGURE 4  
**45**

**APPENDIX A:**

AO 2003-142

Submitted by: Chair of the Assembly at  
the request of the Mayor  
Prepared by: Planning Department  
For reading: October 7, 2003

CLERK'S OFFICE

**AMENDED AND APPROVED**

Date: 12/2/03

Anchorage, Alaska  
AO 2003-142, Amended

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 14 ACRES FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO B-3 SL (GENERAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACT E, MENTAL HEALTH TRUST LAND SUBDIVISION; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF LAKE OTIS PARKWAY AND PROVIDENCE DRIVE.

(University Area Community Council) (Planning and Zoning Commission Case 2003-072)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described property as B-3 SL (General Business District) with special limitations zone:

Tract E, Mental Health Trust Land Subdivision, as shown on Exhibit "A" (Planning and Zoning Commission Case 2003-072).

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

A. Prior to the issuance of a grading and excavation permit for any development on Tract E, a site plan shall be submitted to the Planning and Zoning Commission for public hearing of each development, except that the internal circulation roadways, as depicted in the "U-Med Study" and utilities may be permitted following an administrative review by the MOA Planning Director. The parcel shall have the road improvements under construction within two years of the effective date of the rezone.

B. A landscape plan shall be submitted with the site plan that details required and recommended landscaping features.

C. Building setback standards.

1. There shall be a building setback of at least 20 feet from the northern property boundary along Providence Drive to maintain the gateway/parkway appearance of Providence Drive.

2. There shall be a building setback of 50 feet from the southern property boundary to allow for the future construction of East 40th Avenue.

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3. The building setback on the western property boundary, along Lake Otis Parkway, shall coincide with the 10-foot Telephone and Electrical easement.
4. Along the east boundary of the property, there shall be an 8-foot landscape buffer.

D. Building height standard: building height shall be limited to 5-stories.

E. Site design standards:

1. On the northern half of Tract E, no parking areas shall be allowed between buildings and Providence Drive, and between buildings and Lake Otis Parkway. On the southern half of Tract E, there shall be no more than one driving aisle between buildings and Lake Otis Parkway. The aisle may have parking rows on both sides.
2. The planned internal access drive shall be designed as a two-lane local access street (as illustrated in the 2003 draft "U-Med District Plan," page 34) with a separated sidewalk on the western side of the street. An 8-foot landscape buffer along this sidewalk shall be provided adjacent to parking areas.
3. Two free-standing signs are allowed on each tract. A free-standing sign shall have a maximum height of 12-feet, and a maximum 80-square foot area. Pole signs are prohibited.
4. Snow storage areas shall be identified on the site plan. To facilitate snow plowing and snow removal, snow storage areas equal to at least 15% of the total area of parking, access drives, walkways, and other snow-clearing surfaces must be designated in the site plan. Half (50%) of snow storage areas shall be exclusive of required parking and required landscaping areas (per minimum code requirements).
5. All dumpsters and trash collection areas outside of buildings shall be surrounded with screens that include the following elements:
  - a. a roofed structure with a bottom no lower than 3 feet above the highest point of the container, and with a minimum roof height of 8 feet; and
  - b. an enclosure depth of a minimum 6 feet with placement of stops in back of the enclosure to prevent containers from hitting the back wall; and

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c. gates that are hinged to swing open at least 180 degrees (prevent bollards or other structures from blocking the gate swinging open) and can be latched open, or have a roll-up door.

6. All outdoor light fixtures shall direct light toward the ground. The light source must not be visible from abutting streets or properties. All parking lot lighting shall have full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA) and shall use metal halide lamps.

F. Building and site design guidelines.

1. The facade of any building facing Lake Otis Parkway and/or Providence Drive should not appear to be the back or rear of the building. Buildings along these major roadways should include windows and/or other architectural designs/methods that break up the building façade(s).
2. The mass of a single building or group of buildings should appear as an arrangement of smaller-sized, connected structures. Upper level offices, or residential floors, may be incorporated into the roof form to help reduce the apparent height and mass of the buildings.
3. The design of the building(s) and the site should allow pedestrians access to the site via walkways along and between buildings. Access points to buildings should permit direct and easy access to primary building entrances for pedestrians.
4. To maintain an active, vital storefront appearance, at least 30% of the total ground floor (ceiling to floor) wall surface, facing a public right-of-way, should be glazed with clear (or tinted) glass windows. Upper stories should provide fenestrations, appropriate to the building design, which make the upper floors appear as active, occupied space.
5. Use, design and placement of buildings near the intersection of Lake Otis Parkway and Providence Drive should not detract from the gateway image to the U-Med District. A landmark design feature should be considered for a structure at this corner.
6. Surface parking should be designed with clear and direct pedestrian access routes. Landscaping and appropriate lighting should be provided to facilitate pedestrian use.
7. The planned internal access drive should be designed as a private road/driveway incorporating traffic calming techniques.

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8. A usable outdoor space, preferably with solar orientation, should be provided for public, customer and employee use.

G. General.

1. The site plan should demonstrate compliance with the intent of mixed-use development as described in Anchorage 2020 and the 2003 draft University-Medical District Framework Master Plan, and with the Design Guidelines recommended in the 2003 draft University-Medical Framework Master Plan, to the maximum extent practicable.
2. Prior to the issuance of a grading and excavation permit for any development other than the internal circulation road and utilities on Tract E, a Traffic Impact Study (TIA) shall be completed and submitted with the first public hearing site plan review by the Planning and Zoning Commission.

H. Uses.

1. Retail uses shall be limited to 40% of the combined gross square footage of all buildings on each tract.
2. No beverage dispensary liquor license shall be allowed unless associated with a Restaurant with more than 50% of its gross business related to food.
3. Prohibited uses.
  - a. Package liquor stores.
  - b. Gasoline service stations, auto repair maintenance, bulk fuel dealers, primary tire change facilities.
  - c. Car washes.
  - d. Vehicle rentals or sales.
  - e. On-site dry cleaning.
  - f. Bars or taverns.
  - g. Video or amusement arcades or pool halls.
  - h. Adult-style entertainment (adult bookstores, peepshows, topless/bottomless dancers, massage parlors, escort services, and similar uses).
  - i. Transmission towers.
  - j. Mini-storage facilities.
  - k. Taxidermists, meat or game processing and lockers.
  - l. Pawn shops.
  - m. Gun shops.
  - n. Funeral parlors and crematoriums.
  - o. Drive-through retail establishments of any kind.

1 p. Stand-alone video rental stores.  
2

3 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent  
4 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for  
5 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically  
6 affected by the Special Limitations set forth in this ordinance, shall apply in the same manner  
7 as if the district classification applied by this ordinance were not subject to Special  
8 Limitations.  
9

10 **Section 4.** The Director of the Planning Department shall change the zoning map  
11 accordingly.  
12

13 **Section 5.** This ordinance shall become effective within ten (10) days after the Director of  
14 the Planning Department has received written consent of the owners of the property within the  
15 area described in Section 1 above to the special limitations contained herein. The rezone  
16 approval contained herein shall automatically expire and be null and void if the written  
17 consent is not received within 120 days after the date on which this ordinance is passed and  
18 approved. In the event that no special limitations are contained herein, this ordinance is  
19 effective immediately upon passage and approval.  
20

21 **Section 6. The Municipal Assessor shall be notified immediately of this rezone.**  
22

23 PASSED AND APPROVED by the Anchorage Assembly this  
24

25 2nd day of December 2003.  
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30 ATTEST:

  
Chair

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35 Salene S. Jonnston  
36 Municipal Clerk  
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MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM

No. AM 789-2003

Meeting Date: October 7, 2003

From: Mayor

Subject: AO 2003-142      Planning and Zoning Commission Recommendation of Approval to rezone 14 +/- acres from PLI to B-3 SL for Mental Health Trust Lands Subdivision, Tract E; generally located on the southeast corner of Lake Otis Parkway and Providence Drive.

1 The Mental Health Trust Land (MHTL) Office petitioned to rezone approximately 14 +/-  
2 acres from PLI (Public Lands and Institutions District) to B-3 SL (General Business  
3 District) with special limitations. The property fronts onto Lake Otis Parkway and  
4 Providence Drive.

5  
6 MHTL offered design standards, and use limitations as special limitations. The Planning  
7 and Zoning Commission accepted revised special limitations that had been worked out  
8 between MHTL and the Planning Department Staff, which incorporated concepts found in  
9 the *Universities and Medical District Framework Master Plan (U-Med Plan) Final Draft*,  
10 April 2003. The revised special limitations outline use and general special limitations  
11 (including a site plan review and a Traffic Impact Study); standards for building setbacks,  
12 building design, site design; and guidelines for building design and site design.

13  
14 The present zoning code does not easily provide for mixed-use development on this  
15 property without the use of special limitations. While the R-O, residential-office, district  
16 seems more appropriate to the character of development anticipated here, it does not permit  
17 the type of accessory retail use suitable for a mixed-use area. In contrast, the B-3, general  
18 commercial, district essentially permits all commercial uses with a focus on areas exposed  
19 to heavy automobile traffic. Although the B-3 does permit offices and other uses found in  
20 mixed-use areas, retail use on this property should be restricted to accessory use only, not  
21 primary. Given that, the revised special limitations for the proposed B-3 SL rezone would  
22 meet the intent of the mixed-use category in both *Anchorage 2020* and the 2003 draft U-  
23 Med District Framework Master Plan, and prevent the development of strip commercial  
24 along a major arterial.

25  
26 B-3 SL zoning with the revised special limitations generally meets the standards for a  
27 zoning map amendment as required by AMC 21.20.090, the Anchorage 2020 Plan  
28 Transition guidelines required by AMC 21.05.080.C.4.c (how applications would be  
29 viewed in the transition between adoption of *Anchorage 2020* and the adoption of more  
30 specific land use plans and the policies and strategies of *Anchorage 2020*, including  
31 Policies 1, 4-7, 9-14, 21-23). *Anchorage 2020* designates this area as a Major

AO 2003-142

1 Employment Center and Redevelopment/Mixed-Use Area, and is directly adjacent to the  
2 Lake Otis Transit Supportive Development Corridor making this property desirable for  
3 mixed use development.

4  
5 The Tudor Area Community Council provided a letter asking for special limitations, in  
6 addition to those already proposed, for a 40-foot buffer of trees, a transit center located off  
7 the street; traffic concerns be addressed; minimize parking; provide pedestrian amenities;  
8 require a three story height limitation; require an acoustics study (that lights not shine onto  
9 adjacent property).

10  
11 The Commission voted unanimously to recommend approval to rezone the subject  
12 property to B-3 SL. The Administration supports the proposed B-3 SL zoning for the  
13 subject property.

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17 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning  
18 Department  
19 Concur: Susan R. Fison, Acting Director, Planning Department  
20 Concur: Mary Jane Michael, Director, Office of Economics and  
21 Community Development  
22 Concur: Denis C. LeBlanc, Municipal Manager  
23 Respectfully submitted: Mark Begich, Mayor  
24



**APPENDIX B:**

Resolution 2013-025

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2013-025**

A RESOLUTION GRANTING APPROVAL OF A SITE PLAN FOR TEMPORARY USES IN ACCORDANCE WITH AO 2003-142, WITHIN U-MED PROFESSIONAL PARK SUBDIVISION, TRACT 1, GENERALLY LOCATED SOUTH OF PROVIDENCE DRIVE, WEST OF LAUREL STREET, NORTH OF EAST 38<sup>TH</sup> AVENUE, AND EAST OF LAKE OTIS PARKWAY, IN ANCHORAGE.

(Case 2013-070)

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WHEREAS, a petition has been received from the University of Alaska Anchorage requesting approval of a site plan for temporary uses in accordance with AO 2003-142, within U-MED Professional Park Subdivision, Tract 1, generally located south of Providence Drive, west of Laurel Street, north of East 38<sup>th</sup> Avenue, and east of Lake Otis Parkway, in Anchorage; and

WHEREAS, ninety-three public hearing notices were mailed, and a public hearing was held on the June 3, 2013.

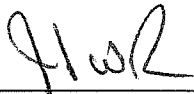
NOW, THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The petition site contains approximately seven acres and is zoned B-3 SL per AO 2003-142. The special limitations require a public hearing site plan review prior to the issuance of a grading and excavation permit.
  2. The site plan is consistent with AMC 21.50.200 *General standards for site plan approval*.
- B. The Commission approves a site plan for a temporary use per AMC 21.50.200 and AO 2003-142, subject to the following conditions:
1. A notice of zoning action shall be filed with the State of Alaska Recorder's Office. Proof of such shall be submitted to the Planning Division.
  2. All construction and improvements related to this approval shall be substantially in compliance with the questionnaire, narrative, and with Appendix B: Temporary Uses Site Plan, drawn by DOWL HKM, dated March 27, 2013.
  3. This approval expires on July 29, 2016.

4. The staging area and crew parking area hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays.
5. The maintenance yard hours of operation will be from 6:00am to 7:00pm, Monday through Saturday, with no work or use on Sundays and holidays, except in the case of an emergency.
6. All noise from operations shall comply with Chapter 15.70 Noise Control of the Anchorage Municipal Code.
7. No fill or gravel stockpiling is permitted.
8. Barbed wire and concertina wire is prohibited on or inside of the chain link fence.

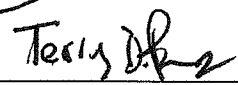
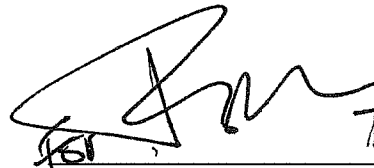
PASSED AND APPROVED by the Municipal Planning and Zoning Commission the 3rd day of June 2013.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 10<sup>th</sup> day of June, 2013. 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.



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Jerry T. Weaver, Jr.  
Secretary



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Connie Yoshimura  
Chair

(Case 2013-070)

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**APPENDIX C:**

Planning and Zoning Commission Case 2016-0128

AO No. 2017-

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

ANCHORAGE, ALASKA  
AO NO. 2017-

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 21.05 AND SECTION 21.10.050 TO ADD OUTDOOR STORAGE AND VEHICLE STORAGE ASSOCIATED WITH A COMMUNITY USE AS ALLOWED PRINCIPAL USES IN ANCHORAGE AND EAGLE RIVER IN THE PUBLIC LANDS AND INSTITUTIONS (PLI AND CE-PLI) AND PARKS AND RECREATION (PR AND CE-PR) ZONING DISTRICTS; AS ALLOWED ACCESSORY USES IN THE GENERAL BUSINESS (B-3 AND CE-B-3), PUBLIC LANDS AND INSTITUTIONS (PLI AND CE-PLI), AND PARKS AND RECREATION (PR AND CE-PR) ZONING DISTRICTS; AND TO INCLUDE DEFINITIONS AND USE-SPECIFIC STANDARDS FOR THESE ADDED PRINCIPAL AND ACCESSORY USES.

(PLANNING AND ZONING COMMISSION CASE 2016-0128)

**WHEREAS**, the Planning and Zoning Commission unanimously adopted Resolution 2016-044 recommending the code amendments proposed in this ordinance, and finding the need for outdoor storage of goods and materials and the need for storage of vehicles and equipment associated with community uses was not accommodated in new Title 21; and

**WHEREAS**, the Commission also found there is a need for facilities, such as hospitals, schools, parks, public facilities, and other community uses to assign space for storage and vehicles, both as a principal use and as an accessory use; and

**WHEREAS**, the Commission further found that impacts of storage facilities and vehicle storage areas to adjacent residences and other uses can be mitigated through use-specific standards including site plan approvals, screening requirements, and through requirements for parcel size; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code chapter 21.05 is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**CHAPTER 21.05 USE REGULATIONS**

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**21.05.010 - Table of allowed uses.**

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- i. Goods stored in an approved outdoor storage area shall be limited to items used for maintenance, repair, replacement, or new construction as part of an associated principle use.
  - ii. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials used in the principal structure. The fence or wall may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence or wall necessary to effectively screen the area. Alternatively, if it can be demonstrated that existing topography or vegetation adequately screens the storage area, in the opinion of the Director, the fence requirement may be waived. Materials may not be stored higher than fifteen feet from existing grade. The outer perimeter of the fence or wall shall be landscaped with L1 visual enhancement landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.
  - iii. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.
  - iv. No goods and/or materials may be stored in areas required for vehicular or pedestrian circulation or parking.
  - v. Minimum lot size shall be no less than three acres. The director may reduce the minimum lot size when it can be demonstrated that the lot is in close proximity to the community use and there will be no impacts to neighboring properties.
  - vi. “Hazardous material,” “hazardous chemical,” and “hazardous waste,” as defined by AMC 16.110.020, shall be stored in accordance with all applicable municipal, state, and federal laws.
9. Outdoor Storage of Vehicles and/or Equipment Associated with a Community Use

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- a. Definition  
The outdoor storage or parking of vehicles and/or equipment (but not “junk” as defined by chapter 21.14) used in support of a community use.
  
- b. Use-Specific Standards  
Vehicles and/or equipment accessory to a community principal use shall be allowed subject to the following standards:
  - i. Vehicles and/or equipment stored in an approved outdoor storage area shall be limited to those under ownership of and for use by the associated principal community use.
  
  - ii. Each outdoor vehicle storage area shall be screened in accordance with the provisions of subsection 21.07.080E.2.b. Alternatively, if it can be demonstrated that existing topography or vegetation adequately screens the vehicle storage area, in the opinion of the Director, the other landscape requirements may be waived.
  
  - iii. Vehicle fueling stations associated with vehicle storage areas are allowed. Flammables liquids or gases in excess of 1,000 gallons shall be stored underground.
  
  - iv. “Hazardous material,” “hazardous chemical,” and “hazardous waste,” as defined by AMC 16.110.020, shall be stored in accordance with all applicable municipal, state, and federal laws.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 2, 7-28-15 ; AO No. 2015-131, § 3, 1-12-15 )

**21.05.070 - Accessory uses and structures.**

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C. *Table of allowed accessory uses.*

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1. *Explanation of table abbreviations.*

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g. *Table of Permitted Accessory Uses and Structures*

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																												
P = Permitted S = Administrative Site Plan Review C = Conditional Use Review																												
Accessory Uses	RESIDENTIAL										COMMERCIAL				INDUST.			OTHER				Definitions and Use-Specific Standards						
	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2		MI	AF	DR	PR	PLI	W
Outdoor display accessory to a commercial use															P	P	P	P	P	P	P							21.05.070D.14
Outdoor storage accessory to a commercial use																	P		P	P	P	P						21.05.070D.15
Outdoor storage associated with a community use																	IS								IS	IS		21.05.070D.20
Outdoor storage of vehicles and/or equipment associated with a community use																	IS								IS	IS		21.05.070B.21
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P														21.05.070D.16
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P										P				21.05.070D.17
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P				P	P	P	P	P	P										P				21.05.070D.18
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S				S	C	21.05.076D.16
Wind energy conversion system (WECS), building mounted small							S	S							S	S	S	S	S	S	S	S				S		21.05.076D.19

<sup>2</sup> Accessory dwelling units in the R-1 and R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.

<sup>4</sup> In the R-4 and R-4A districts, ADUs are allowed only on lots already improved with detached single-family dwellings as of January 1, 2014.

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D. *Definitions and use-specific standards for allowed accessory uses and structures.*

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21. Outdoor Storage Associated with a Community Use

See subsection 21.05.060D.8.

22. Outdoor Storage of Vehicles and/or Equipment Associated with a Community Use

See subsection 21.05.060D.9.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 )

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**Section 2.** Anchorage Municipal Code section 21.10.050 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.10.050 - Use regulations.**

\*\*\*      \*\*\*      \*\*\*

A. Table of Allowed Uses.

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5. *Table of Allowed Uses*

		TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																										
		P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review																										
		For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.																										
		All other uses not shown are prohibited.																										
Use Category	Use Type	RESIDENTIAL										COMMERCIAL			INDUSTRIAL			OTHER			OV		Definitions and Use-Specific Standards					
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-6A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-R-C	CE-I-1	CE-I-2	CE-I-3	CE-DR	CE-PR		CE-PLI	CE-DO'	CE-EVO		
	Outdoor storage associated with a community use																						M	M			21.05.060D.8.	
	Outdoor storage of vehicles and/or equipment associated with a community use																						M	M			21.05.060D.9.	
	Self-storage facility														P		P	P	P	P						C	21.05.060D.4.	
	Storage yard																		P	P	P					C	C	21.10.050F.2. 21.05.060D.5.
	Warehouse																		P	P	P				C	C	21.05.060D.6.	
	Wholesale establishment																		P	P	P						21.05.060D.7.	
Waste and Salvage	Composting facility																			P	P			C		P	21.05.060E.1.	
	Incinerator or thermal desorption unit																			C	C			C			21.05.060E.3.	
	Junkyard or salvage yard																			C	C						21.05.060E.4.	
	Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S			S	C	C	21.05.060E.5.		
	Landfill																			C	C			C			21.05.060E.6.	
	Recycling Drop-Off														P		P	P	P	P				P		P	21.05.060E.7.	
	Snow disposal site	C	C	C	C	C	C	C	C	C	C	C	C			C	S	S	S				C	C	C	21.05.060E.8.		

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G. *Accessory uses and structures.* Table 21.10-5 below lists the accessory uses and structures allowed within all base zoning districts in the Chugiak-Eagle River area.

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2. *Table of Allowed Accessory Uses and Structures*

TABLE 21.10-5: TABLE OF ACCESSORY USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																									
P = Permitted      S = Administrative Site Plan Review      C = Conditional Use Review																									
Accessory Uses	RESIDENTIAL										COMMER.			INDUS.		OTHER		OV		Definitions and Use-Specific Standards					
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2H	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	CE-I-1	CE-I-2	CE-I-3		CE-DR	CE-PR	CE-PLI	CE-DO <sup>1</sup>	CE-EVO
Outdoor display accessory to a commercial use														P	P	P	P	P	P					P	21.05.0700 15
Outdoor storage accessory to a commercial use														P		P	P	P	P					P	21.05.0700 16
Outdoor storage associated with a community use														S							S	S			21.05.0700 20
Outdoor storage of vehicles and/or equipment associated with a community use														S							S	S			21.05.0700 21
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		P	21.05.0700 17
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P		P	21.05.0700 16
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P									P		P	21.10.050H 7, 21.05.0700 15
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S/C	S/C	S/C				S/C		
Wind energy conversion system (WECS), building mounted small														S		S	S	S	S				S		

<sup>1</sup> For uses allowed in the CE-DO (Downtown Eagle River Overlay District), when the abbreviation of the approval process is followed by a “-R”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is RO. When the abbreviation of the approval process is followed by a “-B”, that indicates the use is allowed only in the portion of the overlay district where the underlying zoning is B-3. If the abbreviation of the approval process has no suffix, then the use is allowed anywhere in the overlay district. For example, “P-R” means that the use is permitted only in the portion of the overlay district where RO is the underlying district.

<sup>4</sup> Accessory dwelling units in the CE-R-1 and CE-R-1A districts are limited to attached ADUs, which are added to or created within single-family dwellings.

<sup>5</sup> In the CE-R-3 district, outdoor keeping of animals is only permitted accessory to a single-family detached dwelling.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16 ; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16 ; AO No. 2016-3(S), §§ 15—17, 2-23-16 ; AO No. 2016-54, § 1, 6-7-16 )

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chair

ATTEST:

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

**APPENDIX D:**

UACC Meeting Minutes

&

UACC Resolution 2016-07



**Office Locations**

**ALASKA**

- Anchorage
- Juneau
- Fairbanks
- Ketchikan
- Kodiak
- Palmer

**ARIZONA**

- Tempe
- Tucson

**COLORADO**

- Golden
- Gunnison
- Montrose

**MONTANA**

- Billings
- Bozeman
- Butte
- Great Falls
- Helena
- Miles City

**NORTH DAKOTA**

- Dickinson

**OREGON**

- Bend

**WASHINGTON**

- Redmond
- Seattle

**WYOMING**

- Gillette
- Lander
- Laramie
- Sheridan

**MEETING SUMMARY**

<b>Date:</b>	11/2/16	<b>Time:</b>	7:00pm
<b>Meeting called by:</b>	University Area Community Council	<b>Attendees:</b>	
<b>Project:</b>	UAA Zoning Map Amendment	DOWL UAA	
<b>Project Number:</b>	1132.62308.01		
<b>Subject:</b>	Community Council Meeting		

**Meeting Notes:**

Background:

*DOWL and UAA attended the University Area Community Council (UACC) on November 2nd, 2016 to present the proposed zoning map amendment request from General Business with Special Limitations (B-3 SL) District to Public Lands and Institution (PLI) District as well as discussed that a major site plan review would likely also be required for the outdoor storage yard.*

*The use of the site as an outdoor storage yard is expected for at least the next 10 years. The long-term development of the site would likely be an Administration Building.*

Community Questions and Comments

Community (C): Will the existing vegetation along Lake Otis Boulevard and Providence Drive be retained?

DOWL: Yes, the proposed site plan retains that vegetation. Setback requirements in the PLI District are greater than that for the B-3 District (25 feet versus 10 feet) which will provide future protection that the existing buffer will be retained.

**UNIVERSITY AREA COMMUNITY COUNCIL (UACC)  
RESOLUTION 2016-07**

**A Resolution of UACC Pertaining to UAA Zoning Map Request to Amend Parcel  
T1N R3W Section 28 SW1/4**

**WHEREAS** the Anchorage Municipal Charter Art, VIII, Sec 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; **and**

**WHEREAS** Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

**WHEREAS** UAA's parcel is currently zoned as General Business with Special Limitations (B3 SL); **and**

**WHEREAS** the current use is not expected to change in the near future; **and**

**WHEREAS** this rezone will bring the site in line with the adopted University Medical (UMED) District Plan and the UAA Master Plan as-well-as bringing the property in line with the rest of UAA's land holdings; **and**

**NOW THEREFORE** UACC resolves not oppose the rezoning of Parcel B3 SL to PLI.

**Resolution Vote:** For 12                      Against: 0                      Abstain: 0

This resolution was approved by the University Area Community Council this day of **November 2, 2016.**

**Signed**

Paul R Stang, Present, UACC