

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2017-0025

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONE OF THE NORTH 69' X 330' OF GOVERNMENT LOT 5, SECTION 18, T12N, R3W, S.M., ALASKA CONTAINING ±0.52 ACRES, FROM R-2M (MIXED RESIDENTIAL) DISTRICT TO I-2 (HEAVY INDUSTRIAL) DISTRICT, GENERALLY LOCATED SOUTH OF WEST 92ND AVENUE, BETWEEN ARCTIC BOULEVARD TO THE WEST AND C STREET TO THE EAST.

(Case 2017-0070; Parcel ID No. 016-291-20)

WHEREAS, a request has been received from Ridge Equipment, LLC to rezone the north 69' x 330' of Government Lot 5, Section 18, T12N, R3W, S.M., Alaska, containing ±0.52 acres, from R-2M (Mixed Residential) district, generally located south of West 92nd Avenue, between Arctic Boulevard to the west and C Street to the east;

WHEREAS, notices were published, posted, and public hearing notices were mailed, and a public hearing was opened and closed on June 5, 2017.

WHEREAS, the Commission requested additional information and postponed the case to July 10, 2017 at which time the Commission took final action on the requested rezone petition.

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

- A. The Commission makes the following findings of fact:
1. The north 69' x 330' of Government Lot 5, Section 18, was zoned R-2M (Mixed Residential) District during the Areawide Rezoning Program in 1972 by GAAB AO 150-71. The strip of R-2M property extends from C Street on the east to Arctic Boulevard.
 2. Newland Subdivision is a single-family residential subdivision zoned R-5 (Low Density Residential) District, that is located north of the petition site across West 92nd Avenue.
 3. Residents of Newland Subdivision testified regarding the potential adverse impact of industrial traffic using Vernon Street. The concern is that the turning radius from C Street to West 92nd Avenue may insufficient to accommodate industrial traffic.
 4. The rezoning request is necessary in order to allow the development on the property to proceed and to re-subdivide the property.
 5. The amendment prohibiting access through the neighborhood via Vernon Street is very important subject as concerns were

expressed about industrial traffic driving on a residential street during public testimony.


6. The landscaping requirements exceed the requirements that are contained in Title 21 and are well above what is ordinarily required. The buffering, especially the berm, will help to protect the neighborhood from the impacts, the noise, the dust, the glare, and the impacts that might result from a future industrial use.
- B. The Commission recommends approval to the Anchorage Assembly of the rezone of the north 69' x 330' of Government Lot 5, Section 18, T12N, R3W, S.M., Alaska, containing ±0.52 acres, subject to the following special limitations:
1. Installing screening landscaping along the north petition site boundary that requires the following:
 - a. A minimum 40-foot planting bed width;
 - b. Three trees and 10 shrubs per 20 linear feet of property line;
 - c. A minimum 75% of all trees to be coniferous;
 - d. Trees and shrubs shall be evenly distributed along the frontage;
 - e. The planting bed shall be covered with living ground cover, turf, or mulch;
 - f. All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.
 2. Vegetation that unless otherwise preserved, a berm of no less than 6 feet in height shall be created.
 3. Vehicular access to residential streets is prohibited.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of July, 2017.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 14th day of August, 2017.



Hal H. Hart, AICP
Secretary



Tyler Robinson
Chair

(Case 2017-0070; Parcel I.D. No. 016-291-20)