

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
REZONING**

DATE:	February 5, 2018
CASE NO:	2018-0013
APPLICANT:	Robin Ward, Director, MOA Real Estate Services
REPRESENTATIVE:	Michelle McNulty, DOWL
REQUEST:	Rezone a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business with Special Limitations) District
LOCATION:	South of East Tudor Road and west of Elmore Road, north of the Permit Center campus at 3500 Elmore Road within the NE 1/4 of Section 22, T13N, R3W, S.M., Alaska
SITE ADDRESS:	3555 Dr. Martin Luther King, Jr. Drive, Anchorage, Alaska 99516
COMMUNITY COUNCIL:	University Community Council
TAX NUMBER/GRID:	008-052-12 / SW1835

ATTACHMENTS:

1. Zoning & Location Maps
2. Application
3. Departmental Comments
4. Affidavit of Posting

RECOMMENDATIONS SUMMARY:

The Department recommends approval of the request to rezone proposed Tracts 1-B, 1-C, and 1-D containing ±20.17 acres based on the preliminary plat application, subject to:

The rezone shall not become effective until:

1. A final plat for the Tudor Elmore Development, Tracts 1-A, 1-B, 1-C, and 1-D has been recorded.

2. Rezoning of Tract 1-B shall not become effective until a suitable site for relocation of the Anchorage School District (ASD) Transportation Facility has been acquired and the facility has been relocated.

Tracts 1-B and 1-C shall be subject to the following special limitations:

1. Prior to development approval for non-public land uses such as commercial or residential on Tracts 1-B and 1-C, a final site plan shall be provided through the administrative site plan review process (unless a higher level of review is prescribed by Title 21). The final site plan may come forward for each tract separately if development is phased, provided the site plan for each tract shows connectivity (i.e., vehicle and pedestrian) and integration (e.g., potential shared parking) with the adjoining tracts and surrounding context. Submittal of the final site plan shall be preceded by a pre-application conference with the municipal real estate, planning, traffic engineering, and public transportation departments. The site plan shall address:
 - a. The physical development characteristics provided for in the Comprehensive Plan, including its land use designation(s), infill design principles, and other types of designations including Transit-supportive Development that apply to the site; and
 - b. The circulation network should connect, integrate, and unify the mixed-use development across the Tracts, with pedestrian facilities and site layouts on each tract that provides the following:
 - i. Internal driveways shall be designed to enable safe access for pedestrians, bicyclists, and motorists, with sidewalks on both sides of the driveways;
 - ii. The development pattern shall be comprised of uses and buildings that front on and are oriented to the internal driveways; and
 - iii. A common open space area, placed on either Tract 1-B and/or 1-C, shall be centrally located to serve the overall mixed-use development.
2. The development shall include a minimum of 192 dwelling units on Tract 1-B and/or 1-C.
3. Prior to site plan approval for non-public land uses on Tracts 1-B and 1-C, there shall be a determination of any long-term public facility, institution, or school needs in this area, as provided in the Anchorage 2040 Land Use Plan.
4. The following uses shall be prohibited on Tracts 1-B and 1-C upon rezoning to the B-3 District:
 - a. Small equipment rental;

- b. Vehicle parts and supplies;
- c. Vehicle sales and rental;
- d. Vehicle service and repair;
- e. Outdoor storage accessory to a commercial use; and
- f. Industrial uses, exempting cottage crafts and light manufacturing (“manufacturing, light”).

SITE:

Acres:	±20.17 acres
Vegetation:	Buffer landscaping along Elmore Street & Tudor Road
Zoning:	PLI (Public Lands and Institutions) district
Topography:	Relatively level
Existing Use:	Anchorage School District’s (ASD) Student Transportation Facility
Soils/Utilities:	Coarse grained alluvial deposits. AWWU water and sanitary sewer available.

COMPREHENSIVE PLAN:

Classification:	Town Center per the <i>Anchorage 2040</i> Land Use Plan Map (AO 2017-116)
Density:	N/A

APPLICABLE LAND USE REGULATIONS:

	Proposed B-3 General Business District AMC 21.04.030D.1.	Current PLI Public Lands and Institutional District AMC 21.04.060F.1
Intent:	This district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. Landscaping, sufficient parking, and controlled traffic movement should be provided.	The PLI district is intended to include major public and quasi-public civic, administrative and institutional uses and activities.

Uses:	A wide range of commercial, office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects.	Residential, group living, community service, cultural, educational, park, police and fire stations, private airstrips, heliports, or utility substations.
Minimum Lot Size	6,000 SF	6,000 SF
Yards: Front Side	15 feet 15 feet if adjacent to residential district; otherwise 0 or at least 5 feet	20 feet 5 feet
Rear	15 feet abutting a residential district; otherwise 10 feet	10 feet
Lot Coverage:	50%	45%
Height:	45 feet	30 feet, not to exceed 2-1/2 stories
Landscaping	None, except L2 (buffer) next to residential	L2 (buffer) adjoining industrial district

SURROUNDING AREA:

	NORTH	EAST	SOUTH	WEST
Zoning:	B-3/PLI SL	PLI	PLI	PLI/R-2M
Land Use:	Restaurants/ Office use/ Ernie Turner Center	APD Headquarters/ Animal Control/ Chuck Albrecht Ballfields/Far North Bicentennial Park	Permit Center/ People Mover Facilities/Far North Bicentennial Park	Dog racing track/ Residential

PROPERTY HISTORY:

12-21-70	GAAB Ordinance 110-70	Petition site zoned PLI (Public Lands and Institutions) District.
03-01-71	Plat 71-139	Final plat recorded for Borough Public Works Tudor Road Tract, Blocks A, B, C, D, E, & F, a resubdivision of Tract A, Greater Anchorage Area Borough, Tudor Road Site, located within the NE 1/4 Section 33, T13N, R3W, S.M., Alaska, containing 36.127 acres.

05-02-84	Plat 84-125	Final plat recorded for Tracts A-1A & B-1, Borough Public Works Tudor Road Tract Subdivision. (Cases S-7221; S-7304; S-7352)
05-29-99	Plat 99-51	Final plat recorded for Borough Public Works Tudor Road Tract Subdivision, Tracts A-1C & A-1B. (Case S-10341)
12-10-03	Plat 2003-183	Final plat recorded for Municipal Tudor Road Complex Subdivision, Tracts 1, 2 & 3. (S-11010)
02-07-18	S12393	Preliminary plat for proposed Municipal Tudor Road Complex Subdivision, Tracts 1A, 1B, 1C, & 1D, a subdivision of Tract 1, Municipal Tudor Road Complex Subdivision is scheduled for public hearing before the Platting Board.

RELATED CASE INFORMATION:

09/1974	Far North Bicentennial Park acquisition	Transfer of a 4,260-acre tract, known as the Campbell Tract from the United States to the State of Alaska and then to the Municipality for "...public parks and recreational purposes and other compatible public purposes only, ..." (Public Law 94-204, U.S. Patent Number 50-80-0073)
---------	---	--

SITE DESCRIPTION AND PROPOSAL:

This is a request to rezone a ±20-acre portion of the Municipal Tudor Road Complex Subdivision, Tract 1 that is currently zoned PLI (Public Lands and Institutions) District to B-3SL (General Business with Special Limitations) District. The effective clauses address the need to record a final plat for the properties and the requirement that a suitable site for the relocation of the Anchorage School District (ASD) Transportation Facility be acquired before the rezoning will become effective. The search for a new location for the ASD Transportation Facility has been underway this past year. Future development of this parcel is dependent upon relocation to a suitable site for the ASD transportation facility.

In 2016, the MOA Real Estate Department issued a Request for Proposal (RFP) to qualified applicants to propose a new location for the Department of Health and Human Services (DHHS) from its current location at 825 L Street. One proposal identified 3500 Tudor Road as the site for a new 40,000 square foot, two story DHHS facility. The other proposal identified the redevelopment of the 825 L Street site for senior housing. The two bidders were asked by the MOA to consider a joint venture to build a new DHHS Facility at the 3500 Tudor Road site and to convert the 825 L Street site for senior housing. The remainder of the Tudor Road site will be used for a future mixed use development that may include housing, commercial, and office uses.

A preliminary plat has been submitted to subdivide the existing Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) into the following four (4) tracts: Tracts 1-A, 1-B, 1-C, & 1-D, Tudor Elmore Development. The public hearing for the preliminary plat will be reviewed by the Platting Board on February 7, 2018.

The rezone is to prepare the site for future mixed-use development. Proposed Tract 1A is developed with the People Mover Public Transportation Facility. Tract 1-D is the potential site for the relocation of the Department of the Health and Human Services (DHHS). Proposed Tract 1-B is occupied by the ASD transportation facility. Future development of Tract 1-B could include commercial uses. Proposed Tract 1-C may be developed with 240-260 residential dwellings. Existing Tract 2, Municipal Tudor Road Complex is occupied by the Permit Center.

The Municipal Tudor Road Complex is identified as a Town Center per the *Anchorage 2040 Land Use Plan Map* adopted September 26, 2017 by AO 2017-116. The Land Use Plan Map classifies a portion of the redevelopment areas in the 3500 Tudor municipal facilities campus as “Community Facility or Institution” and Park or Natural Area. The size and location of these areas will be determined through area specific site or master planning. “Public facility lands excess to public need may be used for residential or mixed use development by a joint public-private agreement consistent with the policies of the *Comprehensive Plan*.”¹ The site for the proposed development is to be located at the Municipal Tudor Road Complex.

SECTION 21.03.160E. APPROVAL CRITERIA

The planning and zoning commission may recommend approval, and the assembly may approve a rezone, 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 is met.

The B-3 zoning district is appropriate for the Municipal Tudor Road Complex site as it is identified as a Town Center. The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. Characteristics of a Town Center include location on arterials, and to be provided with adequate public services and facilities. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects are allowed.

The Municipal Tudor Road Complex is located at the southwest corner of the Tudor Road and Elmore Road intersection. Both Tudor Road and Elmore Road are designated as major arterials in the Official Streets and Highways

¹ Anchorage 2040 Land Use Plan, A Supplement to Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Adopted 9/26/17, AO 2017-116, page 52

Plan that experience over 20,000 average daily traffic (ADT). Both Tudor Road and Elmore Road are dedicated to a 100-foot width. The intersection of these two rights-of-way is traffic controlled with pedestrian facilities abutting the petition site.

Public Transit is available on a 15-minute headway via Route 25. Tudor Road has east-bound and west-bound bus stops in close proximity to the Municipal Tudor Road Complex.

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

This standard is met.

The Land Use Plan Map classifies a portion of the redevelopment areas in the 3500 Tudor Road complex as “Community Facility or Institution” and “Park or Natural Area”. “Facilities and Institutions” designations depict existing and planned community, institutional, and public facilities in campus settings.” The relocation of the Department of Health and Human Services (DHHS) to the 3500 Tudor Road campus does conform to the Land Use Plan Map.

The 2040 LUP explains that its depiction of the location and acreage of park and community facilities uses within the 3500 Tudor Road site are for conceptual planning purposes only. The 2040 LUP states that “the exact size and location of these areas will be determined in consideration of long-term projections for school, park, and public facility needs in these areas, and through area-specific site or master planning.”² If public facility land is determined to be excess to public need, it may be used for mixed-use development and housing.

The proposal is consistent with the following policies of *Anchorage 2020*:

Policy 5: Rezones and variances 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 lands uses.

Policy 7: Avoid incompatible uses adjoining one another.

Policy #10: Mixed-use development is encouraged within Major Employment Centers, Mixed-Use Redevelopment Areas, Town Centers, and Neighborhood Centers. Strategies for mixed use development include housing needs,

² Anchorage 2040 Land Use Plan, A Supplement to Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Adopted September 26, 2017 AO 2017-116, page 52

compatible non-residential uses, public and open spaces, and multi-modal access.

Policy 20: Medium and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers.

The proposed B-3 zoning district is appropriate for an area identified as Town Center on the *2040 Land Use Plan*. Rezoning the property will allow for a variety of uses including a grocery store, residential, and institutional uses all of which are permitted in the B-3 (General Business) district.

It should be noted that Townhouse style residential development is subject to a site plan review.

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

This standard is met.

The B-3 district is intended primarily for general commercial uses in commercial centers exposed to heavy traffic. These commercial districts are intended to be located on arterials, or within commercial centers of town, and to be provided with public services and facilities. In addition to a wide range of commercial offices, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects are allowed in the B-3 district. The site is served with water, sanitary sewer, electricity, and gas. Upgrade of the existing utilities may be required to support the commercial and residential development proposed for this site.

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 is met.

The petition site is identified as a "Town Center" on the Anchorage 2040 Land Use Plan Map. The B-3 district is appropriate for a Town Center designation that permits a variety of commercial, residential, office and public service uses. These uses are intended to be located on arterials, or within commercial centers.

Property across Tudor Road to the north, is designated Town Center and is zoned B-3. Development includes restaurants and office buildings that front onto Tudor Road and a strip mall that is occupied with a variety of commercial and office uses.

The 3500 Tudor Road campus is developed with the Public Transit People Mover facility and the Permit Center. The Anchorage Police Department and the Animal Control Shelter are directly east across Elmore Road from the Permit Center.

The Tozier Track that adjoins the petition site will retain the PLI zoning district designation thereby providing a buffer for the residential development on the south side of Tudor Road and to the west of the Municipal Campus.

5. *Facilities are 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 is met.

The petition site is located in the Police and Fire Service Area, Anchorage Roads and Drainage Service Area (ARDSA), Building Safety Service Area, and the Parks and Recreation Service Area. The site is served by all public utilities, public water and sanitary sewer, storm drain facilities, telephone, electric, and gas to support the relocation of DHHS to the site. Vehicular access to the site is from both Tudor Road and Elmore Road which are built to Municipal standards with pedestrian facilities and street lighting. Public transportation serves this site with Route 25 running east-west on Tudor Road. The intersection of Elmore Road and Tudor Road is stop light controlled providing for safe pedestrian crossing.

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 is met.

The existing and proposed uses will not result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation. Due to the close proximity of Far North Bicentennial Park, wildlife occasionally wander onto the site. However, conflicts between humans and wildlife have not occurred in recent memory.

Public utilities are installed and available to the site for existing and future development of the site. Upgrades to water, sanitary sewer and storm drain facilities may be required to support the new residential and commercial development proposed for the 3500 Tudor Road site. There will be an increase in paved surface of the property. Surface water runoff will need to be addressed for any future development within the Municipal campus.

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 is met.

Adjacent land uses include the permit center, the People Mover Transit facility, and the Anchorage School District Transportation facility. The property has been used for government operations since the Greater Anchorage Area Borough building was constructed on the site.

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

This standard is met.

The Municipal Complex is identified as a Town Center on the Anchorage 2040 Land Use Plan Map. A Town Center is defined as “a focal point of activity for a group of neighborhoods.”³ A Town Center can serve “as destinations for shopping, entertainment, and services, in a cohesive, pedestrian-friendly urban settings.”⁴

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

This standard will be met.

A preliminary plat has been submitted that creates four tracts: Tracts 1A, which is developed with the People Mover facility; Tract 1B, which is currently occupied by the Anchorage School District Transportation facility; Tract 1-C which is currently undeveloped and Tract 1-D that is the proposed location for the relocation of the Department of Health and Human Services.

Tract 2, Municipal Tudor Road Complex Subdivision (Plat 2003-183) is developed with the Permit Center and associated parking lots. An antenna is located on Tract 3 is the site. Tracts 2 and 3, Municipal Tudor Road Complex will remain zoned PLI (Public Lands and Institutions) District. Proposed Tract 1A, Tudor Elmore Development will remain zoned PLI as well.

Proposed Tracts 1B, 1C and 1D, Tudor Elmore Development, containing ±20.15 acres, are to be rezoned to the B-3 SL. The special limitation provides that the zoning will not become effective until a new location the ASD School District Transportation Facility has been relocated to another site.

DISCUSSION:

³ Anchorage 2040 Land Use Plan, A Supplement to Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Adopted 9/26/17, AO 2017-116, page 43

⁴ Ibid, page 43

With the addition of as many as 240 to 260 residential dwelling units, additional educational facilities will be required. “Growth in already dense areas will impact schools. The ASD is concerned about greater density housing that will impact existing schools. ASD is projecting many schools to already be at or near capacity by the 2021-22 school year, which is early in the 2040 planned growth period. There will be a need for additional schools. Future plans should include adequate school capacity and investment. Undesignated municipal land must first be considered for educational facility requirements before being transferred to private use.”⁵

PUBLIC COMMENTS:

On December 13, 2017, 282 public hearing notices were mailed. To date, there have been no public comments returned either in favor or opposed to the request to rezone the property a portion of the 3500 Tudor Road Complex to B-3 (General Business) District. There have been no public hearing notices that were returned unclaimed.

University Community Council: No comments received either in favor of or opposed to the rezone request.

AGENCY REVIEW COMMENTS:

1. The Traffic Department comments stated no objection to the rezoning of this parcel of land.
2. The Development Services Department, Private Development Section has no comment on the rezone request.
3. State of Alaska Department of Transportation and Public Facilities commented that the developer will be required to building out secondary and local access routes to south, west and east to maximize internal access rights to Dr. Martin Luther King Jr. Avenue signal.
4. Chugach Electric requested that in the event that there are subsequent reviews conducted on this development, Chugach requests the opportunity to review revised plans.
5. Anchorage Water and Wastewater Utility stated that AWWU water and sewer are available to this parcel and has no objection to this rezone.
6. Department of Health and Human Services had no comment on the rezone request.

⁵ Anchorage 2040 Land Use Plan, A Supplement to Anchorage 2020 – Anchorage Bowl Comprehensive Plan, Adopted 9/26/17, AO 2017-116, page 43

DEPARTMENT RECOMMENDATION:

The Department recommends approval of the request to rezone proposed Tracts 1-B, 1-C, and 1-D containing ±20.17 acres based on the preliminary plat application, subject to:


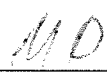
The rezone shall not become effective until:

1. A final plat for the Tudor Elmore Development, Tracts 1-A, 1-B, 1-C, and 1-D has been recorded.
2. Rezoning of Tract 1-B shall not become effective until a suitable site for relocation of the Anchorage School District (ASD) Transportation Facility has been acquired and the facility has been relocated.

Tracts 1-B and 1-C shall be subject to the following special limitations:

1. Prior to development approval for non-public land uses such as commercial or housing on Tracts 1-B and 1-C, a final site plan shall be provided through the administrative site plan review process (unless a higher level of review is prescribed by Title 21). The final site plan may come forward for each tract separately if development is phased, provided the site plan for each tract shows connectivity (i.e., vehicle and pedestrian) and integration (e.g., potential shared parking) with the adjoining tracts and surrounding context. Submittal of the final site plan shall be preceded by a pre-application conference with the municipal real estate, planning, traffic engineering, and public transportation departments. The site plan shall address:
 - a. The physical development characteristics provided for in the Comprehensive Plan, including its land use designation(s), infill design principles, and other types of designations including Transit-supportive Development that apply to the site; and
 - b. The circulation network should connect, integrate, and unify the mixed-use development across the Tracts, with pedestrian facilities and site layouts on each tract that provides the following:
 - i. Internal driveways shall be designed to enable safe access for pedestrians, bicyclists, and motorists, with sidewalks on both sides of the driveways;
 - ii. The development pattern shall be comprised of uses and buildings that front on and are oriented to the internal driveways; and
 - iii. A common open space area, placed on either Tract 1-B and/or 1-C, shall be centrally located to serve the overall mixed-use development.

2. The development shall include a minimum of 192 dwelling units on Tract 1-B and/or 1-C.
3. Prior to site plan approval for non-public land uses on Tracts 1-B and 1-C, there shall be a determination of any long-term public facility, institution, or school needs in this area, as provided in the Anchorage 2040 Land Use Plan.
4. The following uses shall be prohibited on Tracts 1-B and 1-C upon rezoning to the B-3 District:
 - a. Small equipment rental;
 - b. Vehicle parts and supplies;
 - c. Vehicle sales and rental;
 - d. Vehicle service and repair;
 - e. Outdoor storage accessory to a commercial use; and
 - f. Industrial uses, exempting cottage crafts and light manufacturing (“manufacturing, light”).

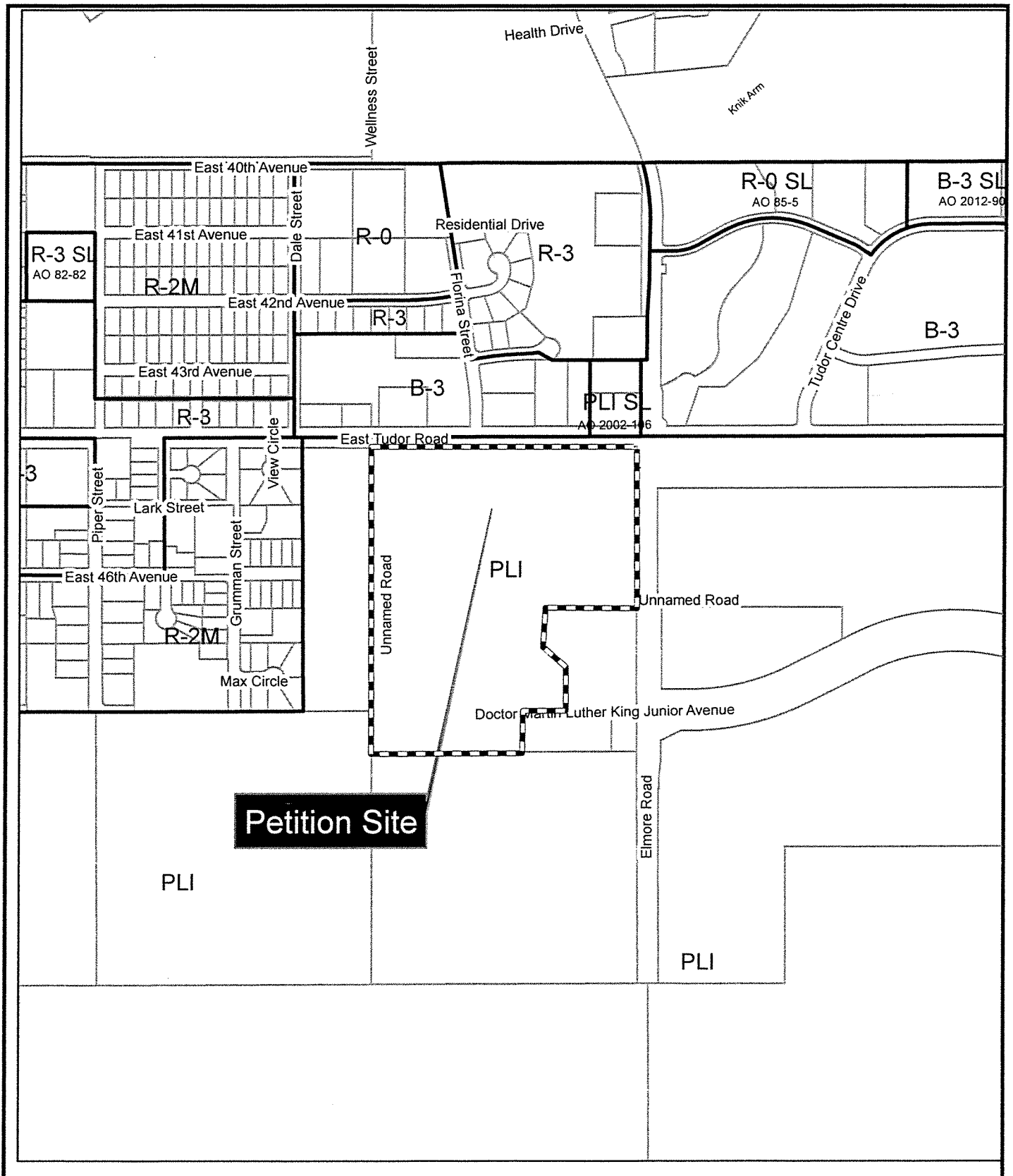
Reviewed by:	Prepared by:
	
Dave Whitfield	Margaret O'Brien
Acting Current Planning Manager	Senior Planner

(Case No. 2018-0013)
(Tax ID No. 016-291-20)

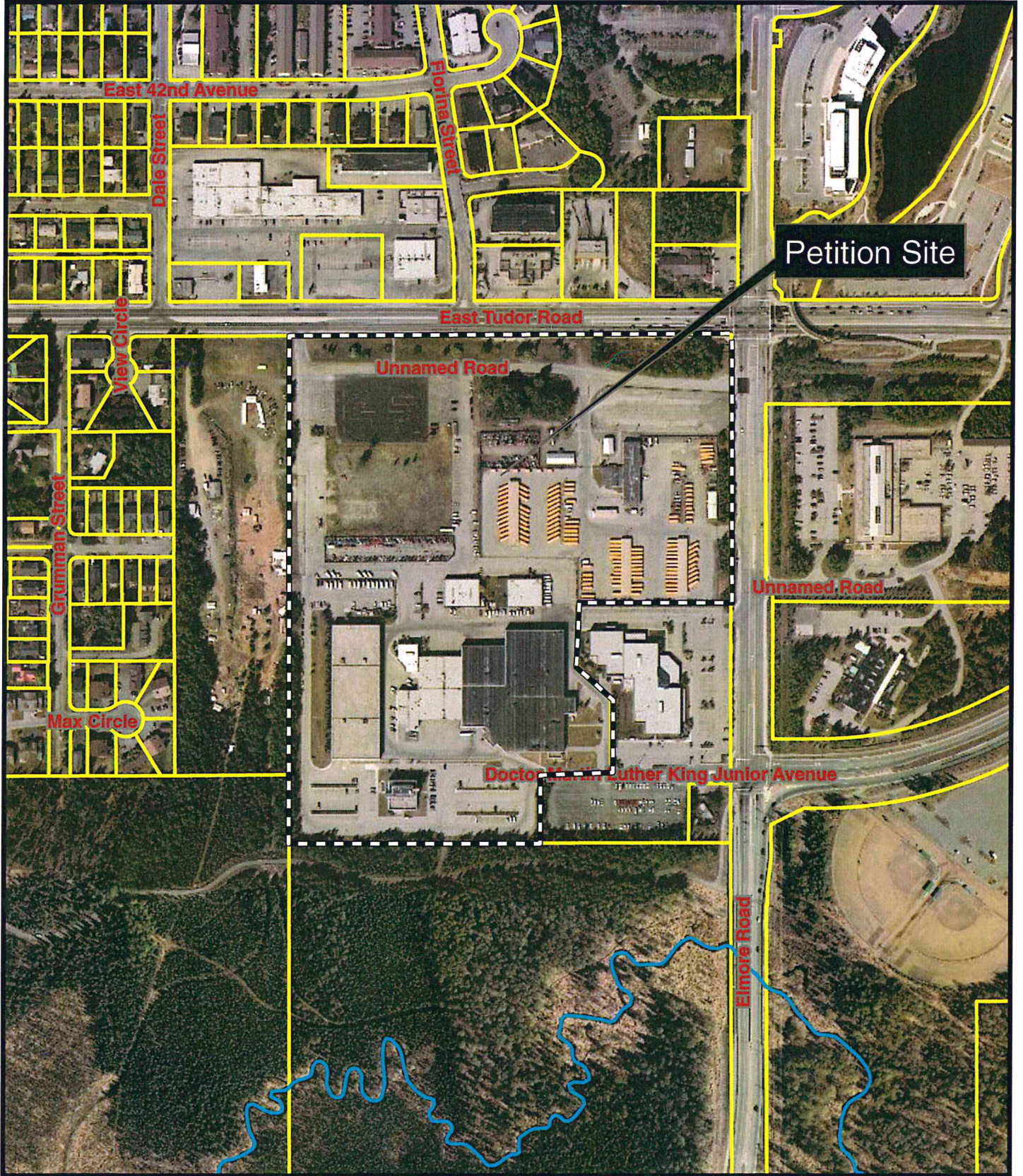
1

**ZONING AND
LOCATION
MAPS**

2018-0013



2018-0013



2

APPLICATION



MEMORANDUM

TO: Municipality of Anchorage Planning Department
FROM: Michelle McNulty, AICP
DOWL
DATE: January 10, 2017
SUBJECT: Tudor-Elmore Development Rezone- Case No. 2018-0013

The Municipality of Anchorage (MOA) Real Estate Service's request for a Zoning Map Amendment (case number 2018-0013) was prepared by DOWL, and submitted November 20, 2017. It will be presented to the Planning and Zoning Commission on January 29, 2018. The following are clarifications that have been made to the application narrative and figures following review by the Anchorage School District (ASD).

- Application narrative clarification that the MOA will be conducting site selection study for future ASD Student Transportation Facility relocation.
- Addition of language regarding current ASD Student Transportation Facility de facto approved site plan following adoption of New Title 21
- Figures 3 and 5 property lines have been updated to reflect revised preliminary plat property lines.
- Addition of note on Figures 3 and 5 for current ASD Student Transportation Facility to remain zoned PLI District until relocated, effectuating the rezone to B-3 per the Special Limitations (SL).

Please contact me with any questions or concerns.

November 3, 2017

Mr. Dave Whitfield, Acting Current Planning Manager
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99510-6650

Dear Mr. Whitfield:

The Municipality of Anchorage is the owner of the Municipal Tudor Road Complex Tract 1 (parcel tax ID 008-052-12). The Real Estate Department has management authority and responsibility for this property. We authorize DOWL to act on our behalf in submitting both a zoning map amendment and preliminary plat application.

Sincerely,

A handwritten signature in black ink that reads "Robin Ward". The signature is written in a cursive style with a large initial "R".

Robin Ward
Director and Chief Housing Officer

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): MOA Real Estate Department, Robin Ward		Name (last name first): McNulty, Michelle DOWL	
Mailing Address: 632 W. 6th Ave		Mailing Address: 4041 B Street	
Anchorage AK 99501		Anchorage AK 99503	
Contact Phone – Day: (907) 343-7533	Evening:	Contact Phone – Day: (907) 562-6000	Evening:
Fax:		Fax:	
E-mail: wardre@muni.org		E-mail: mmculty@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): 008-052-12-000		
Site Street Address: 3555 Dr. Martin Luther King JR Drive Anchorage AK 99516		
Current legal description: (use additional sheet if necessary) Municipal Tudor Road Complex Tract 1		
Existing Zoning: PLI	Acreage: 35.88	Grid #: SW1835
Proposed Zoning: B3 SL		
Existing use: Institutional	Proposed use (if any): Commercial / Office / Residential	

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 McNulty _____ 11/20/17
 Signature Owner Representative Date
(Representatives must provide written proof of authorization)

Michelle McNulty
 Print Name

Accepted by: _____ Poster & Affidavit: _____ Fee: _____ Case Number: _____ Requested Meeting Date: _____

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural (2040 LUP)

Anchorage 2020 Major Elements - site is within or abuts: (2040 LUP: Town Center Transit-Supportive Development)
 Major employment center Redevelopment/mixed use area Town Center
 Neighborhood commercial center Industrial reserve
 Transit-supportive development corridor District/area plan area: _____

Chugiak-Eagle River Land Use Classification:
 Commercial Industrial Parks/open space Public lands/institutions Town center
 Transportation/community facility Alpine/slope affected Special study area Development reserve
 Residential at _____ dwelling units per acre Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification
 Commercial Industrial Parks/open space Public lands/institutions Resort
 Transportation/community facility Alpine/slope affected Special study area Reserve
 Residential at _____ dwelling units per acre Mixed use Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

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

SUBMITTAL REQUIREMENTS

1 copy required: Signed application (original)
 Ownership and beneficial interest form

35 copies required: Signed application (copies)
 Signatures of other petitioners (if any)
 Map of area to be rezoned
 Map of area surrounding proposed rezoning, including zoning and existing uses
 Narrative statement explaining:
 need and justification for the rezoning
 the proposed land use and development
 the probable timeframe for development
 an analysis of how the proposal meets the rezoning criteria on page 3 of this application
 Summary of community meeting(s)
 Proposed special limitations, if any

(Additional information may be required.)

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 zoning district. (For exceptions, see AMC 21.03.160B.)
2. In the case of multiple owners, the petitioning property owners must provide documentation showing ownership of at least 51% of property to be rezoned.

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 Municipality of Anchorage (MOA) Real Estate Department is seeking approval of a zoning map amendment for a portion of an approximate 36-acre parcel. The parcel is legally described as Municipal Tudor Road Complex Subdivision, Tract 1 and is located at the southwest corner of Tudor and Elmore Roads (Figure 1– Location Map). A preliminary plat application to subdivide the tract from one parcel into four parcels is being submitted for review and approval by the Platting Board concurrent with this rezone application. Effectuation of the rezone will be subject to the recordation of the replat. We are requesting approval of a zoning map amendment to rezone a 20-acre portion (Rezone Area) from Public Lands and Institution (PLI) District to General Business (B-3) with Special Limitations (SL) District (Figures 2 and 3 – Existing Zoning Map and Proposed Zoning Map). The special limitation will allow the newly created tract, on which the Anchorage School District’s (ASD) Student Transportation Maintenance Facility is located to remain PLI District until a new location for the facility is selected. At the time the ASD Transportation Maintenance Facility has relocated, the rezone for the parcel will be effectuated and the new zoning designation will be B-3 District. The remainder of the property not included in this rezone, and that currently houses the People Mover facility, will remain PLI District.

PROJECT BACKGROUND

The Department of Health and Human Services (DHHS) building, currently located at 825 L Street in Downtown Anchorage, requires extensive maintenance work and renovation to allow the department to adequately perform its mission. The MOA desires to relocate DHHS to a facility that allows the department to more efficiently and effectively deliver its services to the public. Over the years, many attempts have been made to move the department into a new facility without success.

On June 20, 2016, the MOA Real Estate Department issued a Request for Proposal (RFP) for qualified applicants to propose on how they would relocate the DHHS facility and redevelop the current DHHS location at 825 L Street, in a manner that is consistent with the goals in the Anchorage 2020 and Downtown Comprehensive Plans.

One proposal received identified 3500 Tudor Road as the site for a new 40,000 square foot, two-story DHHS facility at the northwest corner of the campus in exchange for the current building at 825 L Street. The other proposal provided for the redevelopment of 825 L Street into senior housing and a site selection process to identify a new DHHS facility. The two proposers (Irwin Development Group and Alaska Pacific Development) were asked by the MOA to consider a joint-venture to accomplish the goals of the RFP and they agreed. The joint-venture team will build a new DHHS facility at the 3500 Tudor Road site and senior housing at the 825 L Street site. The remainder of the Tudor property will be used for a future mixed-use development. This may include apartment and townhome style residential units, a large grocery store for the underserved community, restaurants, a hotel, and buildings for offices and retail. To allow for further development of this site, it will need to be rezoned as B3 District.

The ASD Student Transportation Facility is located at the northeast corner of this property and services schools on the east side of Anchorage, including East and Bartlett High Schools. Other sites within East Anchorage are being considered by the MOA for relocation; if no appropriate alternative is found for the ASD Student Transfer Facility, it will remain at its current location. As previously noted, this parcel will remain PLI District until the ASD Student Transportation Facility has relocated to a new site.

The ASD Student Transportation Facility has been operating on this site prior to the 1983 Areawide zoning coming into effect. Under Anchorage Municipal Code (AMC) Title 21, as adopted on January 1, 2014,

Outdoor Storage for a Community Use, which the ASD Student Transportation Facility is considered, became permitted subject to approval of a Major Site Plan Review. As such, the existing facility has a defacto approved site plan and is permitted to operate on this site, in its current configuration, under the PLI District designation.

PROPERTY BACKGROUND

The zoning districts adjacent to the Rezone Area include PLI District to the east, south, and west, and B3 District to the north (Figure 2 – Existing Zone Map). The 2040 Land Use Plan designates this property and the parcels to the north as a Town Center, Community Facility or Institution to the east and south, Compact Mixed Residential-Low to the far west and northwest, and University or Medical Center to the northeast (Figure 4- Land Use Map). The current land use is Institutional, which will become Commercial once the rezone to B-3 SL District is implemented. The Institutional land use on the tract containing the ASD Student Transportation Facility will change to Commercial once the facility has been relocated, effectuating the rezone per the Special Limitations as previously noted. The parcel that will be developed with the new DHHS facility will remain Institutional land use.

COMMUNITY MEETING

Permit Center- September 27, 2017

The MOA with DOWL hosted the Permit Center Special Meeting to present the proposed rezone of the property from PLI to B3 District, and replat of the property from one parcel into four parcels. Detailed meeting notes are included in Appendix A.

University Area Community Council- October 4th, 2017

Members of the University Area Community Council (UACC) who had attended the September 27th meeting asked if they could put forward a resolution of support for the project. One member presented a resolution of support at their regularly scheduled meeting (Appendix A-Community Meetings Materials and Notes). The UACC voted unanimously on a resolution to support the rezone and replat of the Tudor-Elmore Road project

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.**

The purpose of this rezone from PLI District to B-3 District is for the development of the DHHS Services Building and accompanying residential and commercial facilities. A new site for the DHHS building is critical, providing much needed updates and putting it in close proximity to the existing medical campuses within the UMED District. There is also a demand for housing and a grocery store in the surrounding area, and the Tudor and Elmore Development is planned to create 240-260 residences, a grocery store, commercial, and retail activity to help meet the community needs.

- 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 2040 LAND USE PLAN

The proposed zone map amendment conforms to the land use classification map provided in the Anchorage 2040 Land Use Plan (LUP). The plan designates this area as a Town Center, which are intended to function as the focus of community activity for smaller subareas of Anchorage. Town Centers are intended to include a mix of retail shopping and services, public facilities, and medium- to high-density residential uses. The purpose of the PLI District is intended to include major public and quasi-public civic, administrative, and institutional uses and activities, supporting the necessity for services and public facilities within a Town Center, and the B-3 District is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic, as is seen in the Tudor-Elmore intersection and corridor. These commercial uses are intended to be located within commercial centers of town, and to be provided with adequate public services and facilities. The B-3 and PLI Districts complement each other as well as surrounding zoning and land uses. This property is also within a Transit-Supportive Development, and is designated as an area of significant growth per the *Areas and Growth and Change by 2040 Map*.

The following outlines goals, objectives, and policies of the Anchorage 2040 Land Use Plan that the project helps address.

2040 LUP Policies

Goal 2: Infill and Redevelopment- Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

LUP 2.2: Coordinate redevelopment incentives and public infrastructure investments with development entitlements to enhance walkability and quality of life, and encourage the market to add new residences, shops, and workplaces.

The Assembly approved a tax abatement for the developer of the future grocery store, residential development, and retail spaces. The proposed rezone will encourage a variety of development to take place at this location. As part of this redevelopment, infrastructure will be provided that enhances walkability and supports the addition of new residences, shops, and workplaces.

Goal 3: Centers and Corridors- Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offering housing affordable to a range of incomes, and enable businesses to grow.

LUP 3.2: Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.

This property is located within both a Town Center and a Transit-Supportive Development designated area. The proposed rezone to B-3 District will promote mixed-use development along a transit-oriented corridor that helps keep retail, services, jobs, and housing. Additionally, the rezone will allow for the development of a grocery store, which has been an identified need in this subarea for many years.

Goal 4: Neighborhood Housing- Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

LUP 4.2: Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

The proposed rezone will allow for a variety of housing, including apartment and townhome style housing options, responding to the types of housing options needed across a variety of income levels. The addition of these units in this location could provide Anchorage's housing opportunities for the many people employed within the UMED District, including Providence Medical Center, the University of Alaska and the Alaska Native Tribal Health Consortium.

Goal 7: Compatible Land Use- Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.

LUP 7.1: Preserve, accommodate, and contribute to the character, scale, and identity of established neighborhoods as new infill housing and mixed-use development occurs. Protect and restore the natural environment as development occurs in these neighborhoods.

The proposed rezone will allow for a mix-use development that reflects the surrounding areas character, scale, and identity. The development plan will include required landscaping and pedestrian facilities that will enhance the current state of the natural environment, while preserving the greenbelt buffer along Tudor Road.

THE 3500 TUDOR ROAD MASTER PLAN

The 3500 Tudor Road Master Plan, adopted in 2007, identifies this property as being underutilized, making it appropriate for redevelopment. This plan recognizes the need for facilities on these properties, including the ASD Student Transportation Facility, to be relocated in order for this area to be developed to its highest and best potential.

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

The B3 District is intended primarily for general commercial uses in commercial centers exposed to heavy traffic, as is seen at the intersection of Tudor and Elmore Roads. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed in the B-3 District.

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.

Properties adjacent to the rezone area to the north and northeast are zoned B-3 District, and are developed with a variety of restaurants and office buildings and two indoor storage facilities. The properties East and South of the rezone area include offices and public services, including the MOA Permit Center, Anchorage Police Department, Animal Care and Control, the State Crime Lab, the People Mover Transportation Facility, and a greenbelt trail corridor.

There will be a remaining PLI District between this lot and the closest residential zone to the west of the property. The B-3 District is supported in the Town Center designation provided by the 2040 Land Use Plan. The proposed rezone will create a general business district that will complement the surrounding zoning districts and development.

- 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.**

Facilities and services, including roads, transportation, water, sewer, gas, electricity, police and fire protection are all available at this site. Any necessary upgrades to services such as water or sewer will be made. The facilities that will be developed here in the future such as the DHHS, a grocery store, commercial and retail stores, and residential units will serve those at the Municipal campus and within the UMED district, including the many users of the Alaska Native Tribal Health Consortium and Hospital. The Anchorage Police Department is located immediately across Elmore Road, and the new buildings will be constructed with sprinkler systems. The Official Streets and Highways Plan (OS&HP) designates this portion of Tudor Road and Elmore Road as a class III Major Arterial, to which they are fully developed. Major arterials are intended to rapidly move large volumes of traffic, and connect major traffic generators within a city as well as to residential areas. Prior to development of the site, a Traffic Impact Analysis will be completed to determine what, if any, off-site improvements are required to support this 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.**

It is not anticipated that rezoning the property to B-3 District will have any significant adverse impacts to air, water, noise, storm water management, or wildlife. The parcel is currently graded and a large portion of it is paved, resulting in minimal vegetation loss. The B-3 District requires a L2 landscape buffer when abutting any residential development, and while there is residential district to the west of the rezone property, there is a property zoned as PLI District with a commercial use between the R-2M District and this property. The current greenbelt along the northern property line will remain. Utilities also run east-west along the northern property line, further ensuring a development setback from Tudor Road. Prior to the development of any large retail establishments, such as a grocery store or other development of 20,000 square feet or greater, a Major Site Plan Review will be required.

- 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.**

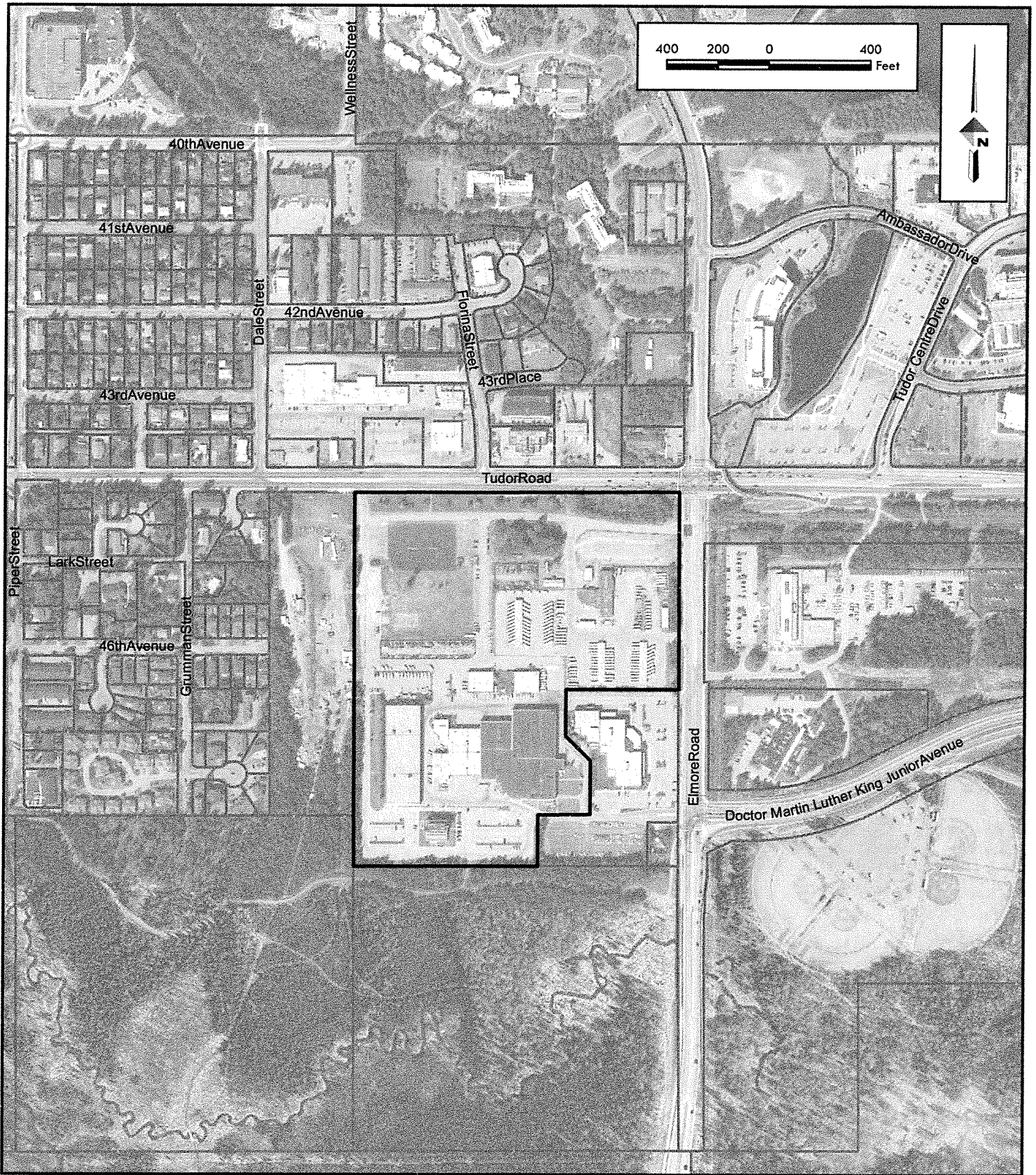
The adjacent lands are largely developed with commercial and institutional uses with some residential. This rezone will create parcels that further complement the surrounding land uses. No adverse impacts are anticipated by a B-3 District.

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

A rezone to B-3 District within a Town Center designation is consistent within the Anchorage 2040 Land Use Plan, as mentioned above.

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

The proposed rezone will not be effectuated until the concurrent plat application has been finalized and recorded, resulting in 4 parcels. This rezone will not result in a split-zoned lot.



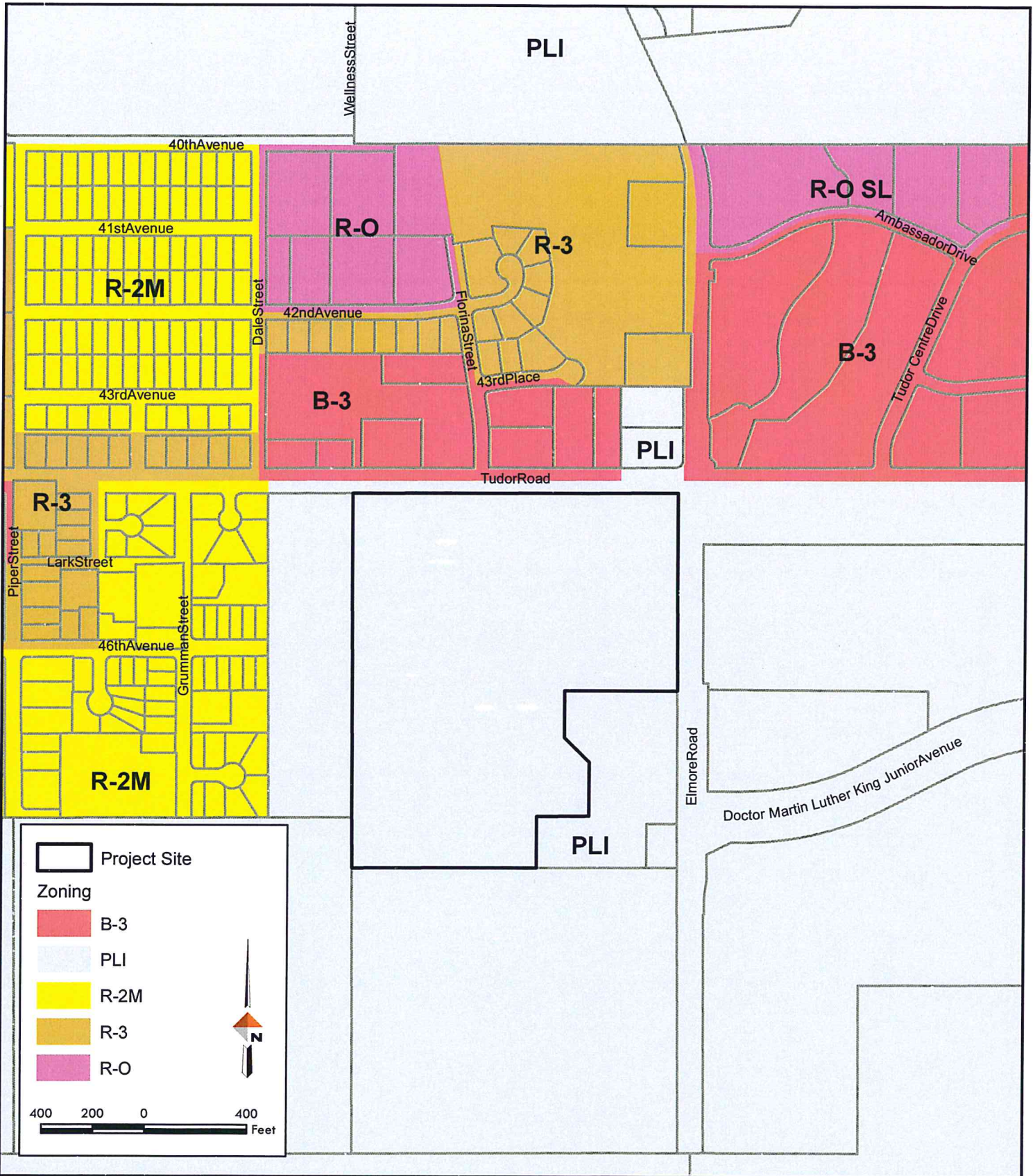
Path: Q:\132\62422\01\60\GIS\W\mapimg\ELMORE_TUDOR\LOCATION MAP.mxd



LOCATION MAP
 TUDOR ROAD COMPLEX
 ANCHORAGE, ALASKA

PROJECT: 1132.62422.01
 DATE: 1/10/2018

FIGURE 1
29



Path: G:\32422-01\60\GIS\Planning\ELMORE_TUDOR\ZONING MAP.mxd

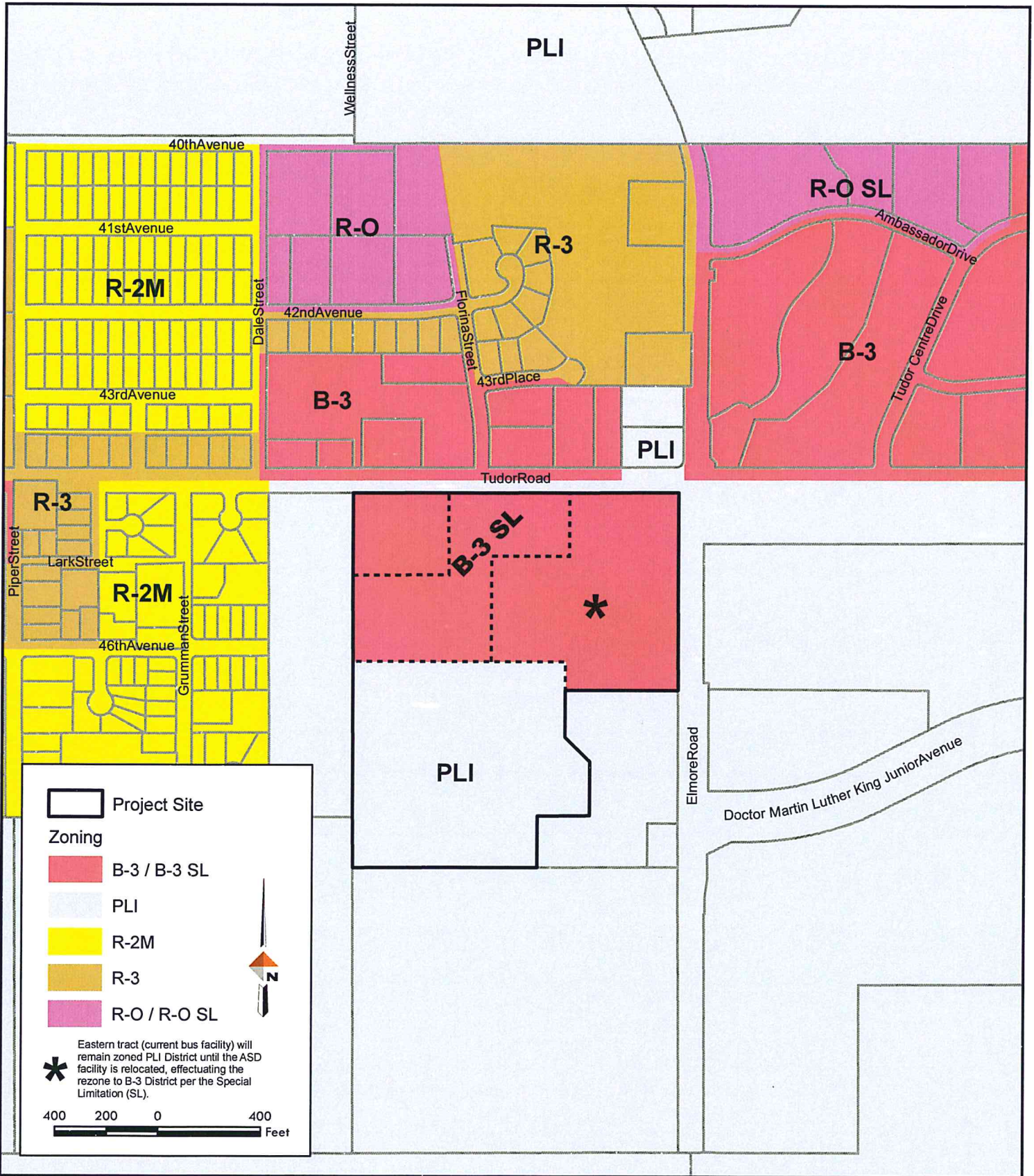


EXISTING ZONING MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 2
30



Path: Q:\132\62422-01\60\GIS\Planning\ELMORE_TUDOR\PROPOSED ZONING MAP.mxd



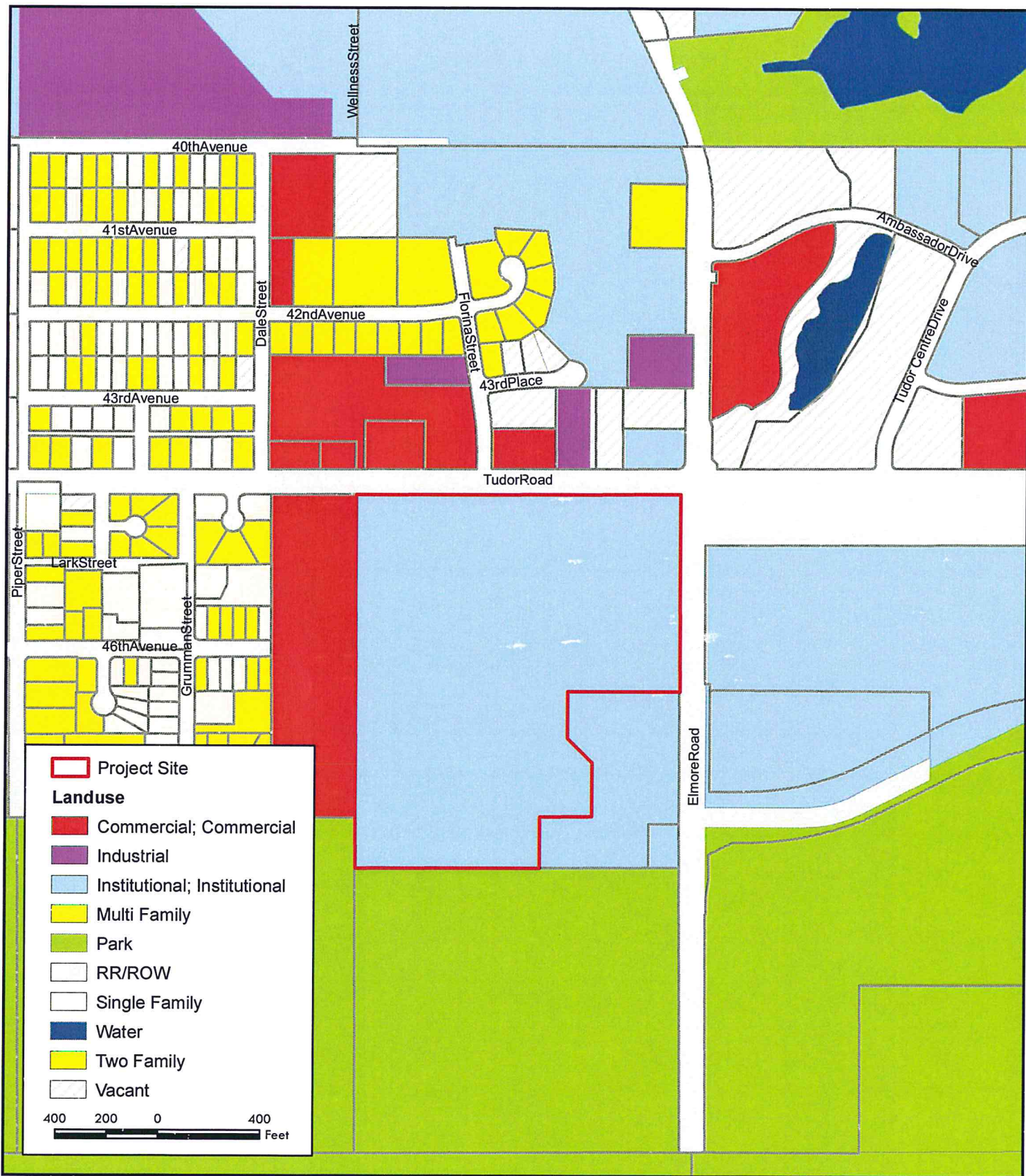
**PROPOSED ZONING MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA**

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 3

31



Path: Q:\32\62422-01\60\GIS\Planning\ELMORE_TUDOR\LANDUSE MAP.mxd



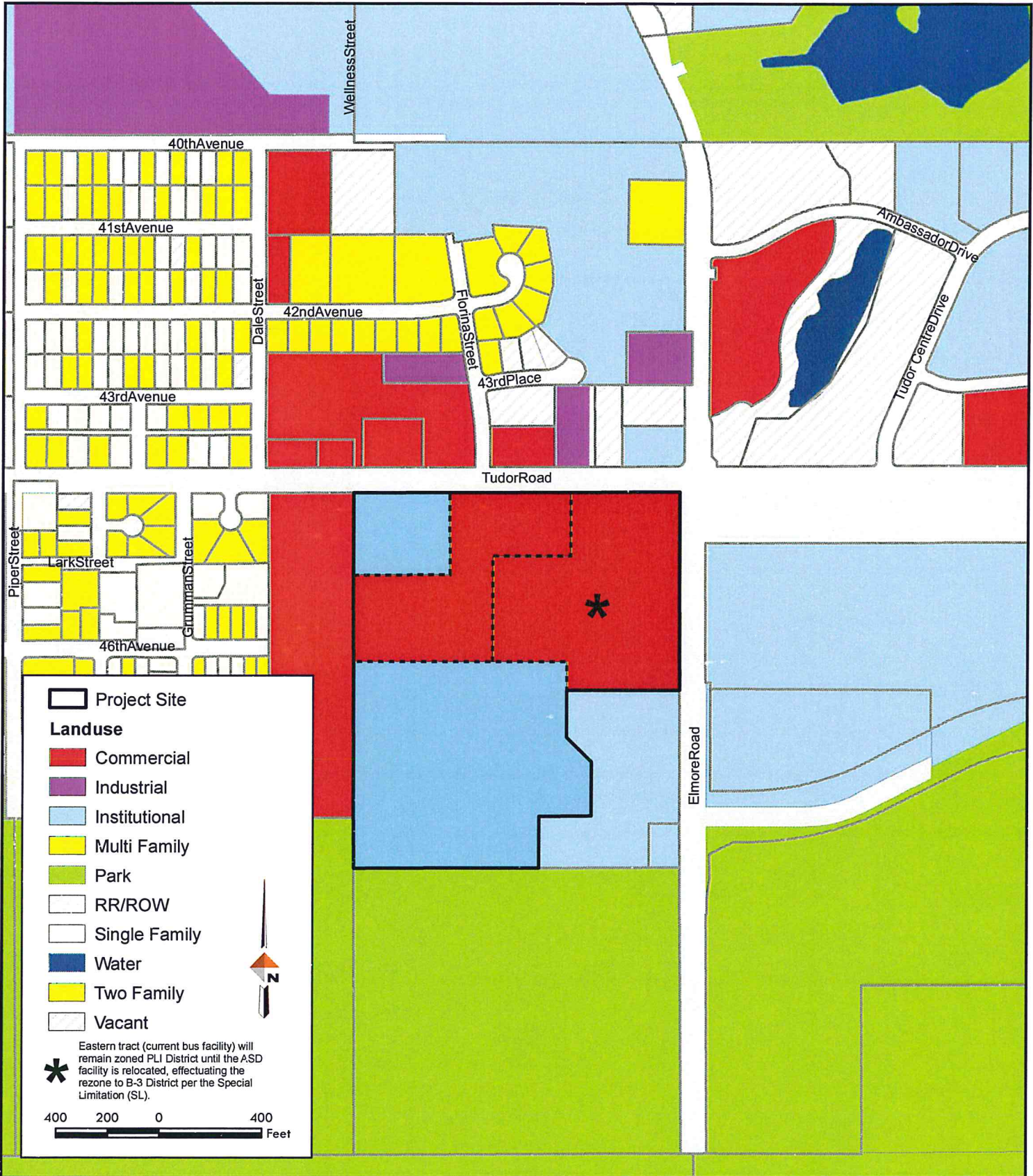
EXISTING LANDUSE MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA

PROJECT: 1132.62422.01

DATE: 1/10/2018

FIGURE 4

32



Path: Q:\32\2422-01\50GIS\Planning\ELMORE_TUDOR\PROPOSED LANDUSE MAP.mxd



**PROPOSED LANDUSE MAP
TUDOR ROAD COMPLEX
ANCHORAGE, ALASKA**

PROJECT: 1132.62422.01
DATE: 1/10/2018

FIGURE 5
33

APPENDIX A

Permit Center Meeting Summary

September 27th, 2017

Municipality of Anchorage
Real Estate Department
P.O. Box 196650
Anchorage, AK 99519-6650

**Resident
4000 AMBASSADOR DR
ANCHORAGE, AK 99508**

Corrective Notice

The Real Estate Department will be hosting a Special Meeting on **Wednesday, September 27, 2017, 6:30pm – 8pm** at the Permit and Development Center located at 4700 Elmore Road, Anchorage, Alaska.

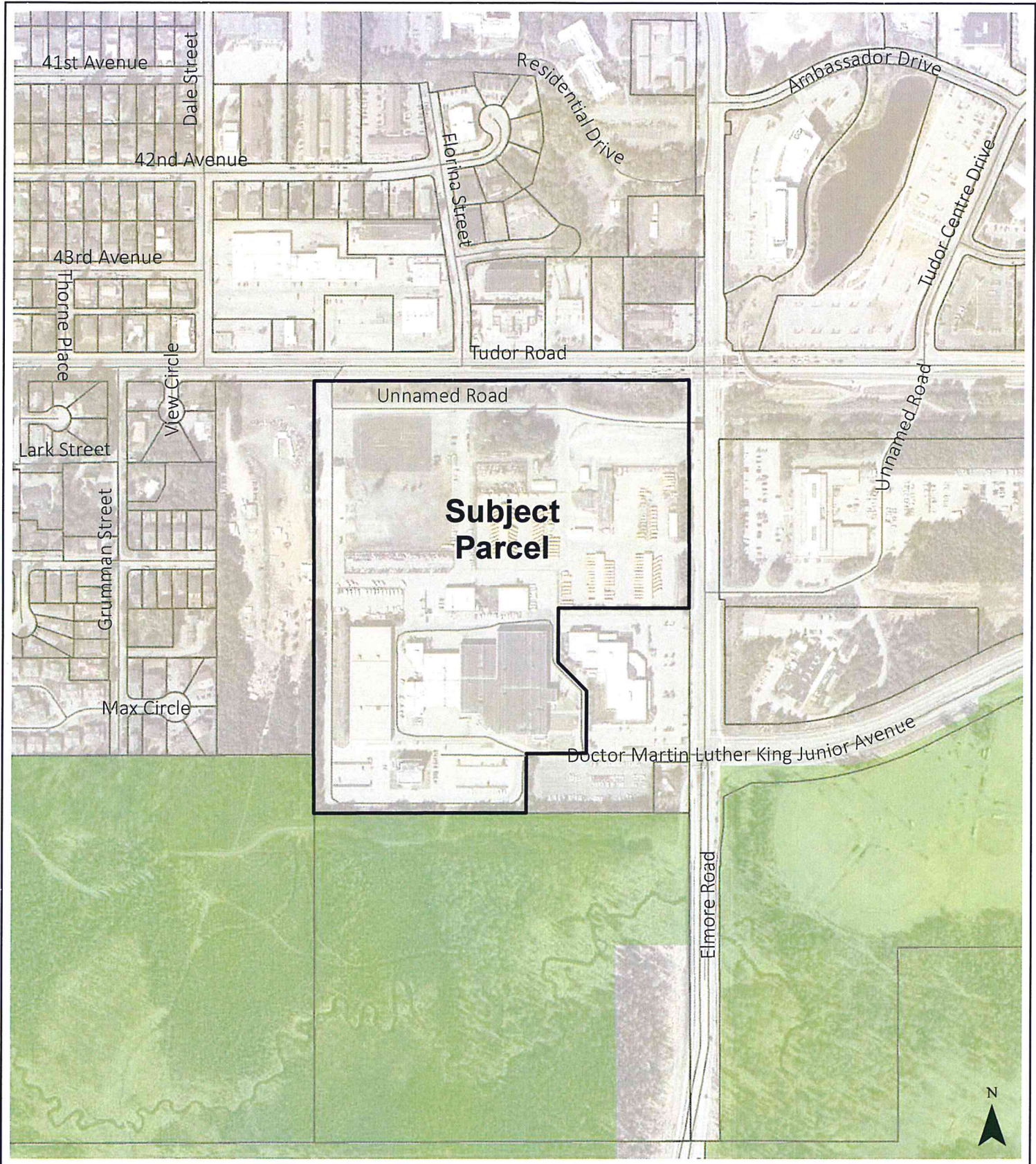
The presentation will be regarding a proposed subdivision plat and zoning map amendment for Tract 1 Municipal Tudor Road Complex Subdivision (PID 008-052-12) (map on reverse page).

The proposed requests would re-plot one lot into three and rezone a portion of the site from Public Lands and Institutions (PLI) District to General Business (B-3) District. The proposed subdivision plat and zoning map amendment will allow for mixed-use development.

We welcome your feedback! There will be an opportunity to provide comments at the meeting. You can also submit your comments or request feedback by contacting:

Robin E. Ward, Real Estate Director & Chief Housing Officer
MOA Real Estate Department
4700 Elmore Road, 2nd floor
Anchorage, AK 99507
(907) 343-7536
WardRE@muni.org

Vicinity Map



0 250 500 1,000 Feet

PID: 008-052-12
Legal: Tract 1 Municipal Tudor Road Complex



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

Date:	9/27/17	Time:	6:30 PM
Meeting called by:	MOA Permit Center	Attendees:	
Project:	Tudor Elmore Site- Replat and Rezone	DOWL- Michelle McNulty MOA OECD- Chris Schutte	
Subject:	Community Council Meeting		

Meeting Notes:

Background:

DOWL and the Municipality of Anchorage (MOA) attended the Permit Center Special Meeting on Wednesday, September 27, 2017 to present the proposed replat of the current property into three lots, as well as a rezone from Public Lands and Institution (PLI) District to General Business (B3). The property is located at 3580 Tudor Road.

The current Anchorage School District (ASD) Student Transportation Facility is located at the southwest corner of Tudor and Elmore Road, and this property is the proposed future site for a new Department of Health and Human Services (DHHS) building, as well as grocery, mixed-income residential housing, and retail development. The Muldoon site is no longer an option for relocation of the ASD Student Bus Facility, and other sites are being considered.

Community Questions and Comments

Below is an overview of concerns and comments:

- **Represent Questions/Comments**
 - **Represent Answers**
- How will residents be notified on the progress of this project?
 - The Municipality of Anchorage will also notify residents within a 500 foot perimeter from the site
- Will this rezone the Muldoon/Totem site?
 - No, the rezone is strictly for this property (Elmore/Tudor) and the Muldoon site is no longer an option.
- There should be a larger amount of residents notified, 500 feet does not seem sufficient and you should attempt to notify more than the minimum. A perimeter of 2000 feet seems more appropriate.
 - Along with the residents within 500 feet being notified, all community council districts in the surrounding area will be notified, reaching more residents (Tudor Area, Campbell Park, University Area, Scenic Foothills, and Basher).
- Where will the bus barn be located?
 - If there is no choice for relocation, ASD will figure out how to make the bus facility work at the current site with the DHHS building.
- If you leave the bus facility where it is, how will it affect the future apartments, considering air pollution and diesel fumes?
 - The busses can be retrofitted with air scrubbers, creating a smaller impact on air quality, and as a potential tenant of these apartments it will be your choice to consider living in close proximity to the bus facility activity. The developers believe there will still be a high demand for this housing, even if the bus facility remains.
- A bus facility should be nowhere near residential, even snow removal is loud.
 - White noise sensors are an alternative to traditional backup signals, and there are alternatives to help mitigate sound.
- Where is the pedestrian access?
 - The main pedestrian boulevard exists through the middle of the site heading north and south, and there are connected paths throughout the property connecting all buildings.
- Where is the Campbell Creek Trail?
 - The Municipal building has current trail access, which is just south of this property.
- How do pedestrians cross Tudor and Elmore? Is there a possibility to make the developers pay to create crossings?

- Elmore does have a pedestrian trail, however limited. A bike improvement project for this area in the long-term would be ideal, but not directly part of this plan.
- Will there be any condos?
 - Yes.
- What is happening with the current DHHS building, will it be senior housing?
 - Yes. A joint proposal at 825 L Street is proposed as a senior housing development, with the goal of creating an active living space with mixed uses including a first care facility (which downtown Anchorage does not currently have), a fitness facility, café, and coffee shops. Parking will be off-site with a valet and possibly a zipcar service. This development meets two of Anchorage's highest priorities, housing needs and accommodating a large aging population.
- How many units will the senior housing have?
 - 120-140 residences at the current DHHS site, and 240-260 at the Tudor/Elmore site.
- What is the timeline for the senior housing development (at the current DHHS site), when will construction state?
 - 2020
- Is the Tudor/Elmore site ready for a new grocery store? Midtown just saw a grocery store close.
 - Yes. The Carrs building that was just closed is in a challenging building, and this area of town is underserved in terms of grocery stores. It will be approximately 70,000 square feet. This will have to go through a Large Retail Major Site Plan Review, with 35-65% plans, so you will have the opportunity to learn more details during these public meetings.
- Can they put greenspace or a garden on the roof of the new grocery store?
 - Not likely, due to structural concerns and complex mechanical systems.
- Does the entire plan have to be passed for the new DHHS building relocation?
 - No, construction will start late 2018-early 2019, the replat will need to be done prior to any construction.
- The University Area Community Council would like to support this rezone and replat.
 - That will be helpful to this development, and a draft resolution stating support can be drafted.
- Is there a chance to allow another crosswalk on Tudor, maybe add another light?
 - The Department of Transportation (DOT) has standards on spacing, often no more than ¼ mile apart, and it would be unlikely to place another light in this area.
- Is a pedestrian overpass an option?
 - Pedestrian overpasses pose a large financial obstacle, and have strict ADA access standards; it would not be a likely option.
- Why can't we do underground parking?
 - As well as higher cost, the water table is high, and earthquakes pose an issue.

- Are you confident that another location for the bus facility relocation will be found?
 - Yes, however if another location is not found, it does not kill this project. It wouldn't be idea, but ASD would have to find a creative solution to their current operation once the DHHS building is constructed.
- What are the other amenities in the towers?
 - The towers are strictly housing. The mixed-use aspect is seen site-wide, not necessarily within each building, with commercial and retail amenities in other areas.
- This might revitalize the strip malls in surrounding areas (across Tudor) which has many vacant spots. Could the developers reach out to the north side of Tudor and redevelop this area to free up some space in the current site?
 - Retail pads will be added, giving the option of development to businesses rather than the developers of the site. That is an interesting idea.
- Is there a timeframe to knock down the current DHHS building?
 - Yes, and everything has trigger dates following approval.
- How is the soil at the current DHHS building?
 - Decent, the Sam Street Fault runs through the site, and soils make underground parking in downtown Anchorage difficult.

APPENDIX B

University Area Community Council
Meetings Materials, Notes, and
Resolution 2017-03

October 4th, 2017

UNIVERSITY AREA COMMUNITY COUNCIL

Wednesday October 4, 2017, 7:00-9:00 P.M.

LOCATION:

University Baptist Church
4313 Wright Street (corner of Tudor and Wright St.)

Agenda

1. Opening (7:00 P.M.) - Welcome & Introductions (5 min)
2. Approval of Minutes: September 6, 2017 – see attachment (2 min)
3. Additions to and Approval of October's Agenda (2 min)
4. Informational Reports
 - A. Reports from Public Servants/Elected Officials (5 min each)
 - B. UACC Board Report (5 min each)
 - C. FCC Representative Report (5 min)
5. Business (7:50 P.M.)
 - A. Sight Plan Review—U. Lake Annex Building-SE Corner of Elmore and University Lake Drive – Michelle McNulty, Land Use Planning Manager, DOWL – (15 min)
 - B. Resolution re Rezone and Replat for Muni Tudor Road Complex Subdivision – Susan Klein, UACC member – see two attachments (10 min)
 - C. APU Historic Site Press Release re Plaque unveiling at 1:15 pm 10/6/17 at Grant Hall - see attached press release (2 min)
6. Adjournment no later than 8:55 PM

“The purpose of the council shall be to improve communications between the citizens of the community and all entities, which may affect it, to encourage community involvement of all citizens, and to respond to local government proposals submitted to the council.”

– Bylaws of the University Area Community Council –

Attachment 1

UNIVERSITY AREA COMMUNITY COUNCIL (UACC)
RESOLUTION 2017-03

**A Resolution of UACC Pertaining to the Rezone & Subdivision Re-plat for the
Property Described as Municipal Tudor Road Complex Subdivision, Tract 1**

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 the Municipal Tudor Road Complex site is zoned Public Lands & Institutions (PLI) District and is a single parcel approximately 36 acres in size; **and**

WHEREAS the requested re-plat will create four (4) parcels, of which the three (3) adjacent to Tudor Road will be rezoned to General business (B-3) District; **and**

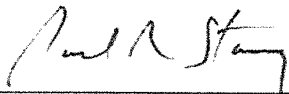
WHEREAS the requested re-plat will allow for the development of a new Department of Health & Human Services office building as-well-as a large multi-use development that will include a mix of residential, commercial (including a grocery store), and office uses; **and**

WHEREAS the requested rezone is in line with the recently adopted Anchorage 2040 Land Use Plan Map (LUPM) which identifies the parcel as the "Town Center"; **and**

NOW THEREFORE, UACC hereby resolves to support the rezone of said property from PLI District to B-3 District and to re-plat the property from one (1) lot into four (4) lots.:

Resolution Vote: For: 9 Against: 0 Abstain: 0

This resolution was approved by the University Area Community Council this day of **October 4, 2017**.



Paul R Stang, President, UACC

CC: Michelle J. McNulty, AICP, DOWL; Kristine R. Bunnell, Muni

3

**DEPARTMENT
AND PUBLIC
COMMENTS**



Municipality of Anchorage

Planning Department
Long-Range Planning Division

Memorandum



Date: January 23, 2018

To: Dave Whitfield, Senior Planner, Current Planning Division

Thru: *W* Carol Wong, Long-Range Planning Manager

From: *TD* Long-Range Planning Division Staff

Subject: Case 2018-0013 – Tudor Road Rezoning

RECEIVED

JAN 26 2018

PLANNING DEPARTMENT

Long-Range Planning staff has reviewed the proposed rezone and preliminary plat for Municipal Tudor Road Complex Tract 1 (parcel tax ID 008-052-12), located at the SW corner of the intersection of Tudor Road and Elmore Road. The Municipality is seeking a rezone from PLI (Public Lands and Institutions) to B-3 SL (General Business with Special Limitations) to ready the site for future mixed-used development.

Long-Range Planning supports the proposed rezoning to B-3 with special limitations that future redevelopment will address the *Comprehensive Plan* land use designations and infill design principles on the site. Applicable *Comprehensive Plan* elements include *Anchorage 2020*, the *Anchorage 2040 Land Use Plan*, and the *UMED District Plan*.

Anchorage 2020—Anchorage Bowl Comprehensive Plan

The subject property is located at or just beyond the approximate southern boundary of the *Anchorage 2020* Redevelopment/Mixed-use Area which surrounds the UMED Major Employment Center (page 50). *Anchorage 2020* Land Use Policies 10 and 20 provide the foundations for the redevelopment/mixed-use concept relevant to this site. Policies 5, 6, and 7 area also relevant to the proposed zoning change:

- Policy 5** Rezones and variances 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.
- Policy 10** Mixed-use development is encouraged within...Mixed-use Redevelopment Areas...
...Strategies for mixed-use development include housing needs, compatible non-residential uses, public and open spaces, and multi-modal access.
- Policy 20** Medium- and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers...

Anchorage 2040 Land Use Plan

The *Anchorage 2040 Land Use Plan (2040 LUP)* supplements *Anchorage 2020* with additional land use policies and more specific, updated guidance for land use and development on the subject site.

The *2040 LUP* land use designation for the subject property is primarily **Town Center**. The property also includes two other land use designations as described below. The Town Center designated area also extends north across Tudor Road to absorb the UMED District Plan's "Tudor Community Commercial Center" land use designated area, currently zoned B-3. The *2040 LUP* establishes that Town Centers provide a focal point of activity for groups of neighborhoods or major parts of the Bowl, in cohesive, pedestrian-friendly urban settings. The Town Center description includes essential uses, densities, and physical character (page 43). The list of physical characteristics references Infill Design Principles (pages 34-35) for guidance in rezonings and other discretionary land use decisions. It lists a corresponding set of zoning districts which may be appropriate to implement it, including the B-3 and B-1B, CCO Overlay, and a potential new form-based district or overlay zone.

The *2040 LUP* classifies portions of the property as **Community Facility or Institution** and **Park or Natural Area**. The location and size of these areas are depicted for conceptual planning purposes only. Their size and location will be determined in consideration of long-term projections for school, park, and public facility needs in these areas and through area-specific site/master planning. If public facility land is excess to public need, it may be used for mixed-use development and housing (pages 52-53).

Three 2040 growth-supporting features overlay the land use designations on the site. These features modify the land use designations by emphasizing certain uses and development characteristics. All three reinforce physical development characteristics with the Town Center land use designation:

- **Residential Mixed-Use Development** (pages 65-66) promotes medium- to high-density housing combined with commercial mixed-use and coordinated public infrastructure investments to create a mixed-use neighborhood. Where they overlay Town Centers, "Residential Mixed-use Development areas are encouraged to become mixed-use urban villages that include housing." Adequate space for housing is primary objective for the *2040 LUP*. The *2040 LUP* is designed to accommodate a housing need of approximately 21,000 additional residences in the Bowl by 2040. It depends on mixed-use redevelopment sites including 3500 Tudor Road to provide a share of this new housing.
- **Traditional Neighborhood Design (TND – page 64)** enhances and expands existing urban-oriented patterns, including the interconnected street grid and smaller block sizes that characterize much of the Campbell Park and University Area neighborhoods west and northwest of the subject site. It facilitates compact development that reinforces and capitalizes on these characteristics.
- **Transit-supportive Development** (pages 60-61) identifies land use corridors with compact, walkable patterns of development and a mix of uses to foster public transit use.

The *2040 LUP* also includes Goals and Policies relevant to the proposed rezoning. Goal 3, Centers and Corridors (pages 18-19) and Goal 5, Infrastructure-Land Use (pages 20-21) include the following Policies:

- LUP 3.2** Promote the development of main street, transit-oriented, and mixed-use corridors that help meet the city's needs for retail, services, jobs, and housing; and that support these uses and adjoining neighborhoods with access to multiple modes of travel and attractive pedestrian environments.

- LUP 5.5** Ensure that adequate public facilities such as schools and fire stations are available when and where they are needed, in an efficient and equitable distribution of services, based on long-term projections for population, student enrollment, and the location of future growth.

UMED Area-specific Planning Efforts and Studies

The project vicinity has been the subject of several planning efforts including the UMED District Plan Update adopted in 2016. Public support for redevelopment of the subject site was expressed during the UMED District planning process, although it is just outside of the UMED District boundaries. The UMED community acknowledged that the need and desire for additional housing to accommodate students and employees, employment opportunities, and a grocery store were high priorities for this location.

Strategic Economics also completed a Financial Analysis and Market Study to determine the types of new development financially feasible in this area. The study looked at the UMED District proper and adjoining properties including the subject site. A recap of those findings follows:

- **LOCATIONAL NEEDS OF DEVELOPMENT** - The major challenges to new development in the UMED district are lack of developable land and high construction costs. A significant portion of the UMED district is designated for institutional or public use, and the remaining land is largely developed. New development will depend upon the decisions of major landowners and likely require the redevelopment of existing properties. Other challenges include the high cost of construction in Alaska, and the lack of available financing from commercial banks.
- **RETAIL** - New retail development should focus on the creation of a concentrated node of activity in one strategic location. A conservative estimate of supportable retail area in the UMED district to be approximately 166,000 square feet. Although this is not significantly higher than the current retail supply, there is potential for new retail development to serve a market not already met by existing retail businesses through the provision of higher quality retail space in a central location serving UMED employees and students more directly. There are several possible locations for this “retail village,” including major entrances to the District as well as locations within the core.
- **HOUSING DEMAND** - The major strengths of the UMED district for residential development are its central location, proximity to employment, and outdoor recreational amenities. Although there has not been recent residential development in the area, local brokers and developers were convinced of the viability of the location for new development, if land were available. Strategic Economics estimates demand for between 470 and 950 residential units in the UMED district over the next 20 years. The high concentration of workers and young adults in the UMED district, and the growing population of seniors in Anchorage are important facets of housing demand for the District. Additional high quality retail development can improve the quality of life in the area, and thereby strengthen its potential to attract new housing development.
- **HOUSING** - The addition of new households to the UMED district would increase the viability of new retail development. Although the UMED district has a large daytime population, the small residential population affects the District’s ability to support a lively, 24/7 retail activity node with restaurants and entertainment. New residential development, including student housing, would support additional retail businesses in the District, contribute to pedestrian activity and help to form a neighborhood identity.

Implementation Zoning Discussion

The *2040 LUP* directs that zoning changes be consistent with its land use designation (uses, character, densities), growth-supporting features, and policies. A new town center-oriented zoning tool as envisioned by the *2040 LUP* would be most appropriate however is not yet available. Of the existing implementation zones listed for the Town Center designation, the B-3 (General Business) District is broad enough to allow for the range and intensities of uses envisioned for this site. However the B-3 has inadequacies because it was not designed for the Town Center role. A straight rezoning to B-3 District could not be assumed to yield development that complies with the *Comprehensive Plan* without compensating Special Limitations or an overlay zone such as the CCO. Shortcomings of the B-3 include:

- a. Because the B-3 is a general business district, it does not direct development to address the *Anchorage 2020* or *2040 LUP* policies, land use designations, density ranges, or development features oriented to Town Centers or pedestrian-friendly development. For example B-3 does not ensure developments will focus on the kinds of uses and functions that the *2040 LUP* Town Center land use designation calls for, and discourage light industrial or vehicle land use types which are also permitted in the B-3 District. Additional assurance would be needed for the site development plan to address Town Center policies, characteristics, and appropriate uses.
- b. Because the B-3 is primarily a commercial district, it does not ensure there will be a determination of the needed acreage and location of community facilities or park areas as called for by the *2040 LUP*. Additional assurance should be provided that there will be a determination of long-term school, park and public facility needs prior to non-public use development.
- c. Because the B-3 is primarily a commercial district, it does not require developments include housing to carry out the *2040 LUP* "Residential Mixed-use" growth-supporting feature. Historically, most development in the B-3 zone does not include housing. But using excess public land at least partly for housing yields a higher public benefit, especially since the *2040* commercial land supply is less acute than the supply for residential. Assurance for a minimum amount of housing can ensure the public land declared excess to public need is used in a manner to maximize public welfare.
- d. Additionally, if the development moves forward in a phased manner, in which either Tract 1-B or Tract 1-C moves forward individually, the site plan layout and design of each tract would be reviewed and approved independently. This is most likely to be through either administrative or public hearing (major) site plan reviews. Whichever process, the approvals for each tract will then occur tract by tract and does not ensure that the site plan reviews for each individual tract will address an adequate overall circulation network across these two tracts for the mixed-use development as a whole.

Three key attributes of an integrated mixed-use development site design cross lot lines. The first is an internal circulation driveway or street, which functions as the public realm (even though it may be private) which connects the whole together, and that takes on the form and function of a "complete street." A complete street accommodates all users (pedestrian, bicycle, motorists); it may have on-street parking; it might have a bike lane, but most likely would just ensure the driveway takes into account bicycle as well as vehicle circulation. The second key element is a central open space on either one tract or the other that is located at a focal point central in the overall development and is accessible from all uses, especially the residential. The third key element is for the uses and buildings to orient to this cross-tract circulation network. These key elements may be overlooked in a tract-by-tract review of phased isolated site plan reviews.

RECOMMENDATIONS: Long-Range Planning supports the rezone request subject to four special limitations to resolve inadequacies of the B-3 General Business District to address the land use designations and physical development guidance of the *Comprehensive Plan* that apply to the site:

1. Prior to development approval for non-public land uses such as commercial or housing on Tracts 1-B and 1-C, a final site plan shall be provided through the administrative site plan review process (unless a higher level of review is prescribed by Title 21). The final site plan may come forward for each tract separately if development is phased, provided the site plan for each tract shows connectivity (i.e., vehicle and pedestrian) and integration (e.g., potential shared parking) with the adjoining tracts and surrounding context. Submittal of the final site plan shall be preceded by a pre-application conference with the municipal real estate, planning, traffic engineering, and public transportation departments. The site plan shall address:
 - a. The physical development characteristics provided for in the *Comprehensive Plan*, including its land use designation(s), infill design principles, and other types of designations including Transit-supportive Development that apply to the site; and
 - b. The circulation network should connect, integrate, and unify the mixed-use development across the Tracts, with pedestrian facilities and site layouts on each tract that provides the following:
 - i. Internal driveways shall be designed to enable safe access for pedestrians, bicyclists, and motorists, with sidewalks on both sides of the driveways;
 - ii. The development pattern shall be comprised of uses and buildings that front on and are oriented to the internal driveways; and
 - iii. A common open space area, placed on either Tract 1-B and/or 1-C, shall be centrally located to serve the overall mixed-use development.
2. The development shall include a minimum of 192 dwelling units on Tract 1-B and/or 1-C.
3. Prior to site plan approval for non-public land uses on Tracts 1-B and 1-C, there shall be a determination of any long-term public facility, institution, or school needs in this area, as provided in the *Anchorage 2040 Land Use Plan*.
4. The following uses shall be prohibited on Tracts 1-B and 1-C upon rezoning to the B-3 District:
 - a. Small equipment rental;
 - b. Vehicle parts and supplies;
 - c. Vehicle sales and rental;
 - d. Vehicle service and repair;
 - e. Outdoor storage accessory to a commercial use; and
 - f. Industrial uses, exempting cottage crafts and light manufacturing (“manufacturing, light”).



MUNICIPALITY OF ANCHORAGE

Development Services Division

Right of Way Section

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

DATE: January 5, 2018
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 January 29, 2018.

RECEIVED

JAN 05 2018

PLANNING DEPARTMENT

Right of Way Section has reviewed the following case(s) due January 8, 2018.

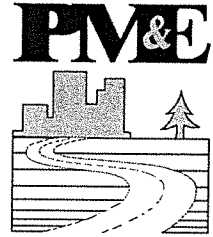
**2018-0013 Municipal Tudor Road Complex, Tract 1, grid SW1835.
(Rezone from PLI to B3-SL)**

Right of Way Section has no objection to the proposed action, but without the proposed plat it appears the entire tract is to be rezoned to B3-SL. Figure #3 is the only indication the southwest corner is to remain PLI.

Review time 15 minutes.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM




DATE: January 2, 2018

RECEIVED

To: Dave Whitfield

JAN 02 2018

FROM: Steven Ellis 

PLANNING DEPARTMENT

SUBJECT: Comments from Watershed Management Services

Watershed Management Services (WMS) has the following comments for January 29, 2018, Planning and Zoning Commission Meeting.

2018-0013, Request to rezone a portion of Tract 1, Municipal Tudor Road Complex from PLI to B-3 SL; WMS has no comment.



MEMORANDUM

DATE: December 27, 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: **2018-0013 Request to rezone a portion of Tract 1. Municipal Tudor Road
Complex Subdivision from PLI to B3SL.**

RECEIVED

DEC 28 2017

PLANNING DEPARTMENT

The Traffic Department has no objection to rezoning of this parcel of land.

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Ethan Berkowitz

RECEIVED

DEC 21 2017

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions PLANNING DEPARTMENT

DATE: December 21, 2017
TO: Dave Whitfield, Acting Planning Section Supervisor
FROM: Brandon Telford, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: January 29, 2018

Case 2018-0013– Request to rezone a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations.

Department Recommendations:

The Private Development Section has no comment on the request to rezone.



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

December 20, 2017

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

DEC 20 2017

PLANNING DEPARTMENT

RE: MOA Zoning Review

Dear Mr. Whitfield:

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

- **2018-0013: 3555 Dr. Martin Luther King Jr. Ave**
 - Developer will be required to build out secondary and local access routes to south, west and east and to maximize internal access rights to Dr. Martin Luther King Jr. Avenue signal.

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

December 15, 2017

RECEIVED

DEC 18 2017

PLANNING DEPARTMENT

Municipality of Anchorage
Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

Attention: Dave Whitfield, Acting Planning Section Supervisor

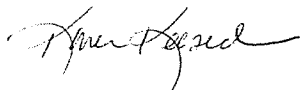
Dear Mr. Whitfield:

Chugach has provided comments to the enclosed proposed Rezone referenced per the following case number:

2018-0013 – Municipal Tudor Road Complex Tract 1

In the event that there are subsequent reviews conducted on this Development, Chugach requests the opportunity to review the revised plans.

Sincerely,



Karen Keesecker,
Manager, Land Services

Enclosures

RECEIVED BY
LAND SERVICES
DEC 12 2017

12/21/17

RETURN COMMENTS TO:

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

CASE NO: 2018-0013

REQUEST: Request to rezone a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations.

SITE ADDRESS: 3555 Dr. Martin Luther King Jr. Avenue, Anchorage, Alaska

CURRENT ZONING: PLI (Public Lands and Institutions District)

ORIG SUBD/LEGAL: Municipal Tudor Road Complex Tract 1

COMMENTS AND MEETING SCHEDULE

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

Hearing Date: Monday, January 29, 2018

Agency Comments Due: Tuesday, January 02, 2018

Council Comments Due: Monday, January 08, 2018

COMMUNITY COUNCIL(S):

Campbell Park
University Area

CHUGASH
POWERING ALASKA'S FUTURE
APPROVED AS: SHOWN
CORRECTED
SIGN Claudia Roberts DATE 12-14-17
LAND SERVICES DEPARTMENT
907-762-4781

MEMORANDUM

RECEIVED

DEC 13 2017

DATE: December 13, 2017
TO: Dave Whitfield, Acting Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Plats to be heard January 29, 2018
Comments due January 2, 2018

PLANNING DEPARTMENT

AWWU has reviewed the materials and has the following comments.

2018-0013 MUNICIPAL TUDOR ROAD COMPLEX TRACT 1, Request to rezone a portion of Tract 1, Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Lands and Institutions) District to B-3 SL (General Business) District with Special Limitations, Grid SW1835

1. AWWU water and sewer are available to this parcel.
2. AWWU has no objection to this rezone.

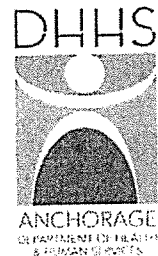
If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



RECEIVED

Date: December 13, 2017
To: Planning Department, Current Planning Division
Thru: *DAF* DeeAnn Fetko, Deputy Director
From: *SG* Shelley Griffith, Environmental Health Services Program Manager
Subject: Comments Regarding CUP 2018-0013, MOA Real Estate Department, Request to rezone a portion of Tract 1; Municipal Tudor Road Complex Subdivision (Plat 2003-183) from PLI (Public Land and Institutions) District to B-3 SL (General Business) District with Special Limitation

DEC 14 2017

PLANNING DEPARTMENT

No Comment.

CC: Clara Park, Sr. Office Associate

4

**AFFIDAVIT
OF POSTING**



AFFIDAVIT OF POSTING

CASE NUMBER: 2018-0013

I, Karlie Gedig 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 Zoning Map Amendment. The notice was posted on January 5, 2018 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 5th day of January, 2018.

Karlie Gedig
Signature

LEGAL DESCRIPTION

Tract or Lot: Tract 1 Municipal Tudor Road Complex Subdivision

Block: _____

Subdivision: _____



City of Muncie

Notice of Public Hearing

This property proposed
812393

For information call:
343-7943

Or visit our website at
www.muni.org

City of Muncie

Notice of Public Hearing

This property proposed
2018-0013

For information call:
343-7943

Or visit our website at
www.muni.org

DR. MARTIN LUTHER KING Jr AVE 3700

Member of
Notice of Public Hearing
This property proposed
12-3-07
For information call
343-7743
Or visit our website at
www.muni.org

Member of
Notice of Public Hearing
This property proposed
2-13-08
For information call
343-7743
Or visit our website at
www.muni.org



Notice of Public Hearing

This property proposed
2013-0075
For information call:
616-277-1776
Or visit our website at
www.muni.org

Notice of Public Hearing

This property proposed
2013-0075
For information call:
616-277-1776
Or visit our website at
www.muni.org

