

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2018-032

A RESOLUTION RECOMMENDING RELOCATION OF THE ANCHORAGE SCHOOL DISTRICT STUDENT TRANSPORTATION MAINTENANCE FACILITY TO SITE 27, WITHIN TUDOR MUNICIPAL CAMPUS, TRACT 2, PER PLAT 2009-16; GENERALLY LOCATED SOUTH OF TUDOR ROAD, WEST OF TUDOR CENTRE DRIVE, NORTH OF MARTIN LUTHER KING JR. BOULEVARD, AND EAST OF ELMORE ROAD.

(Case: 2018-0113; Parcel ID No.: 008-091-16)

WHEREAS, advertisement was published, signs were posted, public hearing notices were mailed, and a public hearing was held before the Planning and Zoning Commission on December 10, 2018.

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

A. The Commission makes the following findings of fact:

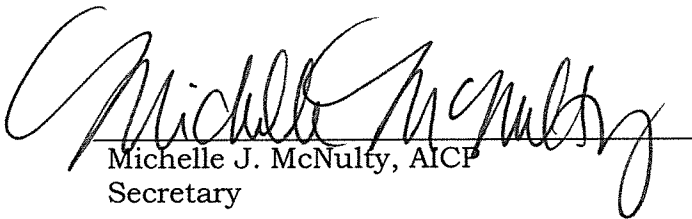
1. The MOA Real Estate Services Department requests public facility site selection to relocate the Anchorage School District (ASD) Student Transportation Maintenance Facility, in accordance with AMC 21.03.140.
2. The site selection study analyzed more than 80 parcels of land within the study area and the study recommends two potential sites. Public testimony discouraged Site 18 because of the many limitations of the site, including sensitive environmental features and topography. Site 27 has many advantages, including better public infrastructure, such as roads, signaling, and utilities which are already present at the site.
3. Site 27 meets all the nine approval criteria in AMC 21.03.140. Site 18 fails to meet approval criteria 1, 3, 4, and 6.
4. Site 27 is more compatible with surrounding land uses, Site 27 is not abutting residential uses and benefits from being adjacent to four major roadways.
5. Site 27 complies with approval criterion 7 because the Student Transportation Maintenance Facility can be made compatible in that location with additional measures to control for air quality.
6. Site 18 is not an appropriate location for the Student Transportation Maintenance Facility for safety reasons. Campbell Airstrip Road is the only vehicle access route to the Basher Community Council area. There

is no alternative route for the residents who live there or for emergency medical and fire services.

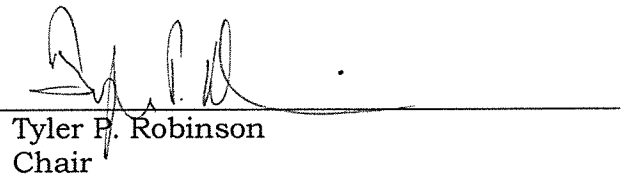
7. The Basher, Northeast, and University Area Community Councils provided written comments regarding the case.
 8. The "Community Facility" land use category includes many of the medical and university uses in the UMED District. The Student Transportation Maintenance Facility is an industrial use. Placing this facility in proximity to the UMED District signifies that Site 27 is the best of the bad options, and the required conditional use permit will need to address the noise and air quality impacts caused by the buses.
 9. The Student Transportation Maintenance Facility needs to be located near the service area, which has a shortage of available industrial zoned parcels for this use.
- B. The Commission recommends relocation of the ASD Student Transportation Maintenance Facility to Site 27, Tudor Municipal Campus, Tract 2, per Plat 2009-16.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 10th day of December 2018.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 7th day of January, 2019.



Michelle J. McNulty, AICP
Secretary



Tyler F. Robinson
Chair

(Case: 2018-0113; Parcel ID No. 008-091-16)