

**MUNICIPALITY OF ANCHORAGE  
MEMORANDUM**

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DATE: October 11, 2018

TO: Planning and Zoning Commission

FROM: *FM* Francis McLaughlin, Senior Planner

THRU: *MM* Michelle J. McNulty, AICP, Director, Planning Department

SUBJECT: Case 2018-0089, Maclaren and Andres Subdivision Rezone

On September 10, 2018, the Commission postponed Case 2018-0089, in order to learn more information about the petition site. The following are responses to the Commission's questions:

- 1) *Are there any current zoning code enforcement cases pending on the property? Are there any new zoning code violations occurring on the property that have not yet been reported by the public?*

The Land Use Enforcement Division reports that there are no current code enforcement cases on the property. Enforcement Officer Rich Fern, inspected the Baltazar Tire Shop property on September 11<sup>th</sup>. He found equipment and tires outside of the new building, which is being constructed. These are violations of the special limitation in AO 2001-182, which prohibit "outdoor storage." Mr. Baltazar explained that these items will be moved inside the new building when it is completed next month. Officer Fern found no other zoning code violations. A copy of his investigation report is attached. An effective clause should be added stating: "Land Use Enforcement shall inspect the site to ensure that outdoor storage has ceased."

- 2) *What are the landscaping requirements on the north and south sides of the district?*

The New Code (Title 21) requires site perimeter landscaping (L1 visual enhancement standard) where B-3 districts abut local roads. The north side of the petition site abuts the East 14<sup>th</sup> Avenue, which is a local road. The property owner will be required to install the landscaping with any future development of the two vacant lots.

The existing vehicle drive aisle and parking lot on the south boundary of Andres Subdivision, Lot 1, which is the site of Baltazar Tire Shop, has no landscaping. The New Code (Title 21) does not require landscaping on the south side of the petition site because there are fewer than 10 parking spaces (AMC 21.07.080E.2.b.1., *Parking Lot Perimeter Landscaping*). Note that there is no space for any landscaping along the south lot line because of the narrowness of the lot and the location of the building and paved parking stalls. A street view photograph taken from Muldoon Road and a shared parking agreement for the Baltazar Tire Shop and the American

Legion Post are attached. Furthermore, there is a fire access agreement between both businesses which precludes the installation of any landscaping.

## McLaughlin, Francis D.

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**Subject:** FW: Baltazar Tire Shop

**From:** Fern, Richard A.  
**Sent:** Tuesday, September 11, 2018 2:41 PM  
**To:** McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Frost, Jack L. <jack.frost@anchorageak.gov>  
**Subject:** RE: Baltazar Tire Shop

→ I inspected the property and what I found was the equipment he described earlier. It was tire machines, lifts, and disassembled storage racks. There were tires that were neatly aligned and there was some lumber that was probably discards from the building construction. Nothing that we would take to hearing.

**From:** Fern, Richard A.  
**Sent:** Tuesday, September 11, 2018 1:10 PM  
**To:** McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Frost, Jack L. <jack.frost@anchorageak.gov>  
**Subject:** RE: Baltazar Tire Shop

→ He was in today and I searched INFOR and we have nothing currently open. He did tell me that he had items stored outside and that would be a violation of one of the SLs. The story is that it is lifts and equipment that he has recently acquired and intended to be installed within the new building but the building is not ready (CCO) for the installation phase. I'll go by this afternoon and see if there is anything else.

**From:** McLaughlin, Francis D.  
**Sent:** Tuesday, September 11, 2018 12:44 PM  
**To:** Frost, Jack L. <jack.frost@anchorageak.gov>; Fern, Richard A. <richard.fern@anchorageak.gov>  
**Subject:** Baltazar Tire Shop

Hi Jack and Rich,

Last night, the Planning and Zoning Commission asked Planning to find out whether there are any current zoning code enforcement cases against the Baltazar Tire Repair Shop property. PZC also asked Land Use Enforcement to inspect the property to see whether there are any new violations that have not been reported.

The background on this is that PZC is deciding whether to approve a rezone of the property to remove some of the special limitations and to eliminate the R-2M/B-3 SL split zoning that exists.

My memo on this matter is due on Thursday, so we have a short turnaround. Please let me know if you need anything else from me.

Thank you,  
Francis

Francis McLaughlin  
Planning Department  
343-8003

Google Maps 1479 Muldoon Rd

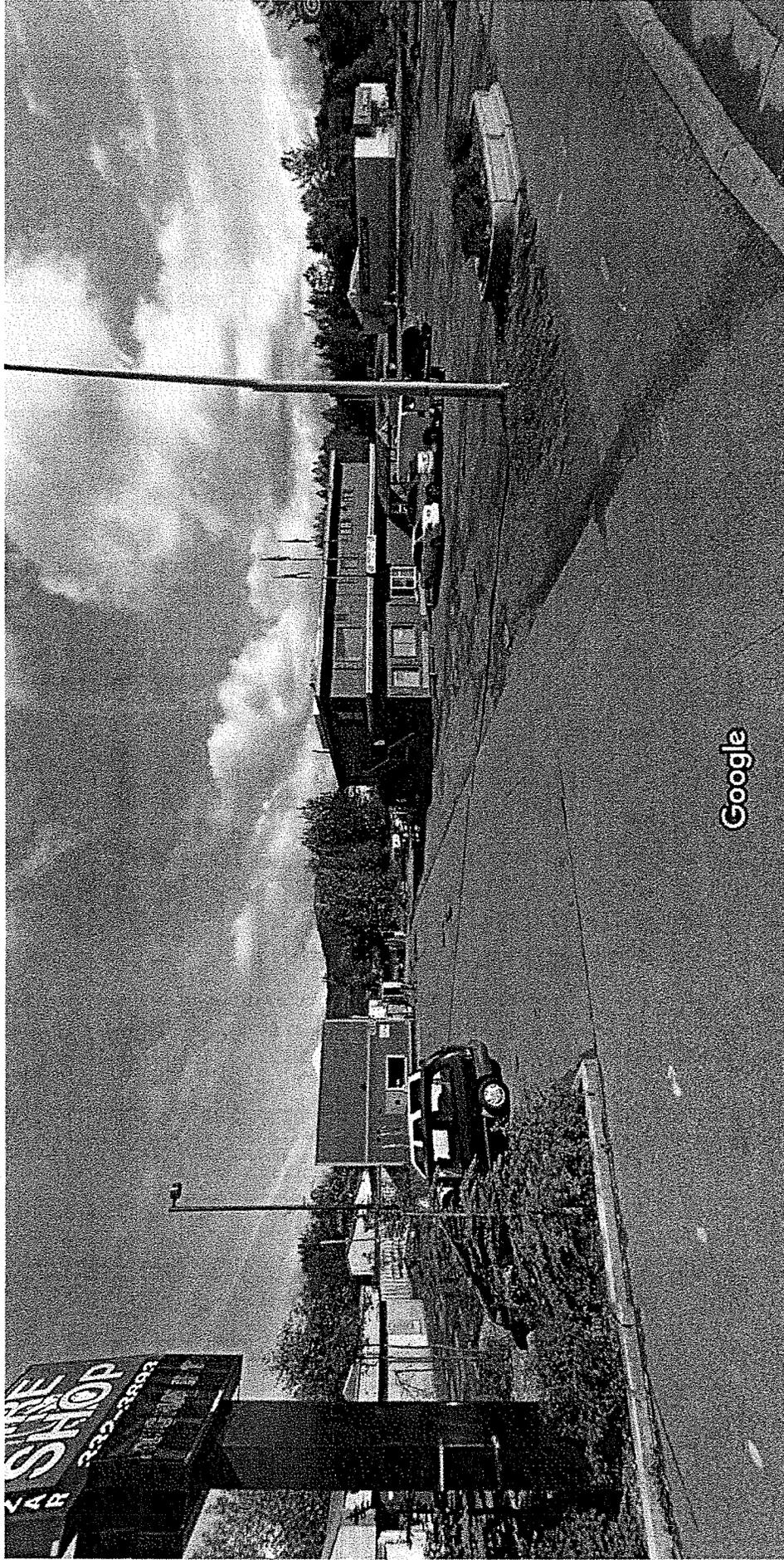


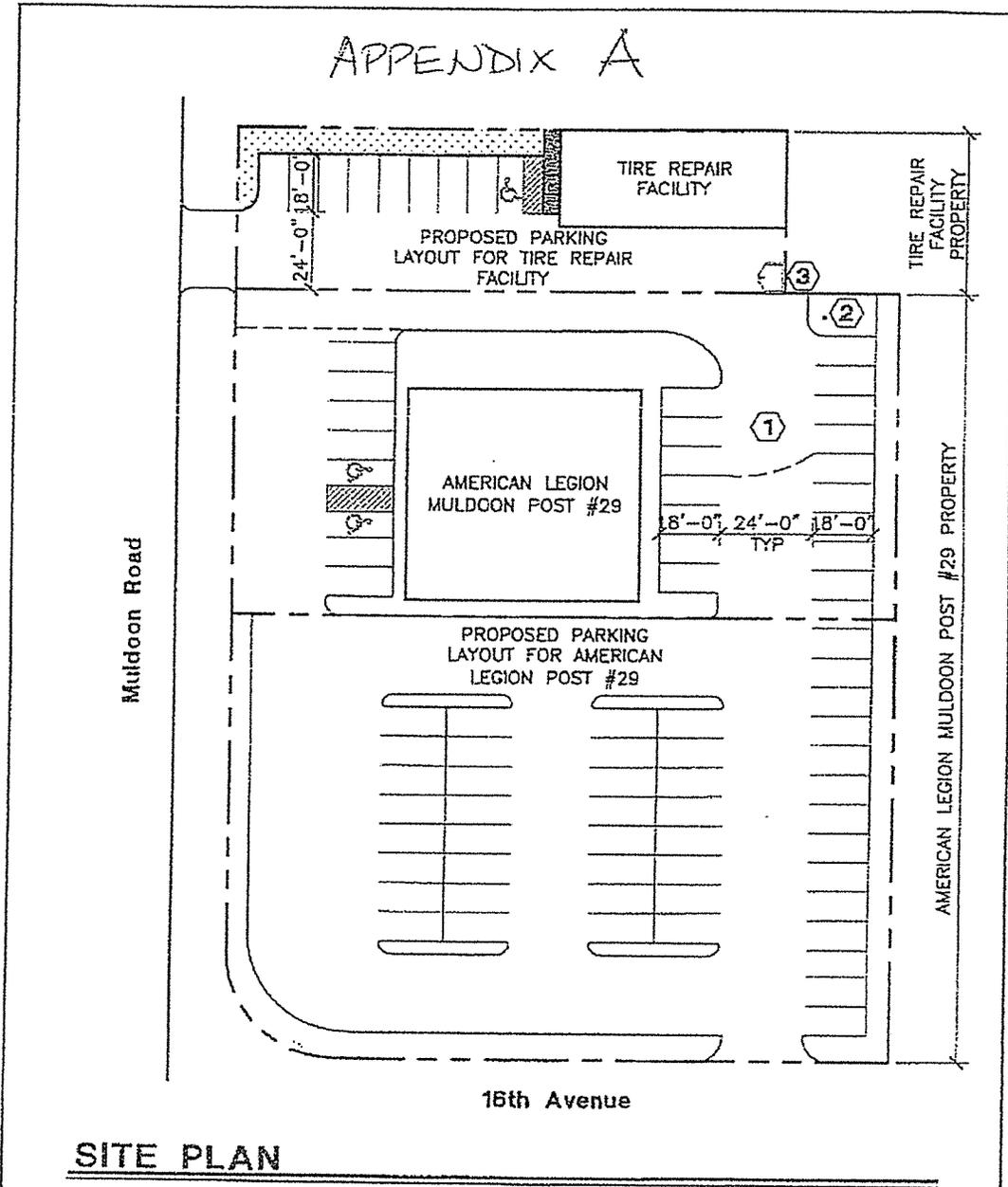
Image capture: Sep 2011 © 2018 Google

Anchorage, Alaska

Google, Inc.

Street View - Sep 2011

# APPENDIX A



## SITE PLAN

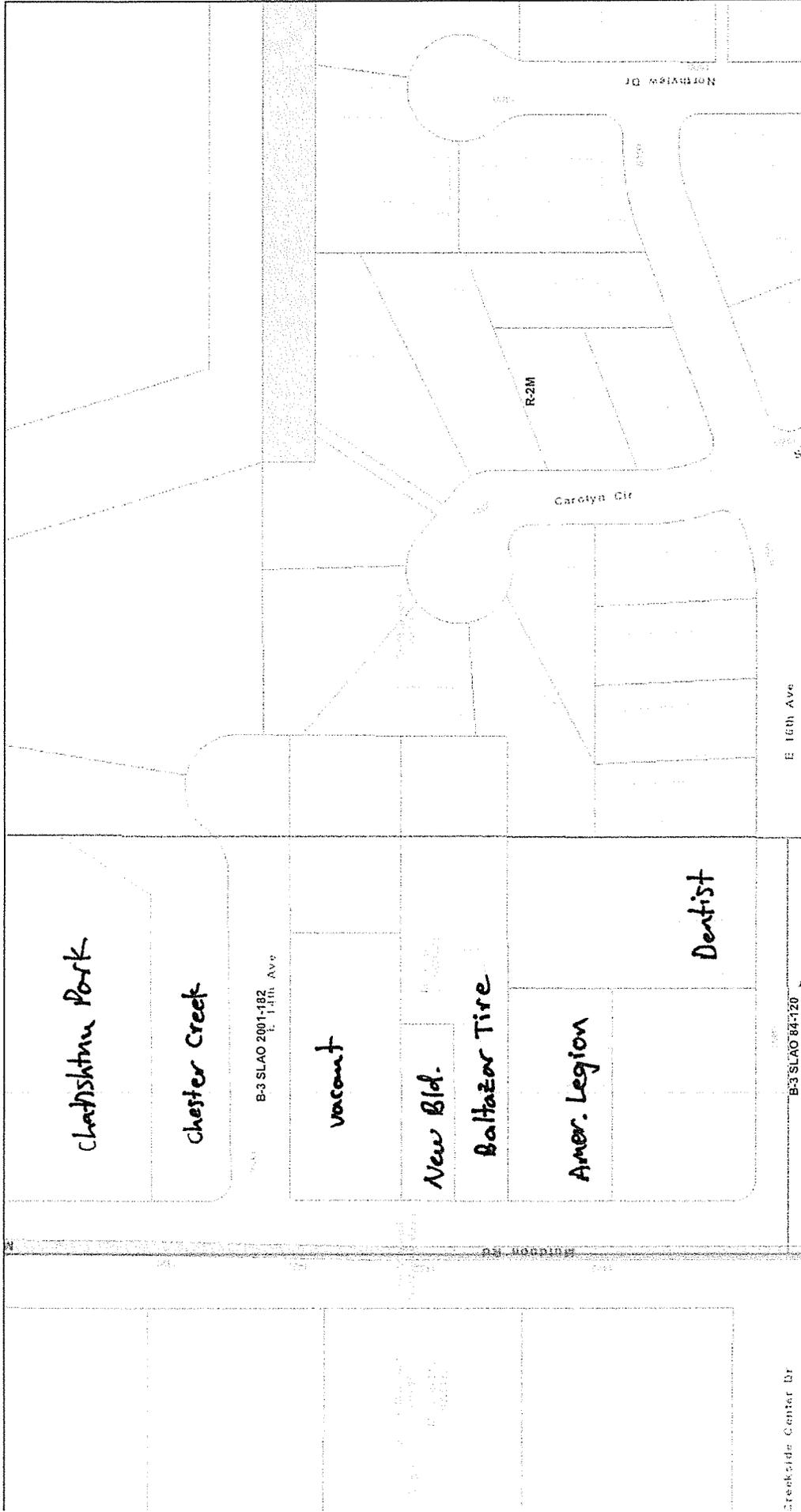
SCALE: 1"=40'-0"

6 of 5  
2006-077075-0



6 of 6  
2017-023740-0

# Rezone



September 13, 2018

Planning & AO's

Override 1

Property Info

Tax Map Grid

100 Scale Grid

500 Scale Grid

GDIC, Property Appraisal, Land Records  
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Taiwan), NGCC, © OpenStreetMap contributors and the GIS User Community

**TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>												
	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development													
R-6, R-8, R-9, R-10, TA	L2		L2	L2	L2	L2	L2	L2		L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2		L4	L2	L1	
R-3, R-3A	L2	L2			L2	L2	L2	L2		L4	L2	L1	L1
R-4, R-4A	L2	L2	L2		L2	L2	L1	L2		L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2	L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L2	L1	L2	L2	L4	L1	L1	L1
PR						L1	L2		L4	L1	L1	L1	L1

**NOTES:**

- This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.
- L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.
- Commercial developments and buildings exceeding 35 feet in height in the R-3A district are subject to the R-4/R-4A site perimeter landscaping standards.

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
<b>SITE PERIMETER LANDSCAPING REQUIREMENTS</b>			
<p>→ <b>Visual Enhancement Landscaping (L1)</b></p>	<p>Minimum average planting bed width: 8 feet as measured for each leg of the perimeter.                      Minimum planting bed width: 5 feet.                      No more than one-half the property line length or 50 feet, whichever is less, may have a planting bed width less than 8 feet in width. The maximum bed width used for the calculation of average bed width may not be greater than 12 feet.</p>	<p>Provide 1 tree and 6 shrubs per 20 linear feet of property line requiring visual enhancement landscaping.                      All areas within the planting bed shall be covered with living ground cover, turf, or mulch.                      All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs, through an administrative site plan review.                      Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.                      Trees may be substituted with an equal number of shrubs at 6-foot minimum planting height in utility easements with overhead lines.</p>
<p>→ <b>Buffer Landscaping (L2)</b></p>	<p>Minimum average planting bed width shall be 15 feet, with minimum width at any point not less than 10 feet, except as modified by the Optional Design Standards, in which case the overall minimum planting bed width shall be 10 feet.</p>	<p>Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping.                      At minimum, 1/2 of all trees shall be coniferous.                      Distribute trees and shrubs evenly along the length of the planting bed.                      All areas within the planting bed shall be covered with living ground cover, turf, or mulch.                      If relying on existing vegetation to meet these requirements, use of a site-obscuring or screening fence as an optional design standard is not allowed.                      All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width on side or rear property lines, but not along streets or street rights-of-way. The fence shall be situated within or on the edge of the planting bed, except where utilities or existing conditions create a conflict.                      Trees may be substituted with an equal number of shrubs at 6 feet minimum planting height in utility easements with overhead lines.</p>
<p><b>Screening Landscaping (L3)</b></p>	<p>Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.</p>	<p>Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring screening landscaping.                      At minimum, 75% of all trees shall be coniferous.                      Trees and shrubs shall be evenly distributed along the frontage.                      All areas within the planting bed shall be covered with living ground cover, turf, or mulch.                      All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>On side or rear property lines, but not along streets or street rights-of-way, planting bed width may be reduced by 10 feet with provision of an eight-foot high ornamental screening fence.</p>

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
 For uses allowed in the A, TA, and TR districts, see section 21.04.050.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDUST.			OTHER				Definitions and Use-Specific Standards						
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	MC	I-1	I-2		M	AF	DR	PR	PLI	W
Vehicles and Equipment	Liquor store <sup>2</sup>																P	P	P	C	P	C							21.05.050H.9. 21.05.020A.
	Pawnshop <sup>2</sup>																		P		P								21.05.050H.10.
Vehicles and Equipment	Aircraft and marine vessel sales																		P		P	P	P						21.05.050I.1.
	Parking lot or structure (50+ spaces)																	C	C	P	P	P	P						21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)																	P	P	P	P	P	P						21.05.050I.2. or I.3.
	Vehicle parts and supplies <sup>2</sup>																		P		P	P	P						21.05.050I.4.
Visitor Accommodations	Vehicle-large, sales and rental <sup>2</sup>																		P		P	P	P						21.05.050I.5.
	Vehicle-small, sales and rental <sup>2</sup>																		P		P	P	P						21.05.050I.6.
Visitor Accommodations	Vehicle service and repair, major																		P		P	P	P						21.05.050I.7.
	Vehicle service and repair, minor																		C	C	P	P	P						21.05.050I.8.
	Camper park																			C		C							21.05.050J.1.
	Extended-stay lodgings																			P	S	S							21.05.050J.2.
Visitor Accommodations	Hostel																			P	S	S							21.05.050J.3.