

*Postponed Indefinitely*

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: JANUARY 11, 2000

Anchorage, Alaska  
AO 2000-11

2 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
3 REZONING FROM R-5 (RURAL RESIDENTIAL) TO B-3 (GENERAL BUSINESS) FOR  
4 THE ARLON SUBDIVISION, LOTS 3, 4, 5 AND 6, GENERALLY LOCATED ON THE  
5 NORTH SIDE OF ABBOTT ROAD BETWEEN GOLOVIN STREET AND ARLON  
6 STREET.

7  
8 (Abbott Loop Community Council) ( Planning and Zoning Commission Case 99-061)  
9

10 THE ANCHORAGE ASSEMBLY ORDAINS:

11  
12 Section 1. The zoning map shall be amended by designating the following described  
13 property as B-3 (General Business District) zone:

14  
15 Arlon Subdivision, Lots 3, 4, 5 and 6, as shown on Exhibit A attached (Planning  
16 and Zoning Commission Case 99-061) .  
17

18 Section 2. The Director of Community Planning and Development shall change the  
19 zoning map accordingly.

20  
21 Section 3. This ordinance shall become effective immediately upon passage and  
22 approval by the Anchorage Assembly

23  
24 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
25 \_\_\_\_\_, 2000.  
26  
27  
28  
29

ATTEST

\_\_\_\_\_  
Chairman

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

(99-061)  
(014-291-80, 81, 82, 83)



AM 10-2000

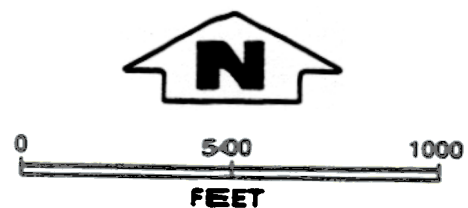
# 99-061

## REZONING



**Exhibit A**

-  100 Year Floodplain
-  500 Year Floodplain





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 10-2000

Meeting Date: JANUARY 11, 2000


From: Mayor

Subject: AO 2000-11

Planning and Zoning Commission  
Recommendation on Rezoning Arlon  
Subdivision

- 1 The property owner, Seven C Investments, Inc., has petitioned the Assembly to
- 2 hear a rezoning petition that has been denied by the Planning and Zoning
- 3 Commission. The petition is to rezone four lots from residential, R-5 to general
- 4 business, B-3. Two of the lots have frontage on Abbott Road.
- 5 The Planning and Zoning Commission unanimously recommended against the
- 6 rezoning. When the Commission denies a rezoning the petitioner under AMC
- 7 21.20.100D may request an Assembly hearing within 20 days of the Commission's
- 8 action. This petitioner has filed such a request.
- 9 The Planning and Zoning Commission found that there was insufficient evidence
- 10 presented to Commission by the petitioner to justify this rezoning. The petitioner
- 11 presented no specific project to show the need for the rezoning. The Commission
- 12 found that there was adequate commercial zoning in the area and this rezoning
- 13 was not needed.

Reviewed by:

  
George J. Vakalis  
Municipal Manager

Respectfully submitted

  
Rick Mystrom  
Mayor

Reviewed by:

  
Elaine A. Christian  
Executive Manager

Prepared by:

  
Caren L. Mathis  
Director, Community Planning and  
Development

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2000-11 Title: Rezone Arlon Subdivision  
Sponsor: Seven C Investments Inc.  
Preparing Agency: Community Planning and Development  
Others Affected:

**CHANGES IN EXPENDITURES AND REVENUES** (Thousands of Dollars)

	FY99	FY00	FY01	FY002	FY03
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector except for the property owner.

Prepared by: D. Alspach, Mgr. Zoning & Platting

Validated by OMB:

Approved By:

  
\_\_\_\_\_  
Carol L. Mathis  
Director, Preparing Agency

Telephone

343-4215

Date:

12-15-99

Date:

12-6-99

# DRAFT

## MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 99-070

A RESOLUTION DENYING A REZONING FROM R-5 (RURAL RESIDENTIAL) DISTRICT TO B-3 (GENERAL BUSINESS) DISTRICT WITH FOR ARLON SUBDIVISION LOTS 3, 4, 5 AND 6.

(Case 99-061; Tax ID. # 014-291-80; -81; -82; -83)

WHEREAS, a petition has been received from Seven C Investments to rezone from R-5 (Rural Residential) District to B-3 (General Business) District for Arlon Subdivision Lots 3, 4, 5 and 6, consisting of 0.86 acres; generally located between Golovin and Arlon Streets north of Abbott Road, and

WHEREAS, notices were published, posted and 80 public hearing notices were mailed and a public hearing was held September 13, 1999.

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

A The Commission makes the following findings of fact:

- 1 This is a request to rezone site from R-5 to B-3. No special limitations were offered. No information was provided which indicated a specific use for development on this property or whether the four lots would be platted into one parcel for development, or whether each lot would be developed individually or in combination with one or more lots. Further, with no specific use or development in mind for this it was not possible to determine the potential impact and traffic generation to the surrounding neighborhood. The reason given by the petitioner's representative for requesting a rezone was marketing the sale of this property with its current residential zoning is difficult, and given its proximity to the new Fred Meyer store, it would be reasonable to have B-3 zoning.
- 2 The petition property consists of 4 undeveloped lots under single ownership. The site is level and contains natural vegetation. The petition site has access to full utilities, including public sewer, electrical, and natural gas. The aggregate gross area of the combined petition lots is 37,630 square feet. Individually Lot 3 has 9,451 SF; Lot 4 has 9,364 SF; Lot 5 has 9,364 SF; Lot 6 has

**DRAFT**

9,451 SF. A site visit by staff on March 18, 1999 indicated there were three semi-trucks stored/parked on Lot 6.

- 3 Lot's 3 and 4 are oriented to and have access from Golovin Street; Lot's 5 and 6 are oriented to and have access from Arlon Street. Both Lot's 4 and 5 are double frontage lots, with frontage to Abbott Road across the street from the proposed Fred Meyer Store. The Official Streets and Highways Plan classifies Abbott Road as a Class III Major Arterial. Golovin and Arlon are residential streets.
4. The petition site is located at the southeast corner of two R-5 zoned subdivision's (Morehand and Arlon) that are classified as Commercial/ Industrial in the Comprehensive Plan. North of the R-5 is I-1 property that fronts onto East 88<sup>th</sup> Avenue. To the east of the site is a strip mall zoned B-3, containing a McDonalds Restaurant, a Chevron Gas Station and other retail stores. To the west of the R-5 is the Independence Park Shopping Village Subdivision, zoned B-3 SL and is only partially developed as commercial retail.
5. There is an abundance of vacant and/or underdeveloped B-3 property in the immediate area. KFQD radio broadcasting has occupied a 20 acre site with only a transmission tower and a small broadcast building (this is now the future site of Fred Meyer) for many years. At the time Independence Park was rezoned and developed as a residential community, property on both sides of Abbott at the curve were zoned B-3 SL. Most of this property on the south side of Abbott is developed or now being redeveloped and infilling is occurring.
6. The 20 acres of property on the north side of the Abbott Road curve is property that is classified commercial/industrial in the Plan. Approximately 15 acres were zoned B-3 SL and replatted into 12 parcels, and 5 acres (consisting of 4 parcels) zoned I-1. Of the 12 B-3 SL lots, only 2 are developed, one into a mall and the other into a commercial office building. Of the four I-1 lots two have duplex residential structures, one has an automotive service garage and the largest located at the intersection of East 88<sup>th</sup> Avenue and Abbott (3.2 acres) is undeveloped. Additionally, the property zoned B-3 that fronts onto Lake Otis (at the northeast corner of Abbott/Lake Otis) consists of four lots: two lots



**DRAFT**

amounting to 1.75 acres, are undeveloped, and the other two lots are partially developed (McDonalds, and a strip mall).

- 7 Ten public hearing notices were returned, eight opposed to the request and two in support.
8. The Abbott Loop Community Council submitted a letter opposing the rezoning. Minutes of the council's meeting noted that speculative re-zoning is not conducive to preserving neighborhoods and can lead to the piecemeal fragmentation of the existing community; there is a lack of affordable housing in this area of town and this proposal would remove 4 lots from the local housing stock; the rezoning is not compatible with the larger residential area to the north; no special limitations were offered by the petitioner to integrate the new development into the area particularly screening and buffer landscaping and the Comprehensive Plan intends that existing uses be preserved and the proposed rezoning would dilute the zoning of the area by allowing a wide range of incompatible uses into a residential neighborhood. Further, there is an abundance of vacant and available B-3 zoned land in the immediate neighborhood.
9. Until the present revision process to the Anchorage Comprehensive Plan presents a "big-picture" evaluation of southeast Anchorage regarding the adequacy, and supply and demand of residential, commercial and industrial uses and land, and in particular this corridor of land between Lake Otis and the Seward Highway, and Abbott Road and Dowling, B-3 zoning at this location is premature at best.
- 10 The Commission noted that there is no evidence before the Commission indicating how this property may or may not be used, and believed that it was a spot rezoning. Further, they concluded that there is an adequate amount of B-3 zoned property in the area and no more is needed.
- 11 The requested rezone does not meet the standards for approval as required by AMC 21.20.090.
12. The motion to recommend approval to the Assembly to rezone the subject property to B-3 failed: 0 in favor, 7 opposed.



**DRAFT**

- B. The Commission recommends the above captioned rezoning be DENIED by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 13th day of September 1999.

---

Caren L. Mathis  
Director

---

Daphne Brown  
Chair

(Case 99-061)  
(Tax ID. # 014-291-80; -81; -82; -83)

mpa G:\CPD\zon\_plat\MARY\RESOPZC\99rezone\p99061.doc

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

*Ad 2000 -*

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>  <b>Rezone R-5 to B-3 Arlon Sub</b>	<b>DATE PREPARED</b> 11/29/99	<b>INDICATE DOCUMENTS ATTACHED</b> <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	<b>DEPARTMENT NAME</b> Community Planning and Development	<b>DIRECTOR'S NAME</b> Caren L. Mathis	
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b> D. Alspach	<b>HIS/HER PHONE NUMBER</b> 343-4215	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
6	Mayor		
	Municipal Clerk		
2	Municipal Attorney	<i>[Signature]</i>	12/10/99
	Employee Relations		
5	Municipal Manager	<i>[Signature]</i>	12/29/99
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
3	Office of Management and Budget	<i>[Signature]</i>	12-16-99
	Municipal Light & Power		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
4	Executive Manager	<i>[Signature]</i>	12/22/99
1	Community Planning and Development	<i>[Signature]</i>	12-6-99
	Finance, Chief Fiscal Officer		
	Management Information Services		
	Heritage Land Bank		
	Property & Facility Management		
	Purchasing		
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENT</b>  <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">J.B.</div> <i>INTAX auction</i> </div>		
<b>6</b>	<b>ASSEMBLY MEETING DATE REQUESTED</b> 4/4/00	<b>7</b>	<b>PUBLIC HEARING DATE REQUESTED</b> At least 4 weeks after introduction 2/15/00 3/21/00

**RECEIVED**  
 Office of Municipal Clerk

DEC 30 1999  
 P.O. Box 198650  
 Anchorage, AK 99519-6650

**FULL TEXT OF  
DOCUMENT CAN BE  
OBTAINED AT MUNI  
CLERK S OFFICE**