

CLERK'S OFFICE

APPROVED

Date: 1-9-01

Notice of Reconsideration given by Ms. Von Gemmingen 1-10-01 1-23-01 Not Reconsidered

Submitted by: Chairman of the Assembly at the Request of the Mayor
Prepared by: Department of Community Planning and Development
For reading: NOVEMBER 21, 2000

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Anchorage, Alaska
AO 2000-164

AN ORDINANCE AMENDING ASSEMBLY ORDINANCE 93-183 (S-1) AS SUBSEQUENTLY AMENDED TO AMEND THE PERMITTED USES IN THE PC DISTRICT RELATING TO CAR WASHES AND OTHER DRIVE-IN BUSINESSES FOR PORTIONS OF SECTIONS 7 AND 18, T13N, R3W, S.M. AND SECTION 13, T13N, R4W, S.M.; AS DEPICTED IN EXHIBIT A, GENERALLY LOCATED IN THE LOWER SHIP CREEK VALLEY BETWEEN THE RAILROAD YARDS AND DOWNTOWN ANCHORAGE CONTAINING 127 ACRES MORE OR LESS.

(Downtown Community Council) (Planning and Zoning Commission Case 00-139)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance No. 93-183(S-1)(aa), Section 4.E.8 is hereby amended by deletion of the following language:

8. [car washes;]

Section 2. Anchorage Ordinance No. 93-183(S-1)(aa), Section 4.E.9 is hereby amended by deletion of the bracketed words and inclusion of the underlined words to read as follows:

drive in business [of any sort] not expressly listed as permitted use

Section 3. Anchorage Ordinance No. 93-183(S-1)(aa), Section 4.B, Light Industrial Uses, is hereby amended by inclusion of the underlined words, to read as follows:

car and large vehicle wash;

Section 4. The Director of the Department of Community Planning and Development shall change the zoning map accordingly.

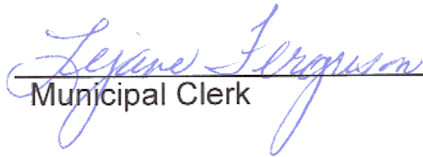
Section 5. This ordinance shall be effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 9th day of

January, ~~2000~~ 2001.

ATTEST:


Chairman


Municipal Clerk

(00-139)
(051-251-83 & 84)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2000- 164

Title: Amendment to Ship Creek PC District AO 93-183(S-1)(aa)

Sponsor: Marc Marlowe (Hoge & Lekisch, Rep.)
 Preparing Agency: Community Planning and Development Department
 Others Affected:

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
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 ordinance should have no significant economic impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the ordinance should have no significant economic impact on the private sector.

Prepared by: Jerry Weaver, Acting Mgr. Zoning & Platting Telephone: 343-4215
 Validated by OMB: _____ Date: _____
 Approved By: *Jerry Weaver* Date: 9-1-00
 Director, Preparing Agency

COMPREHENSIVE PLAN:

Classification: Industrial
Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:		I-2	I-1 and B-2C and PLI and I-2	MC
Land Use:	Industrial and Marine Related	Industrial	Industrial, Commercial, Office, Park	Marine Related

PROPERTY HISTORY:

9/24/91	AO 91-139	Ordinance amending the zoning map and creating the Alaska Railroad Planned Community District.
1/11/94	AO 93-183(S-1)	Ordinance Amending the Alaska Railroad Planned Community District in accordance with a new master plan for the area. (LoPatin Study)
6/7/94	AO 94-80	Ordinance amending the PC district (AO 93-183 (S-1))to require the height of structures in the PC district to be measured from Mean Sea Level (MSL).
8/10/99	AO 99-99	Ordinance amending the PC district (AO 93-183 (S-1) (aa) to amend special limitations and allow new tourist related uses and certain design allowances for existing structures. Designated certain areas for outdoor storage of material for the Alaska Railroad Corp.

RELATED HISTORY

8/20/91	AO 91-88	Ship Creek/Waterfront Land Use Study, adopted by the Assembly.
8/20/91	AO 91-90(S)	Ordinance amending Title 21, creating the Marine Commercial and Marine Industrial districts and other amendments.

SITE DESCRIPTION:

The Alaska Railroad Planned Community District, Subareas A, B and C, encompasses an area of about 127 acres located within the Lower Ship Creek Valley. The petitioner site is a 4.8 acre portion of Subarea A, which total approximately 88 acres. The entire PC district straddles the Ship Creek drainage and is generally oriented in a linear east/west manner along the shores of the creek. The petitioner site is a rectangular lot with an old power plant building located upon it. The petitioner proposes to reutilize the power plant building by adapting it to a mixture of uses intended to make the site productive from the



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

AM No. 1026-2000

Meeting Date: NOVEMBER 21, 2000

From: Mayor

Subject: AO 2000-164

Planning and Zoning Commission
Recommendation for rezoning a portion of a
PC-Planned Community district generally
located in the Lower Ship Creek Valley, along
the north side of Whitney Road and east of
North "C" Street.

- 1 The rezone is intended to amend A.O. 93-183(S-1)(aa), which establishes a PC—
- 2 Planned Community district within the Lower Ship Creek Valley, to add vehicle
- 3 wash facilities to the list of permitted uses in Subarea A. Additional provisions are
- 4 included to amend related references in the ordinance to ensure that there is no
- 5 resulting conflict with the list of prohibited uses in the district.
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Reviewed by

Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

Craig E. Campbell, Executive Director
Community Services and Development

Respectfully submitted

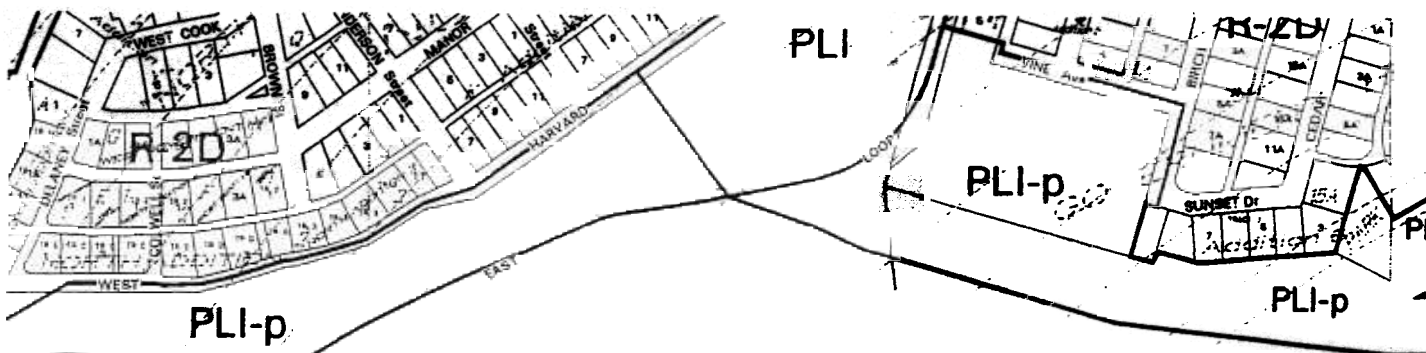
George P. Wuerch
Mayor

Prepared by:

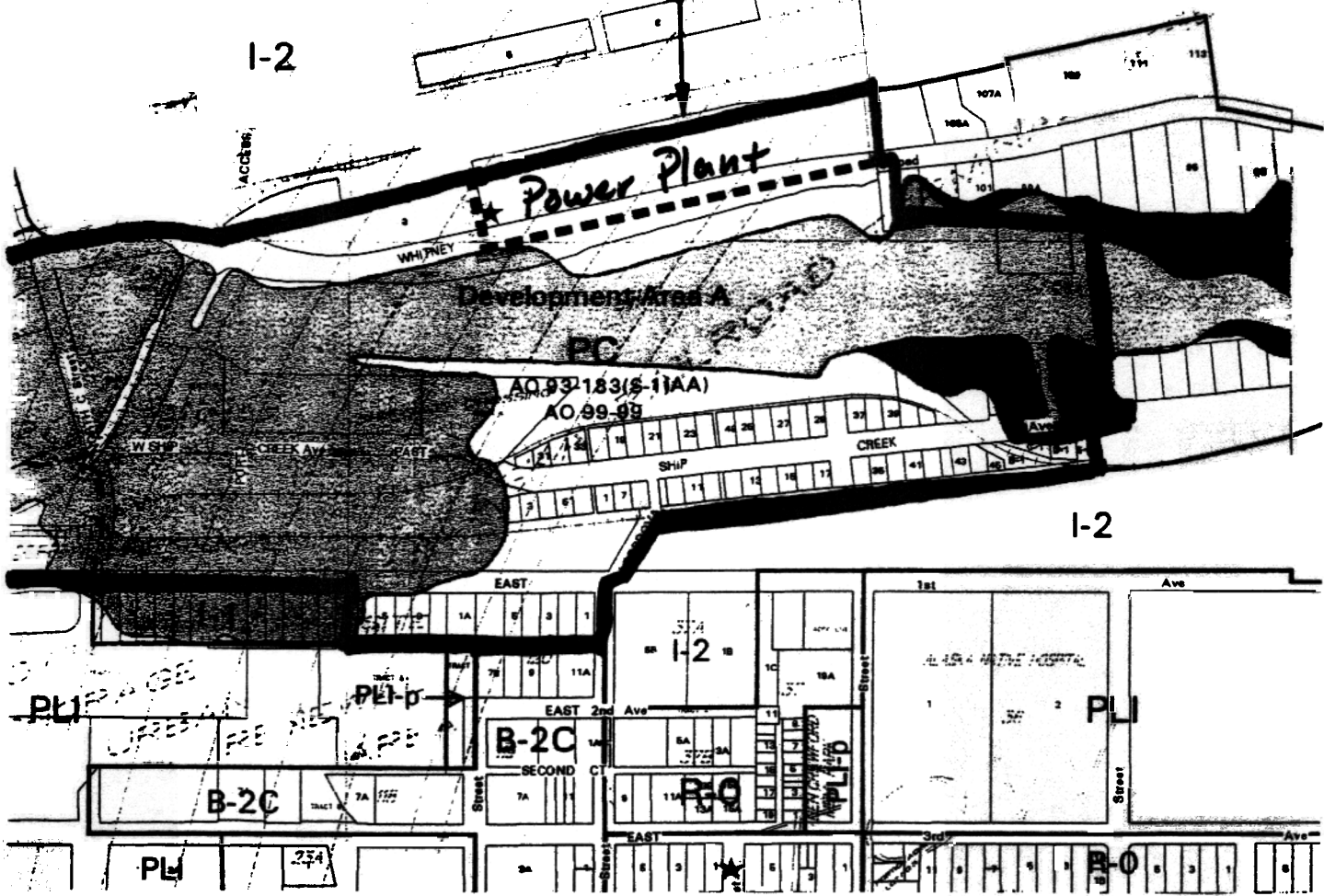
Susan R. Fison, Acting Director
Community Planning and Development

00 139

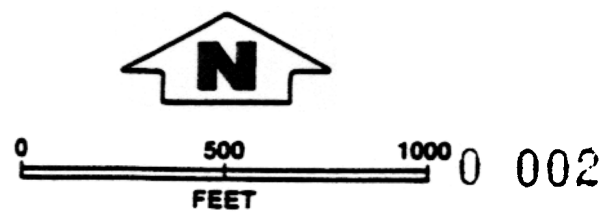
REZONING



SubArea A Vicinity



100 Year Floodplain
500 Year Floodplain



Comments Received Too Late For Packets

Case # 00 139

● COPY

● Fire Dept RECEIVED
JUL 28 2000
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

✓ Bartels, Gloria A.

From: Bushue, Bridget C.
Sent: Friday, July 28, 2000 8:43 AM
To: Bartels, Gloria A.
Subject: Platting & Zoning Request for comments.

Gloria,

Kayle is on injury leave. Please review the following. If you have any questions please call me at 267-4972. Thanks
- Bridget

Case #00-138: No Comment. Lake Otis Medical Plaza

✓ Case #00-139: Obtain appropriate permits from Building Safety Division for change of use of building. Include site plan with appropriate Fire Dept access routes. Old Power Plant

Case #00-140: No Comment. Orso's Canopy

Case #00-141: No Comment. Campbell Green Condo's

Case #00-142: No Comment. MOA landscape right-of-way

Case #00-143: No Comment. Dimond High

Case #00-149: No Comment - out of jurisdiction. Chugiak church

Case #00-150: Obtain appropriate assembly permit from Fire Dept. Cartee Beer Garden

Case #00-152: Obtain appropriate building permit from Building Safety/Fire Dept.
Anchor Lutheran portable classroom

1/10/0

Madam Clerk:

I hereby give notice of reconsideration
on

AO 2000 164

Fay Von Hemminger

Seconded by Cheryl Clementson

M.O.A
2001 JAN 10 PM 4:59
CLERKS OFFICE

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

~~2000-139~~
 AO 2000 - 164

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	Amendments to AO 93-183(S-1)(aa), PC (Planned Community) District Zoning to allow large vehicle washing facilities as a permitted use in Subarea A of the district. (P+2 case 00-139)	8/30/00
		INDICATE DOCUMENTS ATTACHED
		<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME	DIRECTOR'S NAME
	Community Planning and Development	Susan R. Fison, Acting Director
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
	J. Weaver	343-4215
4	COORDINATED WITH AND REVIEWED BY	INITIALS
5	Mayor	
	Municipal Clerk	
2	Municipal Attorney	
	Employee Relations	
4	Municipal Manager (BCI)	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Office of Management and Budget	
	Municipal Light & Power	
	Police	
	Port of Anchorage	
	Public Works	
	Solid Waste Services	
	Transit	
	Water & Wastewater Utility	
	Executive Manager	
1	Community Planning and Development	
	Finance, Chief Fiscal Officer	
	Management Information Services	
	Heritage Land Bank	
	Property & Facility Management	
	Purchasing	
3	Community Services and Dev.	
5	SPECIAL INSTRUCTIONS/COMMENT	
	FOR INTRODUCTION T.B.	
6	ASSEMBLY MEETING DATE REQUESTED	7 PUBLIC HEARING DATE REQUESTED
	ASAP NOV 21 2000	At least 4 weeks after introduction

RECEIVED
 Office of Municipal Clerk

NOV 13 2000

P.O. Box 196650
 Anchorage, AK 99519-6650

ARCJ ARCJ 9-1-00

1/9/01

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