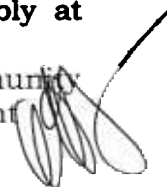


AM 1

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: January 23, 2001



Anchorage, Alaska  
AO 2001- 24

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO B-3 SL  
(GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR  
APPROXIMATELY 37 ACRES OF A 69 ACRE PARCEL, THE EASTERN HALF OF THE  
ALASKAN VILLAGE SUBDIVISION PLATTED AS TRACT A, THE ALASKAN VILLAGE #1  
SUBDIVISION AND LOTS 32 THRU 45, BLOCK 1, LOTS 20 THRU 47, BLOCK 2 AND A  
PORTION OF THE NE ¼, NW ¼, THE ALASKAN VILLAGE SUBDIVISION, ALL  
LOCATED WITHIN SECTION 24, T13N, R3W, SM, AK.; GENERALLY LOCATED ON  
THE SOUTHWEST CORNER OF DEBARR ROAD AND THE WEST SIDE OF MULDOON  
ROAD.

(Northeast Community Council; Case 2000-051)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described  
property as B-3 SL (General Business District) with Special Limitations:

Approximately 37 acres of a 69 acre parcel, the eastern half of the  
Alaskan Village Subdivision platted as tract a, the Alaskan Village #1  
Subdivision and Lots 32 thru 45, Block 1, Lots 20 thru 47, Block 2 and  
a portion of the NE ¼, NW ¼, the Alaskan Village Subdivision, all located  
within section 24, T13N, R3W, SM, AK.; as shown on petitioner's  
Attachment 1 (Planning and Zoning Commission Case 2000-051).

**Section 2.** The zoning map amendment described in Section 1 above shall be subject  
to the following special limitations:

**A Permitted Uses**

Only those principal uses permitted through the Business  
Planned Unit Development under subsection C.

**B Accessory Uses**

1 Only those accessory uses permitted through the Business  
Planned Unit Development under subsection C.

**C Conditional Uses**

1 Business Planned Unit Development.

- Adult entertainment/adult book stores, peepshows, topless/bottomless dancers, massage parlors, and escort services
  - Mobile Home Parks or Camper Parks
  - Bulk fuel dealers or primary tire change facility
  - Automobile dealerships or lots, new or used
  - Pawn Shops
  - Stand alone gun shops or dealers
  - Pull tab or other similar gaming operations
  - Bingo Halls
  - Quasi institutional houses
  - Snow Disposal sites
  - Heliports
  - Community Correctional Residential Centers
  - Unlicensed nightclubs
  - Flea Markets
  - Storage yards
  - Outdoor storage of heavy machinery and equipment
  - Mobile Home display lots
  - Taxicab stands
  - Amusement arcades, billiard parlors
  - Bowling alleys
  - Metal working and steel fabrication
  - Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
- Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

E. Design Guidelines in addition to those imposed by the Business PUD.

1. Riparian buffer. A buffer of a minimum of 100 feet shall be established to provide a corridor for Chester Creek within the boundaries of this site. The Chester Creek culvert system under Muldoon Road shall be replaced with a bridge that adequately spans the creek. Final design for the creek corridor shall be acceptable to the natural resources and permitting agencies.
2. Site Plan. The intent of the PUD is to create a strong relationship between all buildings, uses, open spaces, and streets. The site plan shall address the following:
  - a. Buildings, and their entries, shall to the greatest extent possible be oriented to the street, shall encourage and accommodate pedestrian movement, and shall be arranged as a part of a campus, rather than as individual or

separated uses. Transit access, within close proximity to commercial and residential building entries, shall be accommodated.

b The site plan shall be designed to allow for shared parking between uses, thus reducing the overall need for parking within the PUD.

c. Although there may be a commercial "anchor," the planned development shall also have a distinct focal point, marked by a public gathering space as the focal point's center. The center shall contain elements such as seating, landscaping, public art, and accommodations for seasonal activities. It shall be pedestrian-oriented, and well-connected to public open space and other uses.

d Local climate shall be taken into account in the layout and design of the entire development, as well as in the site design details. Layout and design shall strive to protect pedestrians from wind, ice and snow. Buildings and public spaces shall be sited and designed to enhance the advantages of sunlight, and to minimize the creation of wind corridors.

e The creek corridor shall be designed to provide a natural environment for wildlife, as well as a community attribute. The PUD site plan shall provide for a positive relationship with the open space and incorporate it as part of the focal point of the site.

f. Design of the site shall provide a positive relationship between Muldoon and DeBarr Roads and the development. A sense of physical separation between the development and the rest of the neighborhood shall not be encouraged, nor shall unsafe or unpleasant conditions be created along that interface.

g Residential developments shall be within easy walking or biking distance from the shopping areas, community center, open space, and transit stops.

3. Architecture. The site plan shall address building massing, siting, entrances, windows, exterior finishes, and rooflines. All buildings, especially those over 50,000 S.F., shall have multiple entries, active windows, varied roof lines, and architectural detailing which is harmonious with smaller scaled buildings, and shall result in comfortable, human-scale developments.

4. Landscaping. Site Plans shall address the need for, and design of perimeter landscape buffers and interior site landscaping. Site landscaping shall provide visual breaks within the site as well as

on the perimeter of the site without creating unwanted separations within the site or between the site and surrounding areas. Areas of existing vegetation shall be retained to the maximum extent possible. All site plans shall adhere to the approved Master Plan. Landscape buffers shall be provided where necessary to separate incompatible uses. The use of continuous buffers shall be limited to those areas where other design techniques may not be successful at preventing incompatibility between uses. A variety of large and small areas of natural and /or planted landscaping shall be integrated throughout the site in order to provide an attractive and pleasant neighborhood environment

5     Parking lot design. Developments shall not contain large, expansive parking lots in highly visible areas. Parking lots shall be visibly broken into smaller parking lots, with large areas of landscaping and pedestrian access provided between units. Large parking areas adjacent to the streetscape, or pedestrian access points, shall be avoided. Parking areas shall be shared between uses to reduce the overall need for parking spaces.

6     Streetscape. Streets shall be designed to include boulevard landscaping, separated sidewalks, transit accommodations (where appropriate), seating, lighting, and other public amenities characteristic of town centers. Maximum building setbacks shall be established. To the extent consistent with the design guidelines contained herein, the setbacks shall not exceed 100 feet from the perimeter right-of-way.

7     Other site elements. Accommodations for pedestrians (including bicyclists) and transit access shall be provided to all developments. Walkways or trails shall be integrated throughout the PUD, providing pleasant, safe, and efficient connections.

F     The petitioner shall submit a phased development plan for review and approval by the Department of Community Planning and Development. The first phase of development shall begin no later than August 1, 2002 and shall be completed no later than August 30, 2003.

G     The Business PUD shall include no less than 200 units or ten acres devoted to residential development.

**Section 3.** The area proposed by the applicant as PLI (SL) is hereby eliminated from the petition area and retains its current zoning designation as R-3 (Multiple-family Residential).

**Section 4.** The Director of the Department of Planning shall change the zoning map accordingly.

**Section 5.** This ordinance shall become effective within 10 days after the Director of the Planning Department has determined:

- A That the special limitations set forth in Section 2 above have the written consent of the owners of the property within the area described in Section 1 above. The Director of the Planning Department shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.
- B A subdivision plat has been reviewed and approved by the Platting Board. The replat shall eliminate the existing substandard size lots and delineate the new zoning boundary. If such approval has not been granted by December 31, 2002, this ordinance shall become null and void.
- C Traffic Engineering has reviewed and approved a Traffic Impact Analysis.
- D The legal and regulatory status of Well #3 on Alaskan Village Subdivision has been resolved by the owner of the Alaskan Village Subdivision.

PASSED AND APPROVED by the Anchorage Assembly this                      day  
of \_\_\_\_\_, 2001.

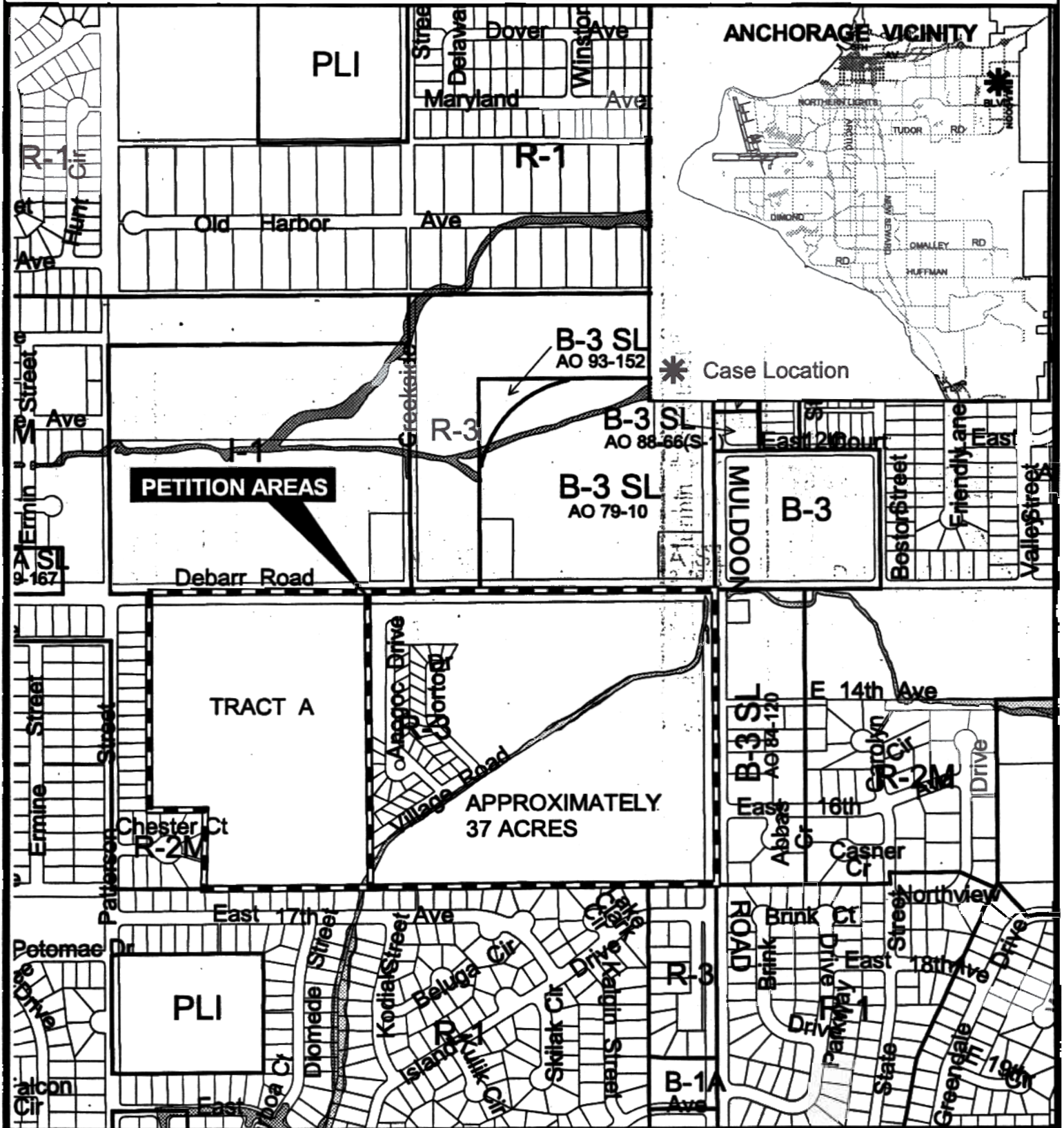
ATTEST:

\_\_\_\_\_  
Chair

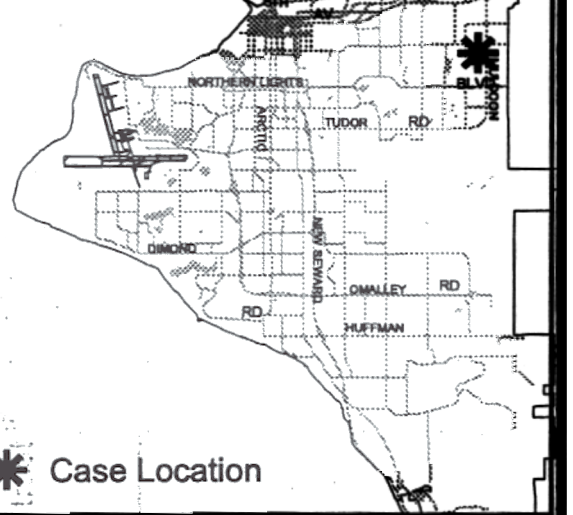
\_\_\_\_\_  
Municipal Clerk

(2000-051)  
(Tax ID. No. 006-181-02,44, 16 thru 27, and 34)

# REZONING 2000-051



## ANCHORAGE VICINITY



Municipality of Anchorage  
Planning Department



Date: JANUARY 15, 2001

### Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet



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

AO Number: 2001- 24 Title: Rezone approximately 37 acres of the eastern half of the Alaskan Village Subdivision, platted as Block 1, Lot 32, Block 2, Lots 20 through 30, Block 2, Lots 36 through 47, Alaskan Village Subdivision, and the north 600 feet of the north ½ of the northeast ¼ of the northwest ¼ of Section 24, T13N, R3W, S.M., AK from R-3 to B-3 SL.

Sponsor: Gerald Neeser

Preparing Agency: Community Planning and Development

Others Affected

**CHANGES IN EXPENDITURES AND REVENUES**

(Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
6000 IGCs					
FUNCTION COST:					
REVENUES					
CAPITAL:					
POSITIONS: FT/PT and Temp.					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning will allow for the development of a mixed use Commercial Planned Unit Development. The rezoning presents an opportunity to implement the town center concept, in which residential and commercial uses are interrelated and with natural buffers and vehicular and pedestrian amenities. The redevelopment of the site will create job opportunities for the public sector as well as allow for the opportunity to live near the workplace.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

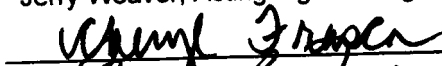
Approval of the rezoning should have no significant economic impact on the private sector.

Prepared by:

Jerry Weaver, Acting Mgr. Zoning &amp; Platting

Telephone: 343-4215

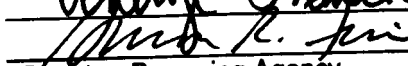
Validated by OMB:



Date:

11/17/01

Approved By:

  
Director, Preparing Agency

Date:

12-19-00