

CLERK'S OFFICE

APPROVED

Date: 2-27-01

*Immediate Reconsideration
failed 2-27-01*

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



ANCHORAGE, ALASKA
AO 2001- 25

1 AN ORDINANCE APPROVING THE REZONING OF 30.3 ACRES FROM R-3 (MULTI-
2 FAMILY RESIDENTIAL) ZONING DISTRICT TO B-3 SL (GENERAL BUSINESS WITH
3 SPECIAL LIMITATIONS) FOR THE EASTERN 15.15 ACRES OF THE 30.3 ACRE SITE
4 AND TO R-4 SL (MULTI-FAMILY RESIDENTIAL) FOR THE WESTERN 15.15 ACRES OF
5 THE 30.3 ACRE SITE FOR THE MODERN AGE ESTATES SUBDIVISION, TRACT C1,
6 GENERALLY LOCATED ON THE WEST SIDE OF C STREET, NORTH OF WEST 40TH
7 AVENUE AND SOUTH OF WEST 36TH STREET.

8 (Spennard Community Council; Case 2000-191)

9 THE ANCHORAGE ASSEMBLY ORDAINS:

10
11 Section 1. The zoning map shall be amended by designating the following described property as
12 B--3 SL (General Commercial District) with Special Limitations zone:

13 The eastern ½ of Tract C1, The Modern Age Estates Subdivision; consisting of
14 15.15 acres as shown on Attachment A.

15 Section 2. The zoning map shall be amended by designating the following described property as
16 R-4 SL (Multi-Family Residential) with Special Limitations zone:

17
18 The western ½ of Tract C1, The Modern Age Estates Subdivision; consisting of
19 15.15 acres as shown on Attachment A.

20
21 Section 3. The zoning map amendment described in Section 1 and Section 2 above shall be
22 subject to the following:

23 A. Design Standards:

24
25 The master plan shall address the need for and design of perimeter
26 landscape buffers and interior site landscaping. Site landscaping shall
27 provide visual breaks within the site as well as on the perimeter of the site
28 without creating unwanted separations within the site or between the site
29 and surrounding areas. Areas of existing vegetation shall be retained to
30 the maximum extent possible.

31
32 2 All site plans shall adhere to the approved Master Plan. Landscape buffers
33 should be provided where necessary to separate incompatible 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.

3 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. Where feasible, structured parking shall be provided, and 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. Developments shall not provide more than the number of surface spaces required by AMC 21.45.080.

4 The residential component shall be developed at a minimum 25 dwelling units per acre.

5 Buildings, and their entries, shall be oriented to the street, shall encourage and accommodate pedestrian movement, and shall be arranged as 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. The site plan shall address building massing, siting, entrances, windows, exterior finishes and rooflines.

6 A building permit for a third mixed use structure on the B-3 parcel shall not be granted unless the development includes a parking structure.

B Permitted uses

Only those principal uses permitted in the underlying zoning district, except as prohibited by subsection E.

C Accessory uses

Only those accessory uses permitted in the underlying zoning district, except as prohibited by subsection E.

D Conditional uses

Only those conditional uses permitted in the underlying zoning district, except as prohibited by subsection E.

E Prohibited Uses

1 In the B-3 SL

- Single-Use retail development on individual out-lots
- Adult entertainment/adult bookstores, peepshows, topless/bottomless dancers, massage parlors and escort services.
- Mobile home/camper parks
- Gasoline service stations, bulk fuel dealers or primary tire exchange facilities
- Automobile dealerships and/or new and used lots
- Pawn Shops
- Gun Dealers
- Pull tab or other similar gaming operations
- Bingo Halls
- Snow Disposal sites
- Heliports
- Community Correctional Residential Centers
- Unlicensed nightclubs
- Flea Markets
- Commercial storage facilities
- Outdoor storage of heavy machinery and equipment
- Mobile Home display lots
- Taxicab stands
- Amusement arcades, billiard parlors
- Bowling Alleys
- Metal working and Steel Fabrication
- Prohibited uses in the underlying zoning district

2. In the R-4SL:

- Hotels
- Motels
- Rooming houses
- Private Clubs and Lodges
- Quasi-institutional houses dealing with drugs, alcohol, or felony convictions.
- Roof-mounted satellite dishes greater than 1 meter in diameter
- Snow Disposal Sites
- Prohibited uses in the underlying zoning district

Section 4. Prior to the issuance of a certificate of occupancy, the property described in Section 1 and Section 2 shall be replatted to remove split lot zoning.

Section 5. Prior to the development of phase 1 of the phasing plan, said plan being incorporated herein by reference, the petitioner shall submit a site plan addressing access, buffers, circulation, landscaping and signage for review and approval by the Planning Department. Phases 2 through 4 of the development shall be subject to a nonpublic hearing site plan review by the Planning and Zoning Commission in the B-3 SL and R-4 SL zones as approved.

Section 6. The zoning for Phases 2-4 shall not become effective until:

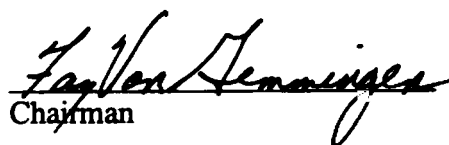
A. A master plan that addresses circulation, access, landscape buffers, number of dwelling units and any other concerns stipulated by the Planning Department has been reviewed and approved in a public hearing review by the Planning and Zoning Commission. If a building permit for a minimum 150,000 gross floor area structure and a master plan have not been submitted by November 30, 2005, the property within phase 2 shall be zoned R-4 SL and subject to the Special Limitations contained herein; and

B. The Traffic Engineering Department has reviewed and approved a TIA.

Section 7. This ordinance shall become effective within 10 days after the Director of the Department of Planning has received the written consent of the owners of the property within the area described in Sections 1 and 2 above to the special limitations contained herein. The rezoning approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 27th day of February, 2001.

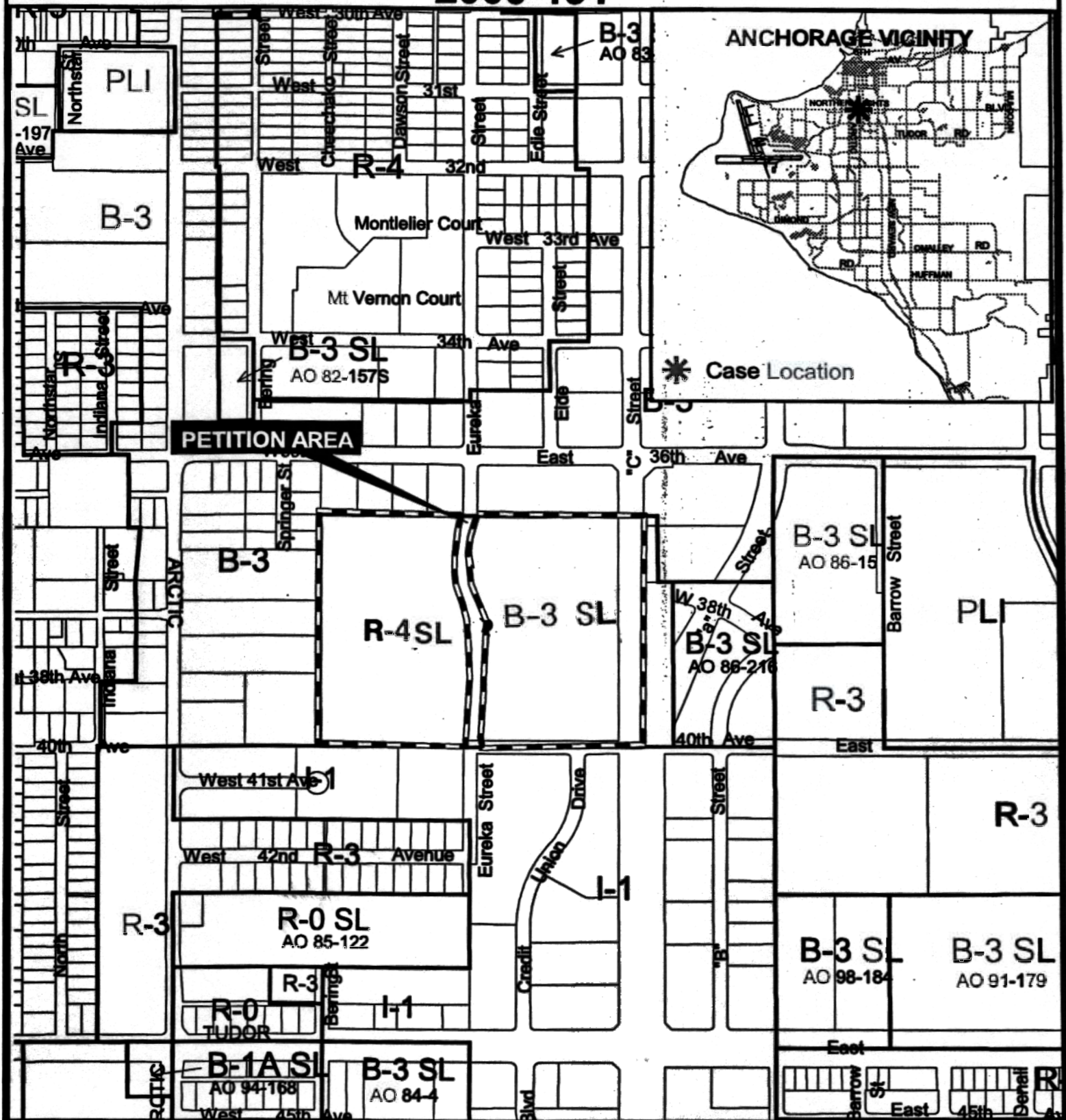
ATTEST:


Chairman


Municipal Clerk

(2000-191)
(Tax ID. No. 009-071-05)

REZONING 2000-191



Municipality of Anchorage
Planning Department



Date: JANUARY 11, 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- 25 Title: The rezoning of 15.15 acres from R-3 to B-3 SL and 15.15 acres from R-3 to R-4 SL for Tract C1, Modern Age Estates Subdivision.

Sponsor: J.L. Properties

Preparing Agency: Planning 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:

The rezoning presents an opportunity to implement the town center concept. Residential and commercial uses are interrelated along 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 Jr., Planning Supervisor

Validated by OMB: *Carol Shaska*

Approved By: *David R. Johnson*
Director, Preparing Agency

Telephone: 343-4215

Date: *1/19/01*

Date: *1-16-2001*

PUBLIC SECTOR IMPACTS

The current assessed value for the Plaza 36 Trailer Court is \$2.6 million.

The area of the trailer park proposed for the initial office building is 25% of the site.

The estimated value of the proposed building and improvements is \$28.0 million. This results in an after the Phase 1 project value of \$29.95 million. This represents a 1,152% increase in assessed value.

It is anticipated that a second similar tower will be developed on the northeast quadrant of the site between years 3-5. This would add an additional \$28.0 million or a total of \$57.3 million.

Utilizing last years mil rate of .01774 to project a comparison of property tax generation between the trailer court and the proposed phase 1-2 projects, results in the following:

Existing Trailer Park

$$\$2,600,000.00 \times .01774 = \$46,124.00/\text{year}$$

Year 1-2 (proposed project)

$$\$29,950,000.00 \times .01774 = \$531,313.00/\text{year}$$

Year 3-5 (proposed project)

$$\$57,300,000.00 \times .01774 = \$1,016,502/\text{year}$$

Gross property taxes for proposed project (years 1-5)	\$4,112,132
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Gross property taxes for existing park (years 1-5)	\$230,620
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Net increase of property taxes on this parcel as proposed rezone (years 1-5)	\$3,881,512.00
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PRIVATE SECTOR IMPACTS

- A significant number of construction jobs will be created over the course of the projects.
- Arctic Slope Regional Corporation will consolidate into a single structure permitting growth from 475 employees to 600 employees.

Not counting available trailer spaces in the Alaska Village Trailer Court, there appear to be 336 available spaces within the Anchorage Bowl, at this time.

The proposed Phase 1 project will eliminate 29 spaces.

The proposed Phase 2 project will eliminate an additional 45 spaces.

At this time, only one unit has been determined to be immovable.

While certainly every case/unit is different and being handled on a case by case basis by Catholic Social Services, the proposed \$5,000.00 per affected unit does correspond to the recommendations of the Task Force and appears to be adequate to cover relocation costs.