

ANCHORAGE, ALASKA
AO 2001 - 102

postponed indefinitely

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY CREATING THE NORTHWOOD TRANSPORTATION STUDY AREA AND IMPOSING A MORATORIUM ON BUILDING PERMITS FOR NEW DEVELOPMENT AND ON REDEVELOPMENT WHICH CREATES IDENTIFIED IMPACTS. THE MORATORIUM ALSO APPLIES TO ZONING, SITE PLAN, CONDITIONAL USE AND PLATTING APPROVALS. THE MORATORIUM APPLIES TO THE AREA BOUNDED BY SPENARD ROAD, INTERNATIONAL AIRPORT ROAD, AND MINNESOTA DRIVE AND SHALL BE IN EFFECT UNTIL NOVEMBER 5, 2001 OR UNTIL THE MUNICIPALITY ADOPTS A STUDY AREA REPORT, WHICHEVER OCCURS FIRST.

WHEREAS, neighborhoods have raised concerns about the appearance, functionality and other impacts of adjacent commercial and industrial development; and

WHEREAS, the traffic impacts from continued commercial and industrial development are unquantified and present the potential for conflicts, undue congestion, and unsafe hazards, especially where heavy truck traffic or high volume traffic is present on residential streets; and

WHEREAS, the Alaska Railroad has indicated it has both short and long term plans for its tracks in the area, including potential crossing improvements at the track intersection with Northwood and rail service to the Ted Stevens International Airport; and

WHEREAS, there is currently discussion occurring in regards to changes at the intersection of Spenard Road with International Airport Road, which may alter traffic flow in the proposed Study Area; and

WHEREAS, both the Northwood Elementary School and Spenard Recreational Center are focal points of the local neighborhoods, drawing both adult and young pedestrians to the facilities along the local streets; and

WHEREAS, anticipated acquisition and development of certain public rights of way has not occurred, but perhaps might still be necessary; and

WHEREAS, more road and traffic planning needs to be accomplished to minimize the potential problems; and

WHEREAS, there are current and recurring drainage problems in the area which are directly affected or potentially aggravated by more development; and

WHEREAS, there has not yet been a Municipal planning effort for this area; and

WHEREAS, the Comprehensive Plan contemplates neighborhood planning to address these and other concerns; now, therefore,

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS

Section 1. That the Assembly declares a moratorium on building permits for new development and redevelopment which creates identified impacts as described below. The moratorium also applies to rezoning, site plan, conditional use or platting approvals.

Section 2. That this moratorium shall not apply to approvals and permits for remodels, repairs, or maintenance of currently existing structures unless there is an associated change of use requiring a Traffic Impact Analysis as determined by the Traffic Engineer or an associated increase in use that significantly increases traffic, significantly alters access points on the property, or significantly alters existing drainage, as determined by the Executive Director of the Office of Planning, Development, and Public Works.

Section 3. That this moratorium applies to the area depicted on Exhibit A, generally bordered by the centerlines of Spenard Road, International Airport Road, and Minnesota Drive.

Section 4. That the area described above shall be called the Northwood Transportation Study Area.

Section 5. That the moratorium is effective until November 5, 2001 or until the Municipality adopts the Northwood Transportation Study Area Report, whichever occurs first. Consistent with the intent of this ordinance, the relevant sections of Anchorage Municipal Code Titles 21, 23, and 24 are suspended to the extent they require processing and approvals by the Municipality upon application.

PASSED AND APPROVED by the Anchorage Municipal Assembly on this day of _____, 2001.

Chair

ATTEST

Municipal Clerk

Northwood Transportation Study Area

