

Postponed Indefinitely 1/14/03

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: JULY 10, 2001

Anchorage, Alaska
AO 2001-136

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 2.5 ACRES FROM PLI, (PUBLIC LANDS AND
INSTITUTIONS DISTRICT) TO R-3 SL (MULTI-FAMILY RESIDENTIAL DISTRICT
WITH SPECIAL LIMITATIONS) FOR T14N, R2W, SECTION 11, LOT 59, S.M.,
A.K., GENERALLY LOCATED BETWEEN VFW ROAD AND EAGLE RIVER
ROAD.

(Eagle River Valley Community Council) (Planning and Zoning Commission Case 2001-011)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the
following described property as R-3 SL (Multi-Family Residential with Special
Limitations) zone:

T14N, R2W, Section 11, Lot 59, S.M., A.K., as shown on exhibit A
attached (Planning and Zoning Commission Case 2001-011).

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

- a. "The physical and legal access to the site and additional right-of-way needs for the access road to this site shall be resolved with the Traffic Engineering Department (Office of Planning, Development and Public Works) and Alaska Department of Transportation and Public Facilities within six months after approval of this rezoning, or this rezoning shall become null and void."
- b. "Resolve the need for easements for a multi-use paved trail along adjoining Eagle River Road with the Department of Cultural and Recreational Services, Parks and Beautification Division, prior to the issuance of any building permits."

Section 3. The Director of the Planning Department shall change the zoning map accordingly.

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone 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.

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

ATTEST:

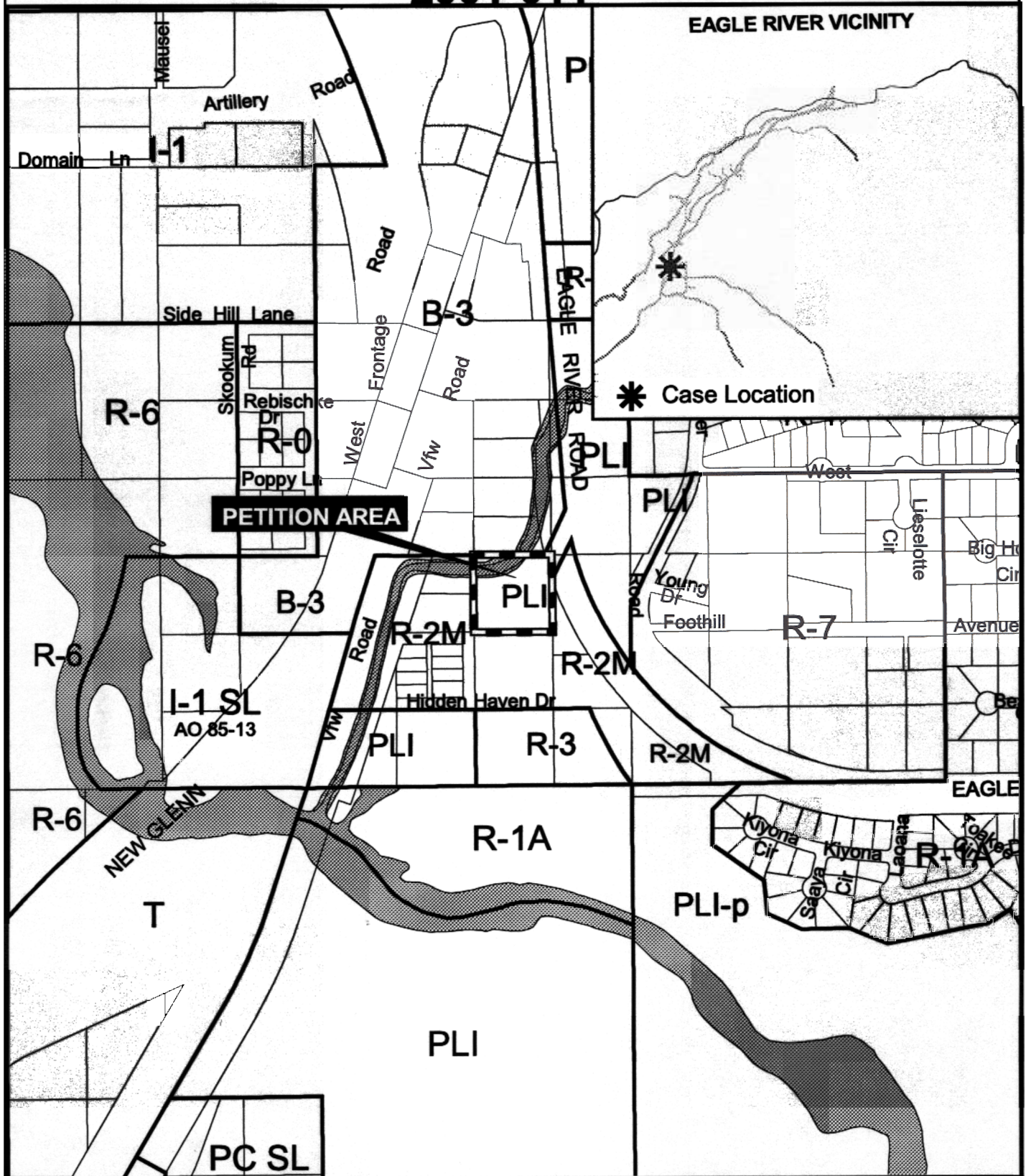
Chair

Municipal Clerk

(2001-011)
(050-261-04)

EXHIBIT A

2001-011



Municipality of Anchorage
Planning Department



Date: MAY 24, 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- 136 Title: The rezoning of 2.5 acres from PLI to R-3 SL for T14N,
R2W, Section 11, Lot 59, S.M., A.K.
Sponsor: Eklutna, Inc.
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:

Approval of this rezoning should have no significant economic impact on the public sector. BLM Lot 59 was originally zoned PLI due to its ownership by Eklutna, Inc. The surrounding area is primarily zoned R-2M, with B-3 zoning to the north. There will be little noticeable, if any, public sector impact by rezoning the 2.5-acre area of PLI to R-3 SL. The rezone of the PLI area simply brings it into a similar zoning with the surrounding area for multi-family residential development. There currently is no public water or sewer service, and could not be developed at the density allowed under this zoning district until such a time as the petitioner can bring those services into this area. The petitioner will also be responsible for any construction costs related to necessary driveway or road improvements.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector other than removing a small portion of PLI-zoned land. The new R-3 SL zoned area will make this property more functional by allowing residential development as exists in the area surrounding this parcel.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB: *Caryl Brasca*

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

Telephone: 343-4215

Date: *6/14/01*

Date: *5-30-01*



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 628-2001

Meeting Date: JULY 10, 2001

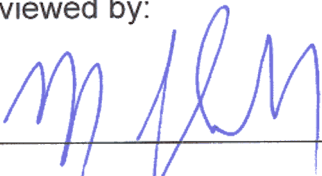
From: Mayor

Subject: AO 2001- 136

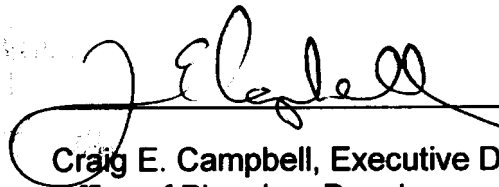
Planning and Zoning Commission
Recommendation on a Rezoning From PLI to
R-3 SL for T14N, R2W, Section 11, Lot 59,
S.M., A.K.

- 1 On April 2, 2001, the Planning and Zoning Commission approved the rezoning of
2 T14N, R2W, Section 11, Lot 59, S.M., A.K. from PLI (Public Lands and Institutions
3 District) to R-3 SL (Multi-Family Residential District with Special Limitations).
4
5 Approval of this ordinance is recommended
6

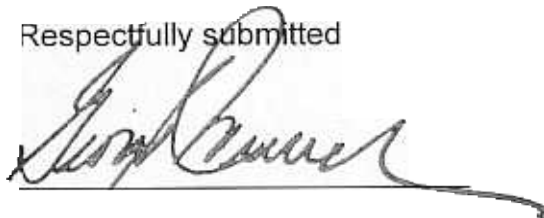
7 Reviewed by:


Harry J. Kieling, Jr.
Municipal Manager

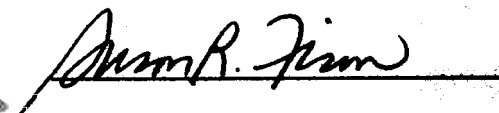
Reviewed by:


Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted


George P. Wuerch
Mayor

Prepared by:


Susan R. Fison, Director
Planning Department

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-027

A RESOLUTION APPROVING A REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO R-3 SL (MULTIPLE FAMILY RESIDENTIAL) DISTRICT WITH SPECIAL LIMITATIONS FOR T14N, R2W, SECTION 11, LOT 59, S.M., A.K.

(Case: 2001-011; Tax # 050-261-04)

WHEREAS, a petition has been received from Eklutna, Incorporated to rezone 2.5 acres zoned PLI (Public Lands and Institutions) to R-3 SL (Multiple Family Residential) District with Special Limitations T14N, R2W, Section 11, Lot 59, S.M., AK; generally located between VFW Road and Eagle River Road, and

WHEREAS, notices were published, posted and 62 public hearing notices mailed and a public hearing was held on April 2, 2001;

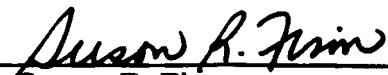
NOW THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

- 1 The site does not have constructed access to a public street and will need to develop access to VFW Road or Eagle River Road. The Alaska Department of Transportation and Public Facilities (ADOT/PF) controls Eagle River Road and the petitioner is working with them to allow access via an existing curb cut. The special limitation approved for this rezone requires that "The physical and legal access to the site and additional right-of-way needs for access to this site shall be resolved with the Department of Public Works and Alaska Department of Transportation and Public Facilities within six months after approval of this rezoning, or this rezoning shall become null and void."**
- 2. Parks and Beautification also noted the need to resolve the need for easements for a planned multi-use trail along Eagle River Road. This lot abuts this road on the northeast corner of the lot. A recommended special limitation for this site reads as follows: "Resolve the need for easements for a multi-use paved trail along adjoining Eagle River Road with Department of Cultural and Recreational Services Parks and Beautification Division prior to the issuance of any building permits."**
- 3. The petitioner has worked extensively with ADOT/PF and staff and arrived at a common agreement for the special limitations for this site.**
- 4 The petitioner is studying the feasibility of bringing public water and sewer to this site. Currently, minimum lot size for on-site systems is 40,000 square feet.**
- 5. The Commission finds that this is privately owned land zoned PLI and felt it was fitting to rezone it. The Commission noted an R-3 zone might provide the flexibility to make better use of this site, once a decision is made with regard to water and sewer systems.**

- 6 The Commission finds that this proposal does not quite reach the density proposed in the Chugiak/Eagle River Comprehensive Plan, but recognizing site constraints, this was the highest density that could be developed.
- B. The Commission recommends the above captioned rezoning to R-3 SL be APPROVED by the Anchorage Assembly with the following special limitations:
- 1 Special Limitations:
 - a "The physical and legal access to the site and additional right-of-way needs for the access road to this site shall be resolved with the Department of Public Works and Alaska Department of Transportation and Public Facilities within six months after approval of this rezoning, or this rezoning shall become null and void."
 - b "Resolve the need for easements for a multi-use paved trail along adjoining Eagle River Road with Department of Cultural and Recreational Services Parks and Beautification Division prior to the issuance of any building permits."

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 2nd day of April 2001.



Susan R. Fison
Secretary



Daphne Brown
Chair

(Case 2001-011)
(Tax # 050-261-04)

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

A0 2001-136

1	SUBJECT OF AGENDA DOCUMENT Rezoning from PLI to R-3 SL, approximately 2.5 acres, T14N, R2W, Section 11, Lot 59, S.M., A.K. Eagle River Valley Community Council Case 2001-011	DATE PREPARED 4/16/01 INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Angela C. Chambers	HIS/HER PHONE NUMBER 343-4215
4	COORDINATED WITH AND REVIEWED BY	INITIALS
6	Mayor Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid waste services Water & wastewater utility	[RECEIVED OFFICE OF JUN 29 2001 MUNICIPAL CLERK]
5	Municipal Manager Cultural & Recreational Services Employee Relations Finance, Chief Fiscal Officer Fire Health & Human Services	m 4/21
4	Office of Management & Budget Management Information Services Police	CF 6/14/01
2	Planning, Development & Public Works Development Services Facility Management	PGC 5/30/01
1	Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing	SMT 5-30-01
3	Municipal Attorney Municipal Clerk Other	[Signature] 6/08/01
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: right; color: red;"> 7.6. Detention </div>	
6	ASSEMBLY MEETING DATE REQUESTED ASAP	PUBLIC HEARING DATE REQUESTED 4 weeks after introduction 7/1/01

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