

CLERK'S OFFICE

APPROVED

Date: 9-25-01

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: August 14, 2001

Anchorage, Alaska  
AO 2001- 152

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 0.1928 ACRES FROM R-1 (SINGLE FAMILY  
RESIDENTIAL DISTRICT) TO PLI (PUBLIC LANDS AND INSTITUTIONS  
DISTRICT) FOR BLOCK 4, LOT 28, WICKERSHAM SUBDIVISION #1,  
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CACHE DRIVE  
AND BARTLETT DRIVE.

(Abbott Loop Community Council) (Planning and Zoning Commission Case 2001-067)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following  
described property as PLI (Public Lands and Institutions) zone:

Lot 28, Block 4, Wickersham Subdivision #1, as shown on exhibit  
A attached (Planning and Zoning Commission Case 2001-067).

**Section 2.** The zoning map amendment shall become effective upon:

- a. Municipal approval of the final plat for Wickersham  
Subdivision, Addition #6, Tract A1, case S-10767.
- b. Resolving the demolition of the existing single family structure  
Land Use Enforcement.

**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

1 special limitations contained herein. In the event no special limitations are  
2 contained herein, this ordinance is effective immediately upon passage and  
3 approval. The rezone approval contained herein shall automatically expire and  
4 be null and void if the written consent is not received within 120 days after the  
5 date on which this ordinance is passed and approved.

6  
7 PASSED AND APPROVED by the Anchorage Assembly this 25<sup>th</sup>  
8 day of September, 2001

9 ATTEST:

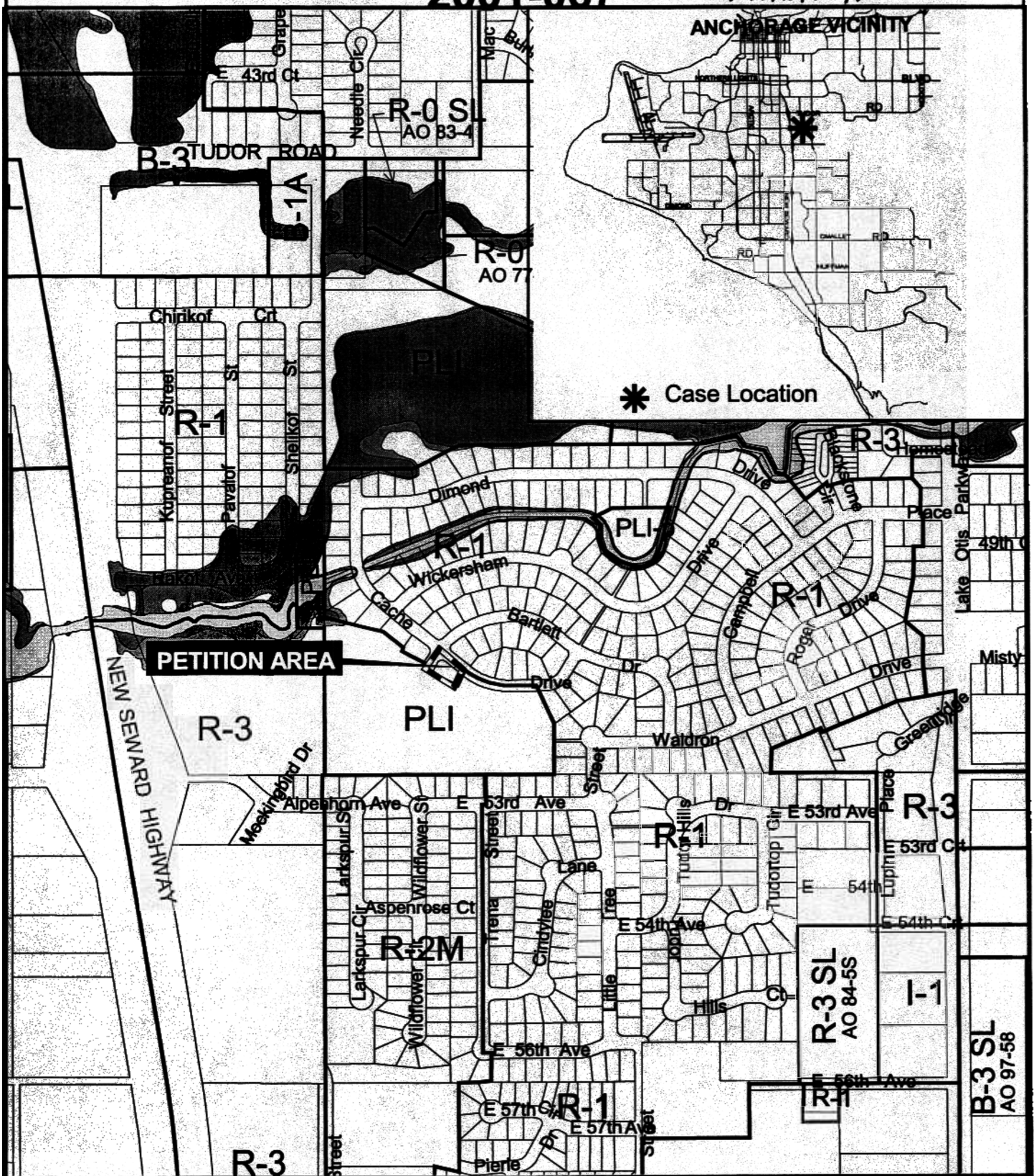
Rich Z...  
Chair

Regane Ferguson  
Municipal Clerk

(2001-067)  
(009-193-03)

# REZONING 2001-067

Exhibit A



Municipality of Anchorage  
Planning Department



Date: APRIL 20, 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- 152 Title: The rezoning of 0.1928 acres from R-1 to PLI for Lot 28, Block 4, Wickersham Subdivision #1.

Sponsor: Anchorage School District

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					
<b>TOTAL DIRECT COSTS</b>					
6000 IGCs					
<b>FUNCTION COST</b>					
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. Lot 28, Block 4, Wickersham Subdivision #1 is zoned R-1, and this action will consolidate the zoning classifications for the elementary school to achieve its necessary traffic and site improvements through the replatting of this lot into the school site. The rezoning is a housekeeping measure to avoid split-lot zoning, and to have the zoning accurately reflect the use of the site. The surrounding area is zoned and developed residentially. There will be little noticeable, if any, public sector impact by rezoning the 0.1928-acre area.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector. The new PLI zoned lot will allow for necessary upgrades for the elementary school site. The loss of one residential unit will not negatively impact preservation of residential areas as recommended in the Anchorage 2020 Comprehensive Plan.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Telephone: 343-4215

Validated by OMB:

Date:

Approved By:

  
\_\_\_\_\_  
Director, Preparing Agency

Date:

8 Aug 01  
7-17-01

PA 10/16  
F 17

Submitted by:

Chairman of the Assembly at  
the request of the Mayor

Prepared by:

Department of Planning

For reading:

August 14, 2001

Anchorage, Alaska

AO 2001- 153

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM PC (PLANNED COMMUNITY) DISTRICT HOLDING ZONE TO PC  
(PLANNED COMMUNITY) DISTRICT AND APPROVING A MASTER PLAN FOR  
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES FOR PARCEL 4 OF THE  
CHUGIAK INDUSTRIAL PARK PLANNED COMMUNITY (PC), CONSISTING OF +/- 45  
ACRES, LOCATED IN SECTION 20, T15N, R1W, SEWARD MERIDIAN, ALASKA;  
GENERALLY LOCATED EAST OF THE OLD GLENN HIGHWAY, NORTH OF SOUTH  
BIRCHWOOD LOOP ROAD, AND SOUTH OF JEWEL STREET, EXTENDED.

(Chugiak Community Council) (Planning and Zoning Commission Case No. 2000-160)

**WHEREAS**, Chugiak Industrial Park PC Parcel 4, as shown in Exhibits A and B to  
AO 89-160, is identified as a holding zone in AO 89-160 Section 3, and subject to  
approval of a separate master development plan; and

**WHEREAS**, the property owner now seeks approval of a separate Master  
Development Plan for Chugiak Industrial Park PC Parcel 4, now therefore

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** The zoning map shall be amended by designating the following described  
property (identified as Chugiak Industrial Park PC Parcel #4) as PC (Planned  
Community) District Zone:

**Parcel 1:** Lots 4-6, Block 2, McKinley Heights Addition No. 2;  
Lots 1-5, Block 1, Skookum Knoll Subdivision;  
Lots 1 and 2, Block 2, Skookum Knoll Subdivision;  
The northern portion of Tract D-1, Chugiak Industrial Park,  
consisting of 15.3 acres (666,799.18 square feet), as shown  
on Exhibits A, B and C, and internal or abutting rights-of-way.  
(Planning and Zoning Case 2000-160)

**Parcel 2:** Lots 6-8, Block 1, Skookum Knoll Subdivision;  
Lots 3-6, Block 2, Skookum Knoll Subdivision;  
Lots 6-9, 12, and 15, Block 3, Skookum Knoll Subdivision;  
Tracts B, E, and F, Skookum Knoll Subdivision;  
Tract C-1, Chugiak Industrial Park;  
The southern portion of Tract D-1, Chugiak Industrial Park,  
consisting of 30.729 acres (1,338,572.36 square feet), as  
shown on Exhibits A, B and C, and internal rights-of-way.  
(Planning and Zoning Commission Case 2000-160)