

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 10-16-01

Submitted by:

Chairman of the Assembly at
the request of the Mayor
Department of Planning
August 14, 2001

Prepared by:

For reading:

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)

Section 2. Development of the Planned Community District Parcel 1, described in Section 1, above, shall proceed in accordance with the following provisions:

A. Statement of Intent. The development of Parcel 1 is intended to be generally in keeping with the residential development to the north and east of Parcel 1, while providing more flexibility in the number of principal structures on a lot to accommodate the terrain of Parcel 1. The intent of this PC use district is to permit a variety of residential use types, using creative design and engineering, taking into consideration natural features, such as slopes, vegetation, soils, and slope stability, and avoiding geologic hazards. Natural features such as ponds, streams, wetlands and forested areas shall be incorporated into the development of the design. Adequate consideration shall be given in the design to soil and subsoil conditions for excavations, site preparation and on-site sewage disposal. An adequate supply of potable water for site development shall be established without destruction or depletion of the water source. Grading operations, including cut and fill, are permitted in order to create building sites, but the natural character of the site overall shall be retained. Surface runoff and drainage after development shall not exceed the surface runoff and drainage within the district in its natural state.

B Permitted Principal Uses and Structures

1. ~~Single family dwelling units.~~ It is expressly permitted that more than one principal structure may be permitted on a lot so that detached condominium units may be developed, if desired.
2. Parks, playgrounds and playfields.
3. Cluster housing in accordance with law.
4. Bed and Breakfast with one to five guest rooms.

C. Permitted accessory uses and structures As permitted by AMC 21.40.115.

D. Conditional Uses. Subject to the requirements of the conditional use standards and procedures of AMC Section 21.15.030 and 21.50.020, the following uses may be permitted:

1. Residential planned unit developments.
2. Commercial recreation uses on sites of 20 acres or more

E. Prohibited uses and structures:

1. Storage or use of mobile homes or quonset huts.
2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district and their customary manner of operation, or to a degree injurious to the public health, safety, welfare or

convenience

F. Maximum density: not to exceed 1 dwelling unit per acre

G. Maximum yard requirements.

1. Front Yard: None.
2. Side yard: 25 feet; 50 feet if average slope exceeds 30 percent.
3. Rear yard: None.
4. No construction or excavation shall be permitted within 100 feet of the mean high water line of any stream, lake or other permanent body of water.

H. Maximum height of structures, as provided in AMC 21.40.115.

I. Signs, as provided in AMC 21.40.115.

J. Parking, as provided in AMC 21.40.115.

K. Loading facilities, as provided in AMC 21.40.115.

L. Landscaping, as provided in AMC 21.40.115

Section 3. Development of the Planned Community District Parcel 2, described in Section 1, above, shall proceed in substantial conformance to the Skookum Natural Resource Master Development Plan prepared by R&M Consultants, Inc., dated June, 2000, containing Figures 1, 2, and 3, said Master Development Plan being incorporated herein by reference.

Section 4. Prior to all development occurring within Parcel 2, a non-public hearing site plan review and approval by the Planning and Zoning Commission is required.

Site plan review shall include but is not limited to:

- a. **Restoration and landscaping;**
- b. **Buffers;**
- c. **Visual impacts;**
- d. **Restoration of the southern end of the site, where a multi-use unpaved trail along Parks Creek is proposed, including grading, and revegetation;**
- e. **Grading and drainage plans; and**
- f. **Stormwater treatment plan.**
- g. **Noise.**

Section 5. The following development and design standards shall apply within Parcel 2.

A. Statement of Intent. The development of Parcel 2 is intended to be in keeping with the industrial and natural resource extraction development to the west and south of Parcel 2, while residential development may be permitted under the Planned Unit Development provisions of Title 21, or residential development may be permitted under the provisions

applicable to Parcel 1, if the boundary between Parcel 1 and Parcel 2 has been moved, as provided in Section 7 of this ordinance.

B Permitted principal Uses and Structures.

- 1 Any legal business, commercial, manufacturing or industrial activity is permitted, except as prohibited below, and uses must conform to the regulations contained herein and as referenced in Title 21.
- 2 Natural resource extraction is a permitted use **and shall be subject to a non-public hearing site plan review by Planning and Zoning Commission prior to commencement in accordance with the standards found in AMC 21.50.070,** provided, however, that:
 - a. All slopes shall be stabilized as required by the Mine Safety and Health Administration (MSHA).
 - b. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. No operation shall be permitted on Sundays or State and Federal legal holidays.
 - c. Effective dust mitigation and gravel spillage control plans on public rights-of-way shall be approved by the Department of Health and Human Services. Mechanical devices, such as shaker roads, shall be installed on egress roads prior to the intersection with public roads. **A copy of the approved plan (dust mitigation/gravel spillage control plans on public rights-of-way) shall be submitted to MOA Land Use Enforcement.**
 - d. Extraction and final grading for redevelopment shall be in conformance with an excavation and redevelopment plan approved by the Director of the Planning Department.
 - e. An annual inspection report prepared by a registered Alaska Professional Engineer identifying the location and extent of extraction and site restoration, as it relates to the approved excavation and redevelopment plan shall be submitted to the Code Enforcement Section of the Department of Building Safety by January 1st of the year following the year in which the extraction and/or redevelopment work took place.
 - f. No peat or other unsuitable fill material shall be brought onto Parcel 2, except in accordance with the approved site redevelopment plan, and such materials shall only be deposited in areas shown on the plan as permitted for nonstructural soils.
 - g. Any area within Parcel 2 undergoing natural resource extraction shall be buffered within Parcel 2 by a vegetated strip of land at least 50-feet in width from any adjacent residential use in order to mitigate noise, dust and visual impacts. These buffers shall be

shown on the excavation site plan and may be eliminated at the time of redevelopment.

- h. Quarrying operations within Parcel 2 shall be regulated by the Mine Safety and Health Administration.

During quarrying, the areas being quarried shall be fenced to prevent unauthorized entry onto the site.

C Permitted Accessory Uses and Structures:

1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures; and
- 2 In the same structure with a permitted principal structure, one dwelling unit may be occupied as an accessory use.

D. Conditional Uses. Subject to the requirement of the conditional use standards and procedures of AMC Section 21.15.030 and 21.50.020, the following uses may be permitted:

- 1 Industrial, business or residential planned ^{unit} ~~unit~~ developments

E Prohibited uses and structures:

1. Junkyards and salvage yards;
2. Airstrips and heliports;
3. Dwelling units, except as provided in C and D above;
4. Hotels, motels, rooming and lodging houses, and the like;
5. Mobile home parks;
6. Correctional community residential centers; and
7. Noxious, injurious or hazardous uses, as defined in Chapter 21.40, except that concrete plants and asphalt plants are specifically determined not to be noxious, injurious or hazardous uses.

F Minimum lot requirements, as provided in AMC 21.40.220.

G. Minimum yard requirements, as provided in AMC 21.40.220.

H. Maximum lot coverage by all buildings, as provided in AMC 21.40.220

I Maximum height of structures, as provided in AMC 21.40.220.

J. Signs, as provided in AMC 21.40.220.

K Parking, as provided in AMC 21.40.220.

L. Loading facilities, as provided in AMC 21.40.220

M Landscaping, as provided in AMC 21.40.220.

Section 7. For purposes of residential redevelopment, the boundary between Parcel 1 and Parcel 2 may be changed by the owner of Parcel 2 to put property that is in Parcel 2 at the time the ordinance is adopted into Parcel 1. The boundary adjustment shall be accomplished by recording a notice of zoning action approved by the Director of the Planning Department, and the notice of zoning action shall specify a maximum density of residential development on the property added to Parcel 1 based on the R-10 slope guidelines.

Section 8. This Ordinance shall become effective upon:

- a. The filing of a final plat of the petition area that, at a minimum, divides Tract D-1 along the zoning boundary to eliminate split lot zoning between Parcel 1 and Parcel 2; and
- b. 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.

PASSED AND APPROVED by the Anchorage Assembly this 16 day of October, 2001.

ATTEST:


Chair


Municipal Clerk

(Case 2000-160)

(Tax ID 051-251-36 to 48, 52 to 59, 64 to 66, 81, and 82. Grid NW0957)

AO 2001-153



500 Year Floodplain



A horizontal number line with tick marks at 0, 500, and 1000. The word "FEET" is written below the line.

SKOOKUM NATURAL RESOURCE
MASTER DEVELOPMENT PLAN

EXHIBIT B

AREA MAP

N.T.S.

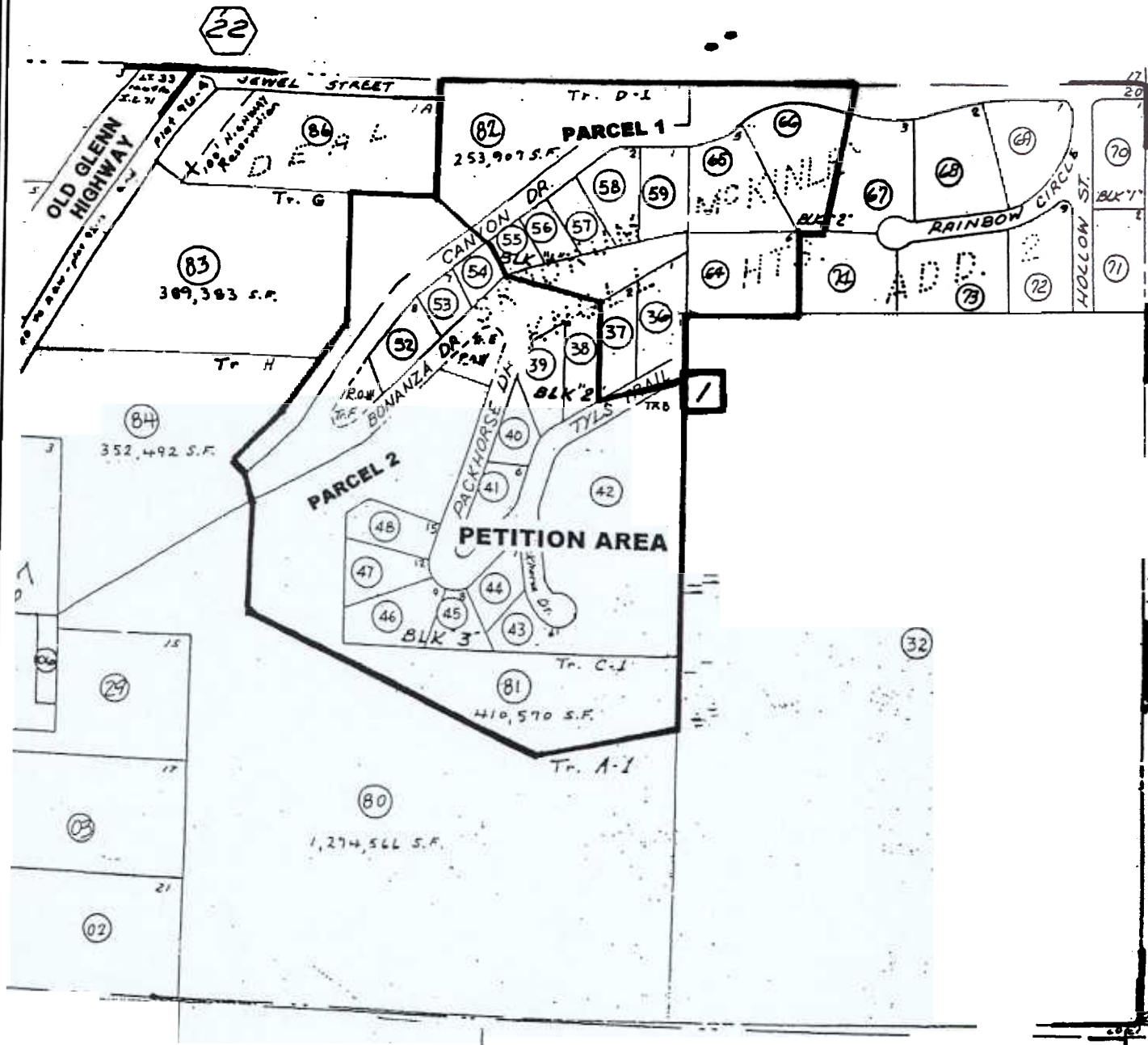
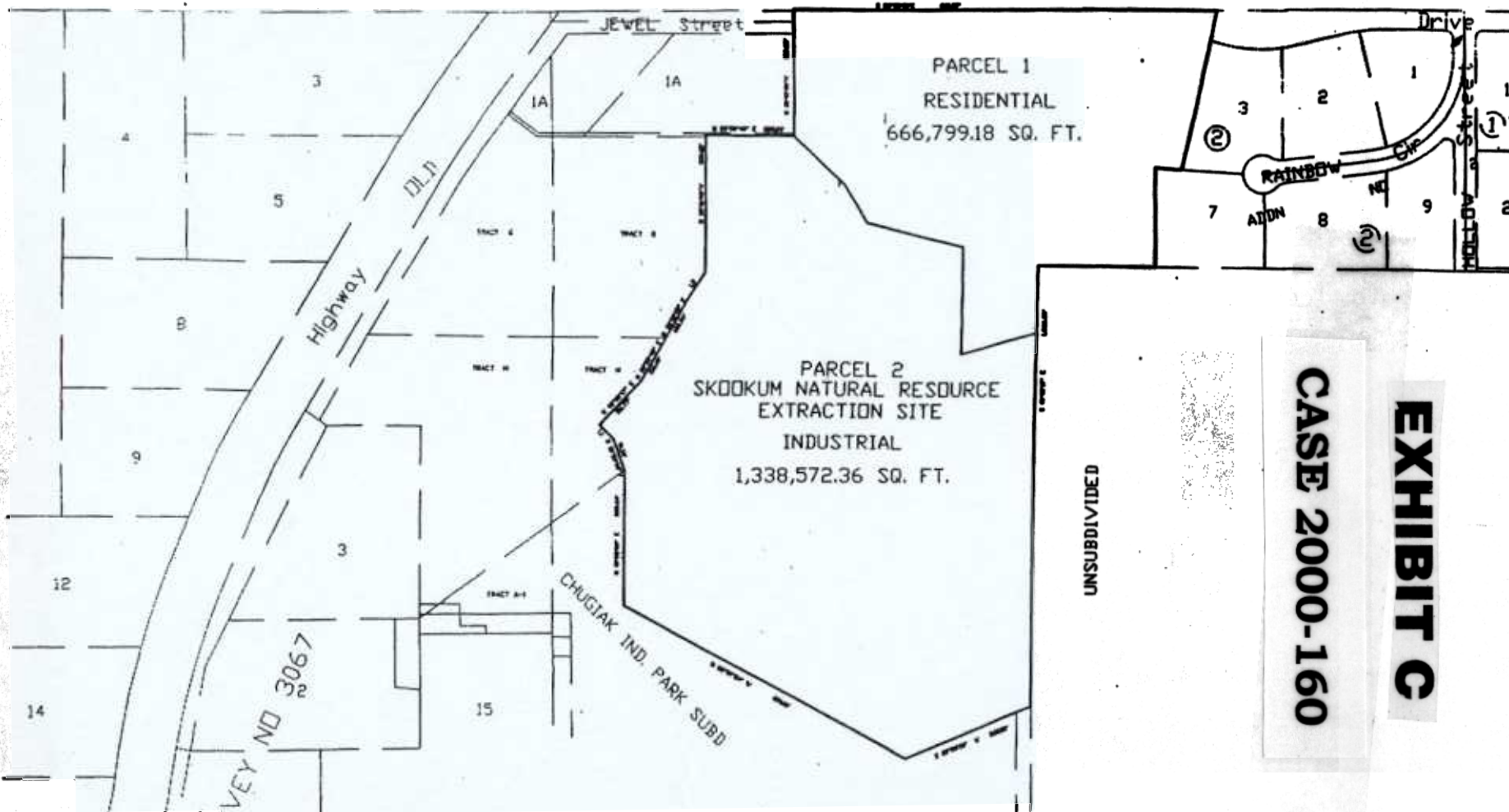


FIGURE 1



CASE 2000-160

EXHIBIT C

FOR:	Date	Scale	Legal Description
	6-28-00	N.T.S.	
LanMark Engineering & Surveying, Inc. 9530 Vanguard Street, Suite 203 Anchorage, Alaska 99507 (907) 568-0505	Drawn by		SKOOKUM NATURAL RESOURCE EXTRACTION SITE
	R.J.B.		

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001- 153

Title: Amending the zoning map and providing for the rezoning from PC (Planned Community) District Holding Zone to PC (Planned Community) District with a Master Plan for Residential and Industrial uses for Parcel 4 of the Chugiak Industrial Park Planned Community, consisting of 45 acres located in Section 20, T15N, R1W, Seward Meridian, Alaska.

Sponsor: Til Wallace

Preparing Agency: The 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 the rezoning will have the following unknown economic impacts on the public sector.

SCHOOLS: over the next 10-years, Parcel 1 would generate a maximum of 14 dwelling units, or 6 elementary students, 2 junior high students and 3 senior high students. Without knowing the number and type of residential units that may occur in Development Parcel 2, it is not possible to project future residential development upon the schools.

UTILITIES: the property is located within the Eagle River-Chugiak Solid Waste Disposal Service Area, but AWWU water and sanitary sewer are not available to these tracts. The Old Glenn Highway is identified in the Utility Corridor Plan as the alignment of a future water transmission line. Phone and electrical service are already available to the site.

ACCESS: road access for industrial use purposes will be via the existing road access from the petition site to the Old Glenn Highway through properties to the east, and road access to Parcel 1 is possible via Amundson or Jewel Street extended, and will not be through the quarry at no public sector cost.

PARKS: The Areawide Trails Plan shows a future multi-use unpaved trail along Parks Creek at the southerly boundary of the subject property. However, the cost to develop this trail is a separate future public cost.

PUBLIC SAFETY: the petition site is located within the Chugiak Fire Service Area and the Anchorage Police Service Area for Chugiak/Eagle River.

TAXES: residential and industrial use property tax will be accessed with development.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning and development within the petition site will have unknown economic impact on the private sector.

ON-SITE WATER AND WASTEWATER SYSTEMS: private onsite systems will be required for residential development, on either a per lot basis or on a community system basis.

PLATS: a plat will be required to establish the zoning boundary, and subsequent platting actions shall resolve residential road access, stream protection and maintenance easements and adequacy of on-site systems. Any studies required in association with the plat, such as drainage studies, etc. will be done at the cost of the developer.

ROADS: access roads and internal roads will be developed at the cost of the developer to municipal standards.

LANDSCAPING and NATURAL RESOURCE EXTRACTION RESTORATION: these costs will be borne by the developer.

UTILITIES: extension of electrical, phone, and natural gas will be borne by the developer.

Validated by OMB

Prepared by:

Validated by OMB:

Approved By:

Cheryl Fraser
Jerry Weaver, Planning Supervisor

Shirley R. Fraser

Director, Planning Department

Date *Aug 8, 2001*

Telephone: 343-4215

Date: *7-19-01*

Date: