

Submitted by: Chairman of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: October 16, 2001



ANCHORAGE, ALASKA

AO 2001- 172

AN ORDINANCE APPROVING THE REZONING OF 12.79 ACRES FROM R-O SL (RESIDENTIAL-OFFICE) ZONING DISTRICT WITH SPECIAL LIMITATIONS AND I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO R-4 SL (MULTIPLE-FAMILY RESIDENTIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS FOR TRACTS 5A AND 5B, CROSSROADS BUSINESS PARK SUBDIVISION, GENERALLY LOCATED EAST OF NORTHWOOD STREET AND NORTH OF INTERNATIONAL AIRPORT ROAD.

(Spenard Community Council: Case 2001-166)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the following described property as a R-4 (Multiple-Family Residential) zoning district with Special Limitations zone:

Tracts 5A and 5B, Crossroads Business Park Subdivision.

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

1. The petitioner shall submit the multi-family housing development for a non-public hearing site plan review before the Planning and Zoning Commission prior to the issuance of a building permit. Issues to be addressed by the site plan review include but are not limited to Traffic Engineering concurrence pertaining to: parking lot layout and design, internal circulation, and number and location of driveways. Site plan review shall also address the exterior design of the housing units and include landscaping, buffering, signage, and any other areas as determined by the Director of the Planning Department.
2. The petitioner shall provide buffering as follows: 15 feet between the proposed future uses on the north, south, and west perimeter of the property and 30 feet between the proposed future uses and the industrial use to the east, however, adjacent to the recreational use to the east will be a 15 foot buffer.
3. Permitted uses:
 - A. Only those principal uses permitted in the zoning district, except as prohibited by section 6.

4 **Accessory uses:**

2 A. Only those accessory uses permitted in the zoning district, except as
3 prohibited by section 6.

4 5 **Conditional uses**

5 A. Only those conditional uses permitted in the zoning district, except as
6 prohibited by section 6.

7 6. **Prohibited uses:**

8 a. Hotels, motels and motor lodges, however hotel expansion is allowed;

9 b. Roominghouses;

10 c. Private clubs and lodges.

11 d. Mobile home parks;

12 e. Off-street parking spaces or structures;

13 f. Camper parks;

14 g. Convenience establishments;

15 h. Gasoline service station; and

16 i. Snow disposal sites.

17 7 The site will have three areas that are reserves, which will be held for up to two
18 years. The first is a two-acre reserve adjacent to Northwood Elementary School
19 for future expansion. The second is a two-acre reserve on the southern end of the
20 site for expansion of the hotel and the third is up to a two and one-half reserve in
21 the northwest portion of the site for a private school. The site will have no more
22 than 225 residential dwelling units. If the hotel reserve is utilized then the total
23 number of residential units would not exceed 150 units.

24 8. All buildings shall be designed to meet Anchorage International Airport FAR Part
25 150 requirements for noise mitigation.

26 **Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent
27 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise.
28 All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special

1 limitation set forth in this ordinance shall apply in the same manner as if the district classification
2 applied by the ordinance was not subject to special limitations

3 Section 4. The change in zoning shall not become effective until the Traffic Engineering
4 Department has reviewed and approved a TIA that addresses development on the site.

5 Section 5. This ordinance shall become effective within 10 days after the Director of the
6 Department of Planning has received the written consent of the owners of the property within the
7 area described in Sections 1 and 2 above to the special limitations contained herein. The rezone
8 approval contained herein shall automatically expire and be null and void if the written consent
9 is not received within 120 days after the date on which this ordinance is passed and approved. In
10 the event no special limitations are contained herein, this ordinance is effective immediately
11 upon passage and approval The director of the Planning Department shall change the zoning
12 map accordingly.

13 PASSED AND APPROVED by the Anchorage Assembly this ____ day of ____
14 2001.

15 _____
16 Chairman

17 ATTEST:

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19 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001- 172 Title: Planning and Zoning Commission Recommendation on a Rezoning from R-O (Residential-Office Zoning District) and I-1 (Light Industrial) to R-4 SL (Multi-Family Residential Zoning District) Special Limitations for Tracts 5A and 5B, Crossroads Business Park located within the northwest ¼ of Section 36, T13N, R4W, S. M AK.

Sponsor: The Renn Company 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 the rezoning should have no significant economic impact on the public sector. Any development may require additional public utility extensions into the site.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The request is to rezone the property from R-O SL and I-1 to R-4 SL. This rezone request will allow for an expansion of the two existing adjoining facilities, a new private school, and will also allow residential development at a higher density.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB:

Approved By:

[Signature]
for Director, Preparing Agency

Telephone:

343-4215

Date:

10/12/01

Date:

12/20/01