

postponed indefinitely
7/23/02

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Department of Law
For reading: July 16, 2002

ANCHORAGE, ALASKA
AO 2002-98(S)

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING OF APPROXIMATELY 75 ACRES FROM R-6 (SUBURBAN
3 RESIDENTIAL - LARGE LOT) ZONING DISTRICT TO PC (PLANNED
4 COMMUNITY) ZONING DISTRICT FOR THE E ½, NW ¼, SW ¼, NW ¼, THE NE ¼,
5 SW ¼, NW ¼, THE S ½, SW ¼, NW ¼, AND THE SE ¼, NW ¼, Section 21, T12N,
6 R3W, S.M., AK, GENERALLY LOCATED ON THE SOUTH EAST CORNER OF
7 LAKE OTIS PARKWAY AND EAST 112TH AVENUE.

8 (Huffman/O'Malley Community Council; Case 2002-011)

9 THE ANCHORAGE ASSEMBLY ORDAINS:

10
11 Section 1. The zoning map shall be amended by designating the following described
12 property as PC (Planned Community) zone:

13
14 The East half of the Northwest quarter of the Southwest quarter of the Northwest quarter
15 (E ½, NW ¼, SW ¼, NW ¼), the Northeast quarter of the Southwest quarter of the
16 Northwest quarter (NE ¼, SW ¼, NW ¼), the South half of the Southwest quarter of the
17 Northwest quarter (S ½, SW ¼, NW ¼), and the Southeast quarter of the Northwest quarter
18 (SE ¼, NW ¼), Section 21, T12N, R3W, S.M., AK; consisting of 75 acres as shown on
19 Exhibit A.

20 Section 2. Design Standards.

21 A. All Development Areas, as shown on Exhibit B, shall be subject to the following
22 design standards:

23 1. *Neighborhood parks.* The development shall feature one or several
24 miniparks, squares, or play lot open spaces for neighborhood children, with
25 at least one to be provided in Development Area 3, subject to the following:

26 a. Each space shall be a minimum of 2,500 square feet in size, centrally
27 located and easy for subdivision residents to walk to, in a location
28 that is attractive for staying, congregating, or active play.

29 b. Land designated for a neighborhood park such as a square, mini-
30 park, or play lot shall be compact, continuous, and bordered on at
31 least two sides by streets.

1 c. Neighborhood parks shall be under the ownership, control and
2 management of the Homeowner's Association.

3 d. Neighborhood parks shall be usable open space, as defined in AMC
4 21.35.020.B.

5 2. *Greenbelt areas.* Greenbelt areas at the periphery of the development shall
6 meet or exceed the Transition and Buffering Standards for buffering
7 adjacent to urban and rural residential lots in AMC 21.45.200.

8 3. *Private fences and walls bordering parks and open spaces.* Fences and
9 walls in private yards that border on parks or greenbelts shall be open style
10 fences (e.g. post and rail). Opaque fences and walls (e.g. privacy fences)
11 shall not be erected in yards bordering parks and open spaces.

12 4. *Short blocks and grid of streets.* Street block lengths between road
13 intersections shall be a maximum of 800 feet, where possible.

14 5. *Continuous network of pedestrian walks and paths.* A sidewalk or trail
15 shall be provided along the side of any roadway where front entrances to
16 residences front the street.

17 6. *Greenbelt trail connectivity.* Development Area 5 shall provide a loop of
18 pedestrian trails around the periphery of the subdivision, with connections
19 to Development Areas 1, 2 and 3, to Development Area 4 where possible,
20 and to neighboring streets and subdivisions.

21 7. *Street design.* In addition to a minimum of two 12-foot wide travel lanes
22 and one 8-foot wide parking lane, all public rights-of-way shall have a
23 minimum of the following: a 5-foot wide sidewalk with a 3-foot to 5-foot
24 border area or grass strip provided between the street edge of the sidewalk
25 and the roadway curb face. Street edges shall be protected by vertical curbs
26 on central streets, except that rolled curbs are allowed in Development Area
27 3. The final Master Plan may propose narrower streets with wider sidewalk
28 setbacks and swales to provide Best Management Practices to address run-
29 off. These standards shall not apply where a greenbelt borders the street.

30 8. *Outdoor lighting.* The developer shall work with the municipal traffic
31 engineer to provide fixtures and lighting levels that will avoid trespass light,
32 skyglow, or glare. Lighting fixtures shall incorporate full cut-off fixtures as
33 defined by the Illumination Engineering Society of North America
34 (IESNA), with flat lens fixtures.

- 1 9. *Slopes.* Working slopes within the pit at the exterior boundaries of
2 excavation established in the final site plan shall be no steeper than 1½:1.
3 Final restoration slopes within the pit shall be no steeper than 2:1.

4 **Section 3.** Plat Notes

5 Any subsequent plats shall include language referencing the adjacent airport, to read "The
6 subject property is located adjacent to Sky Harbor Airport, and is subject to present and
7 future airport noise which may be bothersome to users of the property. These noise
8 impacts may change over time by virtue of: greater numbers of aircraft departures and
9 arrivals; louder aircraft; seasonal and time-of-day operational variations; changes in airport;
10 aircraft and air traffic control operating procedures; airport layout changes; and changes in
11 the property owner's personal perceptions of the noise exposure and his/her sensitivity to
12 aircraft noise."

13 **Section 4.** Development Area 1

14 A. *Intent.* Development Area 1 is intended for single-family residential uses.
15 Development Area 1 will be developed with no more than 28 dwelling units.

16 B. *Permitted principal uses and structures.* Permitted principal uses and structures are
17 as follows:

18 1 Single-family dwellings. Only a single principal structure may be allowed on
19 any lot or tract.

20 2. Parks, playgrounds and play fields.

21 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures
22 are as follows:

23 1. Accessory uses incidental to any of the principal uses listed in subsection B
24 of this section.

25 2. Home occupations, subject to provisions of the supplementary district
26 regulations.

27 3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and
28 toolsheds and private barbecue pits.

29 4. Private garages.

30 5 The outdoor harboring or keeping of dogs, animals in a manner consistent
31 with the requirements of all other titles of this Code.

6. Family care.

7. Bed and breakfast with three or less guestrooms.

8. Bed and breakfast with four guestrooms only by administrative site plan review.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

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, odor, smoke, dust or other particulate matter, toxic or noxious 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 in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.* Minimum lot requirements are as follows:

	Lot area (square feet)	Lot width (feet)
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1.	6,000	50
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G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: Ten feet, except as provided in the supplementary district regulations.

2. Side yard: Five feet.

3. Rear yard: Ten feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is as follows:

1. 30%.

I. *Maximum height of structures.*

1. 30 feet.

J. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

L. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

M. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

N. *Design standards.*

1. *Single family residential appearance and function.* The private lots and residences must be designed to appear as single-family residences compatible with the surrounding neighborhood.

Section 5. Development Area 2.

A. *Intent.* Development Area 2 is intended for single-family development. Development Area 2 will be developed with no more than 151 dwelling units.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract.

2. Parks, playgrounds and play fields, in keeping with the character and requirements of the district.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Accessory uses incidental to any of the principal uses listed in subsection B of this section.

2. Home occupations, subject to provisions of the supplementary district regulations.
 3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds and private barbecue pits.
 4. Private garages.
 5. The outdoor harboring or keeping of dogs, animals in a manner consistent with the requirements of all other titles of this Code.
 6. Family care.
 7. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from the property line.
 8. Bed and Breakfast with three or less guest rooms.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
1. Utility substations.
- E. *Prohibited uses and structures.* The following uses and structures are prohibited:
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, odor, smoke, dust or other particulate matter, toxic or noxious 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 in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
- F. *Minimum lot requirements.*
- | | | |
|----|-------------------------------|-------------------------|
| 1. | <i>Lot area (square feet)</i> | <i>Lot width (feet)</i> |
| | 6,000 | 50 |
3. *Mix of residential lot sizes.* No more than 50% of the individual private lots may have a lot area of less than 7,000 square feet and lot width of less than 60 feet.

4. *Incentives for garage placement and design.* Up to 75% of individual private lots may have a lot area of less than 7,000 square feet and a lot width of less than 60 feet, if the additional lots (above that allowed in subsection F.3. above) reduce the visual prominence of garage doors and paved parking through the following measures:

- a. The width of the garage door on the dwelling unit shall comprise less than half of the width of the front of the dwelling, and;
- b. The garage door wall is no closer to the street than the dwelling's front door, or front edge of a covered entry porch, and;
- c. Interior living areas both above and beside the garage are set back no more than six feet from the street-facing garage, and feature street-facing windows.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

- 1. Front yard: 20 feet.
- 2. Side yard: 5 feet.
- 3. Rear yard: 10 feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent.

I. *Maximum height of structures.* No portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports, which are not an integral part of a principal structure, shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height.

J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

Section 6. Development Area 3.

A. *Intent.* Development Area 3 will be developed with single-family or duplex dwelling units. Development Area 3 will be developed with no more than 192 dwelling units.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family and two-family dwellings. More than one principal structure may be allowed on any lot or tract.
2. Parks, playgrounds and play fields, in keeping with the character and requirements of the district.
3. Family residential care.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Accessory uses incidental to any of the principal uses listed in subsection B of this section.
2. Home occupations, subject to provisions of the supplementary district regulations.
3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds and private barbecue pits.
4. Private garages.
5. The outdoor harboring or keeping of dogs, animals in a manner consistent with the requirements of all other titles of the Code.
6. Family care.
7. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from the property line.
8. Bed and Breakfast with three or less guest rooms.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

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, odor, smoke, dust or other particulate matter, toxic or noxious 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 in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements.

1	Use	Lot area (square feet)	Lot width (feet)
Single family	6,000	50	
Two family	6,000	50	

G. Minimum yard requirements. Minimum yard requirements are as follows:

4. Front yard: 20 feet.

5. Side yard: 5 feet.

6. Rear yard: 10 feet.

H. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 40 percent.

I. Maximum height of structures. No portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports, which are not an integral part of a principal structure, shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

L. Design standards. At least 75% of the dwellings, including all dwellings along the central east-west street and the south east-west street, as shown on the Master Plan, shall have front entries and yards oriented toward the public street with the sidewalk and receive off-street parking and garage access to the rear of the building via an alley.

Section 7. Development Area 4.

A. Intent. Development Area 4 is intended to create a buffer required by the Hillside Wastewater Management Plan. Development Area 4 will be developed with no more than 20 dwelling units.

B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:

- 1 Single-family and two-family dwellings. Only a single principal structure may be allowed on any lot or tract.
- 2 Parks, playgrounds and play fields, in keeping with the character and requirements of the district.
- 3 Family residential care.

C. Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:

- 1 Accessory uses incidental to any of the principal uses listed in subsection B of this section.
2. Home occupations, subject to provisions of the supplementary district regulations.
3. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds and private barbecue pits.
4. Private garages.
5. The outdoor harboring or keeping of dogs, animals in a manner consistent with the requirements of all other titles of this Code.
6. Family care.
7. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least 25 feet from the property line.
8. Bed and Breakfast with three or less guest rooms.

D. Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Utility substations.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

- 1 Storage in connection with trade, service or manufacturing activities.
2. Storage or use of mobile homes or Quonset huts.
3. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious 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 in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.*

1	Use	Lot area (square feet)	Lot width (feet)
	Single family	20,000	120

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

2. Front yard: 25 feet.
3. Side yard: 10 feet.
4. Rear yard: 20 feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent.

I. *Maximum height of structures.* Maximum height of structures is 35 feet.

J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

Section 8. Development Area 5.

A. *Intent.* Development Area 5 is designated open space area. This area will be under the control and management of the Homeowner's Association. The uses within the

open space area will be trails and amenities such as lighting, landscaping and other uses as determined by the Homeowners Association that reflect open space. There are no dwelling units in Development Area 5.

Section 9. Restoration plan.

A. The petition site has been voluntarily brought forward to the Municipality for abandonment of the natural resource extraction/gravel pit operations and restoration of the site, in accordance with AMC 21.55.090. All rights to conduct the natural resource extraction operations on the petition site are hereby voluntarily surrendered and extinguished. The restoration plan approved by the Commission under Resolution 30-78A, as modified by the Settlement Agreement in Superior Court Case No. 3AN-78-8547\8548, is immediately effective. The Municipality and the property owner agree to the following:

1. If the rezoning becomes effective, the final Master Plan shall satisfy the restoration and redevelopment plan for this natural resource extraction site. The restoration and redevelopment elements of the Master Plan will apply to both of the following portions of the petition site: a 70-acre non-conforming natural resource extraction operation legally described as the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK, Section 21, T12N, R3W, S.M., AK, via Planning and Zoning Commission Resolution 30-78A, including a 5-acre tract not included in the above noted resolution, but also used for natural resource extraction, legally described as the E ½, NW ¼, SW ¼, NW ¼, Section 21, T12N, R3W, S.M., AK. The Development Area plans, approved under AMC 21.40.250D., shall substantially conform to the approved final Master Plan.

a. The North face of the pit, including the 5 acres illegally mined shall be restored and re-vegetated by September 1, 2003. Reasonable measures will be used to control dust from all areas during the restoration process, at all times, until effective re-vegetation of the north slope is established.

b. All other areas that will not complete redevelopment by July 1, 2005 shall be covered by a minimum of 3 inches of top soil and hydroseeded by July 1, 2003, except those portions actively under construction as identified by Code Enforcement.

2. If the owner's written consent to the conditions and standards contained herein is not received within the time frame specified in Section 11., the petition site must immediately be restored in accordance with the plan

approved in Resolution 30-78A. In addition, further restoration requirements may be imposed by the Commission, if consistent with the goals and requirements of AMC 21.55.090. The property owner shall meet with staff and submit an amended plan in sufficient time to be heard and approved by the Commission by the date on which the effective date time frame for this rezoning expires. In the event the property owner fails to submit an amended plan, staff may recommend their own amendments to the Commission.

Section 10. Effective clause for rezoning.

A. This rezoning shall not become effective until:

1. A final traffic impact analysis has been reviewed and accepted by the Traffic Engineering Department. The proposed development shall adhere to the requirements of the final, approved traffic impact analysis;
2. A final Master Plan has been reviewed and approved by the Planning and Zoning Commission through a public hearing site plan review process. The final Master Plan shall address the general design standards, design standards for each development area, and recommendations from the approved traffic impact analysis, including, but not limited to, the following:
 - a. Vehicular circulation system, including peripheral and interior roads, and major access points;
 - b. Parking areas, loading areas and storage areas, including snow storage and service areas;
 - c. Pedestrian circulation system, showing sidewalks, trails and paths, and their relation to adjacent pedestrian circulation facilities;
 - d. Open space and other common facilities;
 - e. Landscaping, including a tree and shrub list for common open space and park areas, and buffering;
 - f. Location and use of structures, to include the building footprint locations, setbacks, number of dwelling units by structure, number of dwelling units per gross and net acres, and the total number of dwelling units;
 - g. Phasing plan of development;

h. Structure elevations, to be used as samples to reflect and clarify the required design standards for the overall site and development area;

i. Treatment plan for water run-off.

3. The final maximum density for this development shall be determined during the final Master Plan review. The minimum density shall not be less than three (3) dwelling units per acre and maximum density shall not be greater than four and a half (4.5) dwelling units per acre, allocated in a manner substantially similar to Table A, below.

Table A – Density by Development Area.

	DA 1	DA 2	DA 3	DA 4	DA 5
Total Acreage	6	22	11	10	
Maximum Units	28	151	192	20	N/A
Maximum Density Permitted per Development Area	4.16	6.875	17.45	2	N/A

4. Prior to submittal of the final Master Plan for review, resolve with staff and the appropriate State and Federal wildlife protection agencies, the need and the means, if needed, for protecting any Bank Swallows.

5. The final Master Plan shall substantially conform to the concept plan approved herein by the Commission, but shall have the flexibility to modify the road locations, and minor modifications to the Development Areas as necessary to ensure that any recommendations from the final approved traffic impact analysis and modifications by the Commission can occur. The final Master Plan and final Traffic Impact Analysis must be approved by the approving authority within two (2) years of the date of approval of this ordinance.

Section 11. This ordinance shall become effective within ten (10) days after the Planning Director has received the written consent of the owners of the property within the area described in Section 1 above to the conditions and standards contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within one-hundred and twenty (120) days after the date on which this ordinance is passed and approved. The Planning Director shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2002.

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Chair

ATTEST:

Municipal Clerk

(2002-011) (Tax ID. No. 015-271-02 and -03)

G:\Mat\OPEN MATTERS\Pioneer Gravel Pit\AO final - Law.doc



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 673-2002

Meeting Date: July 16, 2002

From: Mayor

Subject: AO 2002-98(S)

Administration Recommendation for the Planning and Zoning Commission Rezoning of Approximately 75 acres From R-6 to PC for the E ½, NW ¼, SW ¼, NW ¼, the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK,

1 On May 11, 2002, the Planning and Zoning Commission approved the rezoning of
2 approximately 75 acres, located in for E ½, NW ¼, SW ¼, NW ¼, the NE ¼, SW ¼,
3 NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M.,
4 AK., from R-6 (Suburban Residential District – Large Lot) to PC (Planned Community
5 District). The ordinance approved by the Commission and public hearing record was
6 forwarded to the Assembly with AO 2002-98.

7
8 The Planning Department, in conjunction with the Department of Law, reviewed the
9 recommended ordinance with the stipulated Court agreement regarding restoration of
10 the gravel pit that exists on the petition site. This substitute ordinance provides
11 additional language regarding the restoration plan, and the timeframes for said
12 restoration, in conjunction with development of the site.

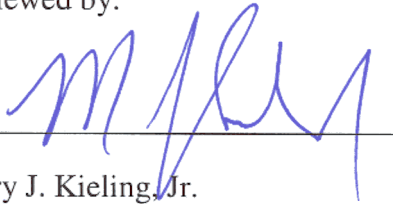
13
14 The attached substitute ordinance does not amend any language recommended by the
15 Planning and Zoning Commission regarding design standards, plat notes and
16 development areas. Nor does it amend any language in the effective clause, which was
17 primarily intended for the traffic impact analysis, final master plan and maximum
18 densities. AO 2002-98 (S) creates a new section 9 for inclusion of the restoration
19 language in the ordinance recommended by the Commission.

20
21 A valid protest is on file, requiring an affirmative vote of eight Assembly members in
22 accordance with AMC 21.20.120.

23
24 Approval of this substitute ordinance is recommended.
25
26

1

Reviewed by:

A blue ink signature, appearing to read "H. Kieling", written over a horizontal line.

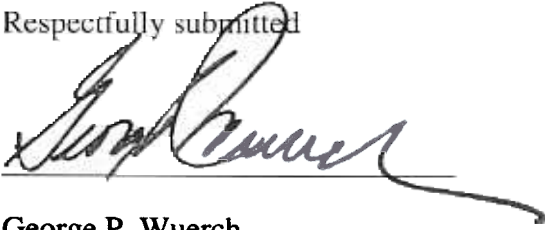
Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

A blue ink signature, appearing to read "Craig E. Campbell", written over a horizontal line.

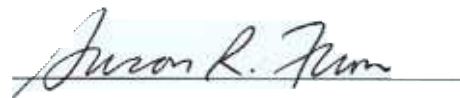
Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted

A blue ink signature, appearing to read "George P. Wuerch", written over a horizontal line.

George P. Wuerch
Mayor

Prepared by:

A blue ink signature, appearing to read "Susan R. Fison", written over a horizontal line.

Susan R. Fison, Director
Planning Department

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AO 2002-98(S)

<p>AO 2002-98 (S), Administration Recommendation for the Planning and Zoning Commission Rezoning of Approximately 75 acres From R-6 to PC for the E ½, NW ¼, SW ¼, NW ¼, the NE ¼, SW ¼, NW ¼, the S ½, SW ¼, NW ¼, and the SE ¼, NW ¼, Section 21, T12N, R3W, S.M., AK,</p> <p>(Planning Case 2002-011)</p>		<p>DATE PREPARED July 11, 2002</p> <p style="text-align: center;">INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM </p>	
<p>DEPARTMENT NAME Planning Department</p>		<p>DIRECTOR'S NAME Susan R. Fison</p>	
<p>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry T. Weaver Jr.</p>		<p>HIS/HER PHONE NUMBER 343-4260</p>	
	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
5	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
4	Municipal Manager	<i>m</i>	<i>7/16</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health and Human Services		
	Office of Management and Budget		
	Management Information Services		
	Police		
2	Planning, Development, & Public Works	<i>ms</i>	<i>7-14-02</i>
	Development Services		
	Facility Management		
1	Planning	<i>coo</i>	<i>7/15/02</i>
	Project Management & Engineering		
	Traffic		
	Street Maintenance		
	Public Transportation		
	Purchasing		
3	Municipal Attorney 1314	<i>[Signature]</i>	<i>7-16-02</i>
	Municipal Clerk		
	Other		
	Special Instruction/Comments		
<i>Addendum - New Public Hearing H.O.2.</i>			
<p>ASSEMBLY MEETING DATE REQUESTED July 16, 2002</p>		<p>7</p>	<p>PUBLIC HEARING DATE REQUESTED July 16, 2002</p>