

CLERK'S OFFICE

APPROVED

Date: 8-20-02

Submitted by:

Chair of the Assembly at the
Request of the Mayor

Prepared by:

Planning Department

For reading

July 23, 2002

Anchorage, Alaska

AO 2002-116

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
THE ZONING MAP AND AMENDING THE SPECIAL LIMITATIONS OF
APPROXIMATELY 4.28 ACRES, CURRENTLY ZONED R-O SL AND B-1B SL,
DESCRIBED AS LOTS 1B, 1C AND 2, RASPBERRY CENTER SUBDIVISION,
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RASPBERRY
ROAD AND NORTHWOOD STREET.

(Sand Lake Community Council) (Planning and Zoning Commission Case 2002-042)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by amending the special limitations for the
following described property:

Lots 1B, 1C (B-1B SL) and Lot 2 (R-O SL), Raspberry Center Subdivision as shown on
Exhibit A (Planning and Zoning Commission Case 2002-042).

Section 2. All terms, conditions, and special limitations of Plat 92-128, Plat 99-13, AO
91-174 and AO 92-68 remain in effect, except as modified by the following special
limitations:

The west lot line setback for lot 2, Raspberry Center Subdivision shall be a
minimum of 44 feet for a church and accessory uses. All other uses shall
remain subject to the 60 foot setback. Asphalt paving for a driveway and
lawn and low shrubbery landscaping is allowed in the setback.

2. The height limitation for a church and accessory uses shall be 35 feet.


3. The entire square footage, on all three lots, for a church and accessory
structures shall be a maximum of 60,000 square feet.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent
provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for
otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically
affected by the Special Limitations set forth in this ordinance shall apply in the same
manner as if the district classification applied by this ordinance were not subject to
Special Limitations.

Section 4. The Director of the Planning Department shall change the zoning map accordingly.

Section 5. This ordinance shall become effective within ten (10) days after the Director of the Planning Department has received 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 that no special limitations are contained herein, this ordinance is effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 20th
day of August 2002.

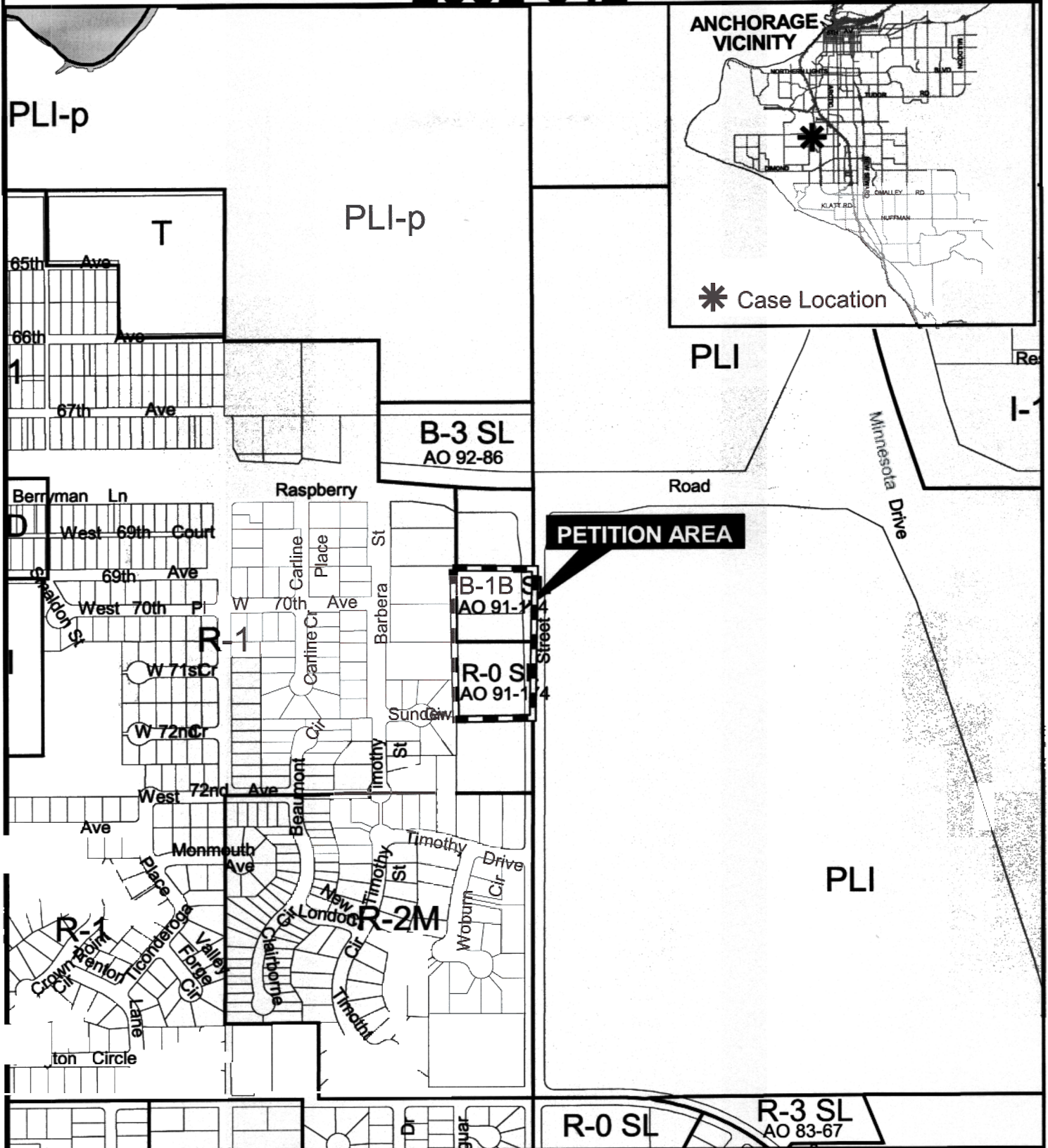

Chair

ATTEST:


Municipal Clerk

EXHIBIT - A

2002-042

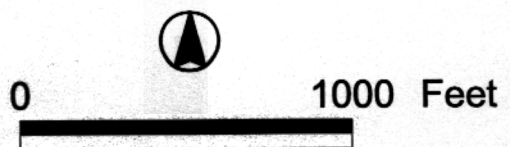
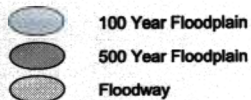


Municipality of Anchorage
Planning Department



Date: APRIL 24, 2002

Flood Limits



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002-¹¹⁶___ Title: The rezoning of 4.2 acres from B-1B (SL) and R-O (SL) to B-1B (SL) and R-O (SL) for Raspberry Center Subdivision, Lots 1B, 1C and 2

Sponsor: Bill Tatom

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:

All facilities (water, sewer, electric, storm drains) are currently available to the affected lots. As the anticipated use involves a church, traffic generation will be less than that allowed by permitted commercial uses. The non-residential use will not impact schools. The church is anticipating its own school at some future date, which would lessen the impact on area public schools. Trails and parks are not directly affected. The church is planning a multi-use recreation building/gymnasium which would be available to the general public.

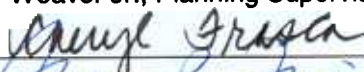
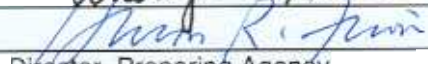
PRIVATE SECTOR ECONOMIC EFFECTS:

The property consists of three lots and two zoning districts. The church might be required to address these development issues (the potential need to replat and/or rezone) in the future, depending on the actual site plans. The plat of the property contains some minor driveway access requirements.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB:

Approved By:



Director, Preparing Agency

Telephone: 343-4215

Date: 7/17/02

Date: 5-6-02



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 677-2002

Meeting Date: July 23, 2002

From: Mayor

Subject: AO 2002- 116 Planning and Zoning Commission
Recommendation for a Rezoning from R-O
SL and B-1B SL to R-O SL and B-1B SL for
Raspberry Center Subdivision, Lots 1B, 1C
and 2.

1 Calvary Temple Assembly of God has made an application for rezoning to change some of
2 the Special Limitations of AO 91-174 when applied specifically to a church and church
3 accessory uses. On March 4, 2002, the Planning and Zoning Commission recommended
4 approval of the rezoning.

5
6 The Special Limitations of AO 91-174 limit uses, west lot line setbacks, building heights
7 and square foot coverage of the lots. A church and its accessory uses are permitted. The
8 proposed changes will only apply to a church and its accessory uses and would be a
9 permanent zoning change at this location.

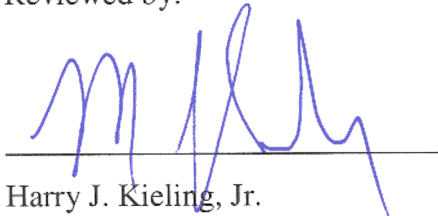
10
11 The applicant's request amends the existing Special Limitations for churches as follows:

- 12
13 1. The west lot line setback will be reduced from 60 feet to 44 feet;
14 2. The height limitation will be raised from 25 feet to 35 feet; and
15 3. The lot coverage restriction will be changed from a total of 45,500 square feet to
16 60,000 square feet.

17
18 There are no effective clauses to implement the new Special Limitations or to cause them
19 to expire. This is a permanent change to the AO. All other conditions of AO 91-174 and of
20 Plats 92-128 and 99-13 remain in effect. (The plats establish utility easements and the
21 number and location of driveway cuts on Northwood Street.) The applicant has indicated
22 these items will not hinder development of the church and understands and accepts the
23 special limitations.
24

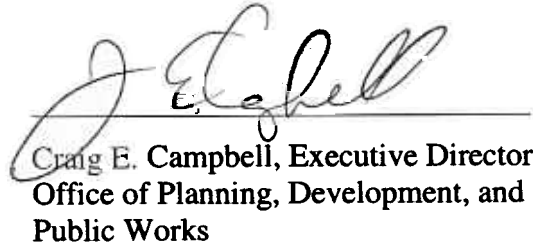
- 1 The applicant has also been apprised of the potential difficulties of developing three lots
2 into two different zoning districts. A rezoning to one district and/or a replat to one lot may
3 be necessary for development as the applicant envisions it. At this time the applicant does
4 not wish to undertake the rezoning or replatting. The Community Council membership has
5 voted to support the proposed changes, 58 to 1.
6
7 Approval of the ordinance is recommended.

Reviewed by:

A blue ink signature of Harry J. Kieling, Jr. written over a horizontal line.

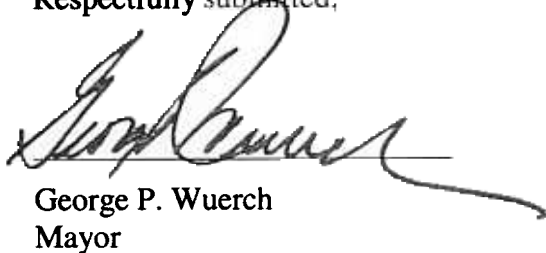
Harry J. Kieling, Jr.
Municipal Manager

Reviewed by:

A blue ink signature of Craig E. Campbell written over a horizontal line.

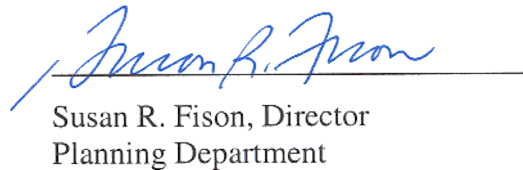
Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted,

A blue ink signature of George P. Wuerch written over a horizontal line.

George P. Wuerch
Mayor

Prepared by:

A blue ink signature of Susan R. Fison written over a horizontal line.

Susan R. Fison, Director
Planning Department

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

As 2002-116

1	SUBJECT OF AGENDA DOCUMENT Calvary Temple Assembly of God rezoning from R-O SL and B-1B SL to R-O SL and B-1B SL to amending the Special Limitations when applied to a church per AO 91-174. (Sand Lake Community Council) (Case 2002-042)	DATE PREPARED 05/2/02 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 A. Barrett/ J. Weaver	HIS/HER PHONE NUMBER 343-4260	
4	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		
5	Municipal Manager	<i>m</i>	<i>7/18</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
4	Office of Management and Budget	<i>CF</i>	<i>7/17/02</i>
	Management Information Services		
	Police		
2	Office of Planning, Development, & Public Works	<i>cec</i>	<i>5/6/02</i>
	Development Services		
	Facility Management		
1	Planning	<i>phf</i>	<i>5-6-02</i>
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
3	Municipal Attorney <i>1189A</i>	<i>Dr</i>	<i>7-11-02</i>
	Municipal Clerk		
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: center; font-size: 1.5em;">P.F.2. Introduction</div> <div style="position: absolute; right: 0; bottom: 0; transform: rotate(90deg); font-size: 0.8em;"> M.O.A. 2002 JUL 18 PM 1:18 CLERKS OFFICE </div>		
6	ASSEMBLY MEETING DATE REQUESTED Next available meeting <i>7/23/02</i>	7	PUBLIC HEARING DATE REQUESTED 4 weeks after introduction <i>9/10/02</i>

8/20/02