

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: August 20, 2002

Anchorage, Alaska
AO 2002- 128

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 2.03 ACRES FROM PLI SL (PUBLIC LANDS AND
INSTITUTIONS DISTRICT) WITH SPECIAL LIMITATIONS TO R-2M SL (MULTIPLE
FAMILY DISTRICT) WITH SPECIAL LIMITATIONS FOR LOT 29, T13N, R3W SECTION
22, S.M., AK; GENERALLY LOCATED AT THE NORTHEAST CORNER OF EAST 24TH
AVENUE AND GLACIER STREET.

(Russian Jack Community Council) (Planning and Zoning Commission Case 2002-118)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as
R-2M SL (Multiple Family District) with Special Limitations zone:

Lot 29, T13N, R3W, Section 22, S.M., AK; consisting of 2.03 acres, as shown on
Exhibit A attached (Planning and Zoning Commission Case 2002-118).

Section 2. The zoning map amendment described in Section 1 above shall be subject to the
following special limitations regarding the uses of the property:

a. Access roads and infrastructure improvements shall be in accordance with
municipal standards for residential streets, lighting, drainage, etc. for the R-2M
District.

b. Prior to the issuance of any development permits, ^{the development or} any use of a condominium
development plan shall conform to the site plan (Exhibit 'A') as approved
by the Municipal Assembly on September 24, 2002, and:

- 1) Be subject to a non-public hearing site plan review by the Planning and
Zoning Commission, using Title 21 Site Plan Review Standards and
Anchorage 2020 Policies 48-50 and 52 for design and environment of
residential development, as determined by the Planning staff.
- 2) Provide residential street, street lighting, drainage and other infrastructure
improvements that meet or exceed municipal standards for subdivisions in

R-2M districts.

~~c. No significant vegetation clearing shall occur subsequent to the 7/8/02 rezone approval recommendation (by the Planning and Zoning Commission) and prior either to site plan review approval for a condominium or issuance of a building permit for any other form of construction. The intent of this condition is to prevent the site from being hydro-axed in its entirety.~~

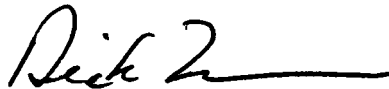
Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for other wise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations 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 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. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 24th day of

September, 2002



ATTEST:

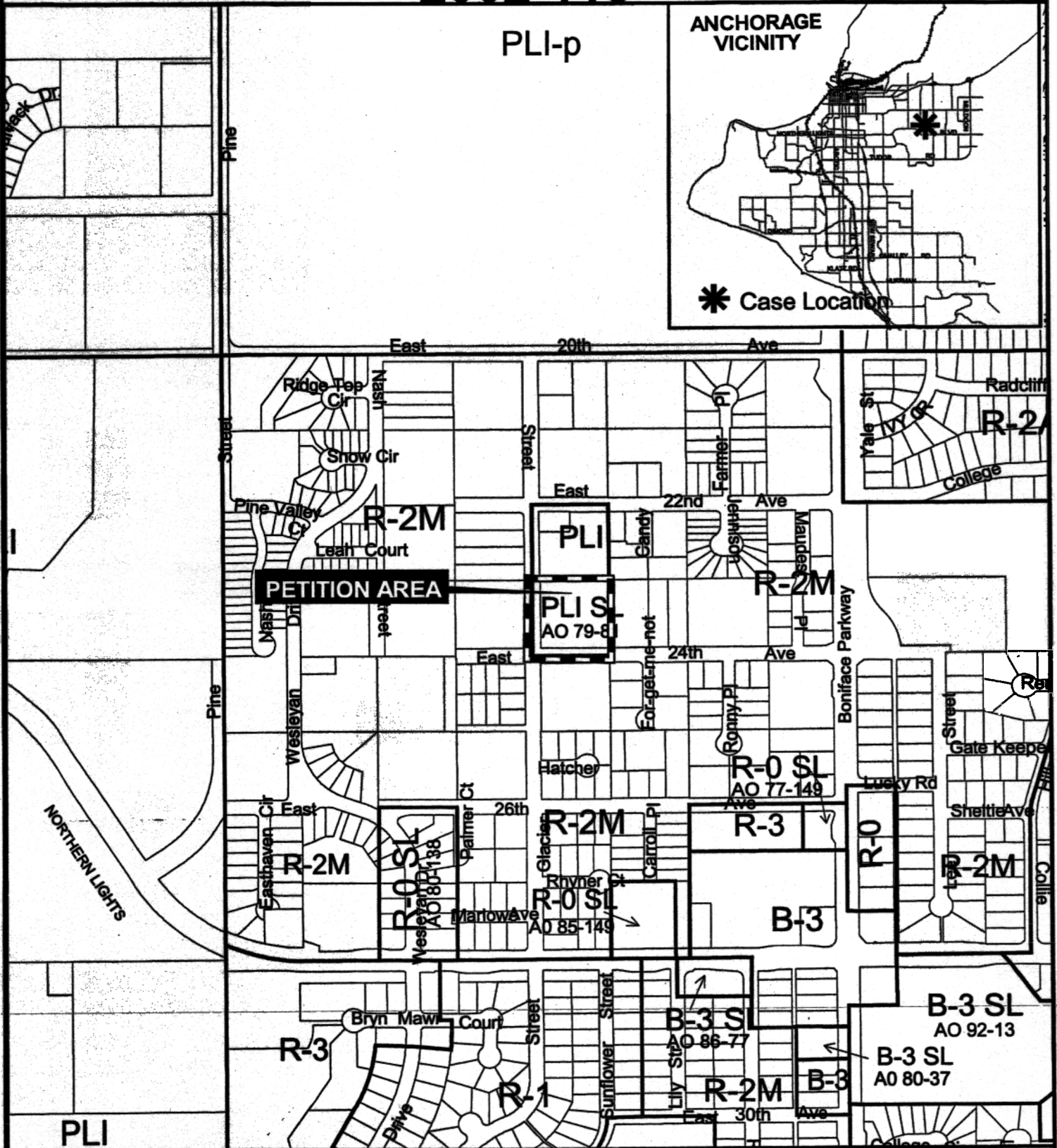
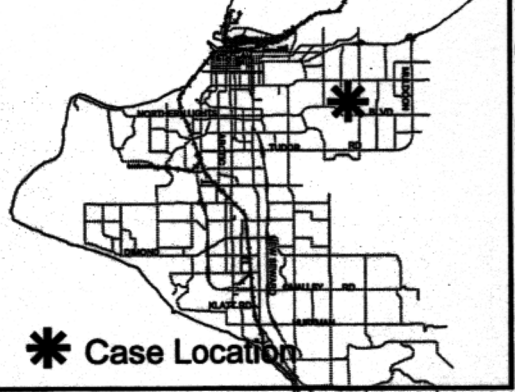
Chair


Municipal Clerk

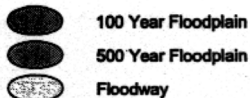
(2002-118)
(006-313-01)

EXHIBIT A

ANCHORAGE VICINITY



Flood Limits



C

1000 Feet

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The rezone will change the zoning of approximately 2.03 acres from a Public Lands and Open Space use district to a residential use district.

Prepared by: Jerry Weaver Jr., Zoning & Platting Mgr.

Validated by OMB: Charles Frasca

Approved By: John R. [Signature]
Director, Preparing Agency

Telephone: 343-4215

Date: 7/30/02

Date: 7-24-02

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002- 128 Title: The rezoning of 2.03 acres from PLI-SL to R-2M SL for Lot 29, T13N, R3W, Section 22, S.M., AK.

Sponsor: Municipality of Anchorage

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 this rezoning should have no significant economic impact on the public sector. Assuming 32 single-family development (and not apartment style development), development of this property will generate 8.64 elementary students, 1.92 junior high students and 2.24 senior high students. Actual school capacity for 2001-2002 school year for East was 78% capacity; Clark was 103% and Nunaka Valley was 86%. Projected school capacity for the 2002-03 school year for East is 99%; Clark is 112% and Nunaka Valley is 82%.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 740-2002

Meeting Date: August 20, 2002

From: Mayor

Subject: AO 2002- 128

Planning and Zoning Commission
Recommendation on a Rezoning from PLI- SL
to R-2M SL for Lot 29, T13N, R3W, Section 22,
S.M., AK.

On July 8, 2002, the Planning and Zoning Commission approved rezoning Lot 29, T13N, R3W, Section 22, S.M., AK., from PLI- SL (Public Lands and Institutions District) with special limitations to R-2M SL (Multiple Family District) with special limitations.

The special limitations establish that access roads and infrastructure improvements shall be constructed in accordance with municipal standards for residential streets, lighting, drainage, etc. for the R-2M District, prior to the issuance of any development permits. And the use of a condominium development plan shall be subject to a non-public hearing site plan review by the Planning and Zoning Commission using Title 21 Site Plan Review Standards and Anchorage 2020 policies 48-50 and 52 for design and environment of residential development. No significant vegetation clearing shall occur subsequent to the 7/8/02 rezone approval recommendation by the Planning and Zoning Commission and prior either to site plan review approval for a condominium or issuance of a building permit for any form of construction.

Approval of this ordinance is recommended.

Reviewed by:

Harry J. Kielling, Jr.
Municipal Manager

Reviewed by:

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

Respectfully submitted,

George P. Wuerch
Mayor

Prepared by:

Susan R. Fison, Director
Planning Department

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AO 2002-128

1	SUBJECT OF AGENDA DOCUMENT Rezoning from PL-1-SL to R-2M SL, approx. 2.03 acres, of Lot 29, T13N, R3W, Section 22 S.M., AK, generally located at the northeast corner of East 27 th Avenue and Glacier Street (Russian Jack Community Council) (Case 2002-118)	DATE PREPARED July 24, 2002 INDICATE DOCUMENTS ATTACHED: <input checked="" type="checkbox"/> AO <input type="checkbox"/> AP <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	EMPLOYEE NAME Susan A. Elson, Director
3	PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver, Jr.	DISTRICT OF NEW AREA 343-4260
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
5	Mayor	
	Heritage Land Bank	
	Morrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	Municipal Manager	ME 8/1
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
3	Office of Management and Budget	CF 7/30/02
	Management Information Services	
	Police	
2	Office of Planning, Development, & Public Works	H. Horn 7/25/02
	Development Services	
	Facility Management	
1	Planning	ME 7-24-02
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
4	Municipal Attorney 1330	J 7-21-02
	Municipal Clerk	
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: center; font-size: 1.5em;">Introduction</div>	
6	ASSEMBLY MEETING DATE REQUESTED ASAP 8/20/02	7 PUBLIC HEARING DATE REQUESTED 4 weeks after introduction 9/24/02

2002 AUG -8 PM 2:55
 M.O.A.
 CLERK'S OFFICE