

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For Reading: October 15, 2002

CLERK'S OFFICE

APPROVED

Date: 12-17-02

Anchorage, Alaska
AO No. 2002-159

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF LOT 1A, DEAL SUBDIVISION, FROM R-5 (RURAL RESIDENTIAL)
TO I-1 SL (LIGHT INDUSTRIAL WITH SPECIAL EXCEPTIONS), GENERALLY
LOCATED AT THE OLD GLENN HIGHWAY AND JEWEL STREET, 17933 OLD
GLENN HIGHWAY, CHUGIAK.

(Chugiak Community Council) (Planning and Zoning Commission case 2002-128)

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-1 SL (Light Industrial with Special Limitations) zone:

Lot 1A, Deal Subdivision, as shown on exhibit A.

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

1. Resolve the need for a drainage plan, erosion control plan and dust control plan with the Department of Project Management and Engineering, prior to the issuance of any land use permits.
2. Along Old Glenn Highway frontage the applicant shall maintain buffer landscaping, including construction of a six-foot high berm. Buffer landscaping shall be planted on the north, east and southeast lot lines (where the property is adjacent to R-5 and PC).
3. Site access is limited to one driveway cut on Old Glenn Highway. If, in the future, the Alaska Department of Transportation does not allow access on Old Glenn, the applicant shall be allowed one driveway cut on Jewel Street as close to Old Glenn Highway as can be permitted by the Municipal Traffic Engineer.
4. A Notice of Zoning Action and the Resolution shall be filed with the State of Alaska District Recorder's Office. Proof of such shall be submitted to the Planning Department.

Section 3. Special Limitations. The following uses are prohibited:

- a. Antennas type 1, 2, 3 or 4
- b. Mobile home parks
- c. Airstrips and heliports
- d. Natural resource extraction
- e. Impound yards
- f. Motorized sports

g. Snow disposal


h. All other uses listed as prohibited under AMC 21.40.200 E.

Section 4. 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 5. The Director of the Planning Department shall change the zoning map accordingly.

Section 6. 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. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December 2002.


Chair

ATTEST:


Municipal Clerk

(2002-128) (051-251-86)

REZONING 2002-128

EXHIBIT A

PC

EAGLE RIVER
VICINITY

PC

* Case Location

R-6

R-10

OLD GLENN HIGHWAY
R-5
Myatt Way

Jewel Street
R-5

I-2 SL
AO 2000-85

I-2 SL
AO 2000-85

PETITION AREA

PC
AO 89-160

I-3 SL
AO 85-65

PC

I-1 SL
AO 95-87

R-10

PC
AO 89-160

R-10

Municipality of Anchorage
Planning Department



Date: MAY 17, 2002

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 1000 Feet

002



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 895-2002

Meeting Date: October 15, 2002

From: Mayor

Subject: AO 2002-159 Planning and Zoning Commission recommendation
on a rezoning from R-5 to I-1SL for Lot 1A, Deal
subdivision, Chugiak.

1 Mr. and Mrs. Joseph Denney submitted an application for rezoning to change their
2 property from R-5 to I-1 with Special Limitations. On August 5, 2002, the Planning and
3 Zoning Commission recommended approval of the rezoning. The area is identified as
4 industrial in the Chugiak-Eagle River Comprehensive Plan. By limiting the allowed
5 uses, and by taking advantage of the natural slope and existing vegetation, the impact of
6 the use on surrounding areas can be minimized.

7 The applicant owns the 4.4 acre parcel and wants to locate a metal working/steel
8 fabrication shop on the property. Mr. Denney indicated several truck loads of "rebar"
9 steel rods are delivered once in the spring, followed by a few more deliveries through
10 the summer. Few to none are delivered in winter. The steel rods are shaped and cut
11 using hydraulically operated equipment for specific construction projects, and then
12 shipped to construction sites. The Denneys estimate they may have as many as 10 retail
13 residential customers per day in addition to the larger construction site shipments.

14 Traffic generation will not be a significant impact in the area. Traffic generation had
15 been a concern because the plat maps indicate a 100 foot right-of-way each side of
16 center line on Old Glenn Highway at this property. There is an existing driveway cut.
17 During the staff review, Alaska DOT&PF indicated the right-of-way is actually 150 feet
18 each side of centerline. This could have a major impact on development of the property
19 and on the driveway access. For this reason, staff and the Planning and Zoning
20 Commission, have recommended allowing an access from Jewel Street, but only if
21 direct access to Old Glenn Highway becomes unworkable or is not allowed by
22 ADOT&PF.

23 Because the lot is steeply sloped, staff and the Planning and Zoning Commission
24 recommended that the need for drainage plans, erosion control plans and dust control
25 plans be determined with MOA Public Works Department prior to the issuance of land
26 use permits. The location of the shop on the west side of the property, the slope of the
27 property, and the natural vegetation will help buffer this property from the residential

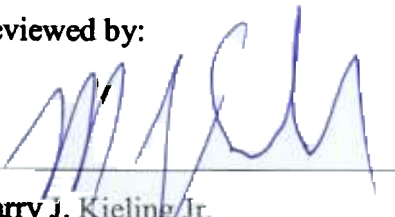
zonings to the north and east. This property will also help buffer the existing I-2 property from residential zonings to the north.

The Community Council suggested some special limitations and the applicants have agreed to the special limitations. Among the prohibited uses are antennas, type 1, 2, 3 or 4, mobile home parks, airstrips, natural resource extraction, impound yards, motorized sports, and snow disposal.

The Community Council voted unanimously to support the rezone.

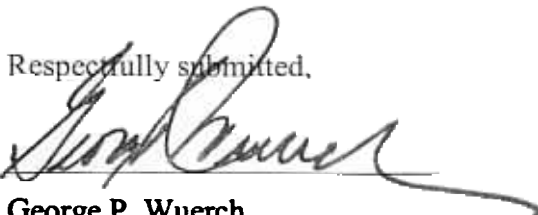
Approval of this ordinance is recommended.

Reviewed by:



Harry J. Kieling Jr.
Municipal Manager

Respectfully submitted,




George P. Wuerch
Mayor

Reviewed by:



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

Prepared by:



f. Susan R. Fison, Director
Department of Planning

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

As 202-159

RECEIVED

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	MUNICIPAL ATTORNEY
	Rezoning of approximately 4.4 acres from R-5 to I-1 SL for Lot 1A, Deal Subdivision, Chugiak. Chugiak Community Council Case 2002-128		September 24, 2002	INDICATE DOCUMENTS ATTACHED AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM 02 OCT - PM 1:2
2	DEPARTMENT NAME		DIRECTOR'S NAME	
	Planning Department		Susan R. Fison, Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER	
	J. Weaver		343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE	
4	Mayor			
	Heritage Land Bank			
	Merrill Field Airport			
	Municipal Light & Power			
	Port of Anchorage			
	Solid waste services			
	Water & wastewater utility			
3	Municipal Manager	JM	10/11	
	Cultural & Recreational Services			
	Employee Relations			
	Finance, Chief Fiscal Officer			
	Fire			
	Health & Human Services			
2.2	Office of Management & Budget	CF	10/8/02	
	Management Information Services			
	Police			
2.1	Planning, Development & Public Works	CE	10-1-02	
	Development Services			
	Facility Management			
1	Planning	HWR	9-25-02	
	Project Management & Engineering			
	Street Maintenance			
	Traffic			
	Public Transportation Department			
	Purchasing			
2.3	Municipal Attorney 1404A		10-7-02	
5	Municipal Clerk			
	Other			
5	SPECIAL INSTRUCTIONS/COMMENT			
	Introduction			
6	ASSEMBLY MEETING DATE REQUESTED	7	PUBLIC HEARING DATE REQUESTED	
	esap 10/22/02		4 weeks after introduction 12/10/02	

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MUNICIPAL ATTORNEY
02 SEP 25 PM 1:01