

CLERK'S OFFICE

APPROVED

Date: 5-13-03

Submitted by:

Prepared by:

For reading

Chair of the Assembly at
the Request of the Mayor
Planning Department

April 8, 2003

Anchorage, Alaska

AO 2003- 66

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF
APPROXIMATELY 1.3 ACRES FROM R-1 AND B-3 TO B-3 SL FOR
KIRCHNER SUBDIVISION, LOT 26A, GENERALLY LOCATED AT THE
NORTHEAST CORNER OF SPENARD ROAD AND BARBARA DRIVE.

(Turnagain Community Council) (Planning and Zoning Commission Case 2002-150)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as B-3 SL (general commercial with special limitations) zone:

Kirchner Subdivision, Lot 26A as shown on Exhibit "A" (Planning and Zoning Commission Case 2002-150).

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:

All development or redevelopment on this site shall be subject to an administrative site plan review which shall comply with the Spenard Commercial District Development Strategy. Prior to administrative site plan review, the proposed site plan shall be reviewed by the Spenard and Turnagain Community Councils.

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

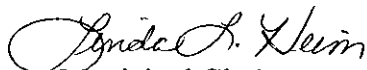
1 and be null and void if the written consent is not received within 120 days after the
2 date on which this ordinance is passed and approved. In the event that no special
3 limitations are contained herein, this ordinance is effective immediately upon
4 passage and approval.

5 PASSED AND APPROVED by the Anchorage Assembly this

6 13th day of May 2003.

7 
Chair

ATTEST:


Municipal Clerk

Date: FEBRUARY 25, 2003

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2003-66

Title: Rezoning from R-1 and B-3 to B-3 SL for a 1.3 acre parcel, Kirchner
Subdivision, Lot 26A.

Sponsor: Municipality of Anchorage

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY02	FY03	FY04	FY05	FY06	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Public facilities and utilities are currently available to the affected site. Redevelopment of the site from the existing use is the responsibility of the property owner, including any potential related site remediation costs. There does not appear to be any significant public sector impact.

PRIVATE SECTOR ECONOMIC EFFECTS:

The site is currently developed with a mobile home park containing approximately 25 spaces, not all of which are currently in use. As this mobile home park is slowly discontinuing its use, and the ability to continue the use seems less likely due to the space sizes, redevelopment of the site must be addressed. As the site is split-zoned, redevelopment becomes difficult due to allowed uses and differing requirements such as setbacks, lot coverage, parking requirements and landscaping requirements, and are not conducive for unified development on the site.

The property owner is responsible for all related redevelopment costs on the affected site. This includes any potential need for site remediation. The proposed development of a motel has the potential to add economy motel rooms as a necessary adjunct use to the nearby international airport and is supported by the *Spenard Commercial District Development Strategy Plan* and the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.

Prepared by: _____
Validated by OMB: _____
Approved by: _____
(Director, Preparing Agency)
Concurred by: _____
(Director, Impacted Agency)
Approved by: _____
(Municipal Manager)

Telephone: _____
Date: 3/19/03
Date: 3-3-02
Date: 3-3-00
Date: _____



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 306-2003

Meeting Date: April 8, 2003

From: Mayor

Subject: AO 2003-66 Planning and Zoning Commission Recommendation
on a Rezoning of Approximately 1.3 acres from R-1
and B-3 to B-3 SL for Kirchner Subdivision, Lot 26A.

1 On January 6, 2003, the Planning and Zoning Commission approved the rezoning of
2 Lot 26A, Kirchner Subdivision, consisting of approximately 1.3 acres, from R-1
3 (Single Family Residential District) and B-3 (General Business District) to B-3 SL
4 (General Business with Special Limitations).

5
6 The petition site consists of one rectangular lot that is split-zoned with the northern
7 half zoned R-1 and the southern half zoned B-3. The site is currently developed with
8 an older nonconforming mobile home park, Grizzly Trailer Park, containing
9 approximately 25 spaces. The petitioner is requesting the rezoning to allow for the
10 development of a motel on the site which is permitted in the B-3 zoning district.

11
12 The mobile home park is not replacing mobile homes removed from the park and the
13 ability to continue the use is reduced because the space sizes cannot be altered as
14 they are a part of the nonconforming rights.

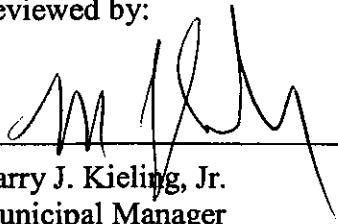
15
16 As shown on the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*, this site
17 abuts the Spenard Road Transit Supportive Development Corridor, and is within the
18 West Anchorage Planning Area. Although the site falls under the general policies of
19 the Comprehensive Plan, its redevelopment is governed by a specific area plan, the
20 *Spenard Commercial District Development Strategy Plan*, which is an adopted
21 element of the Comprehensive Plan.

22
23 The *Spenard Commercial District Development Strategy Plan* identifies the petition
24 site as an area of potential commercial district expansion. It also provides
25 prototypical uses for several of these locations, along with standards for said
26 commercial district expansion and redevelopment. The prototypical use for this
27 location is a motel, the same as the use proposed by the petitioner. Although the
28 Comprehensive Plan states that conservation of residential lands for housing is a
29 priority, it permits conversion of residentially zoned property into commercial uses if
30 it is consistent with an adopted plan.

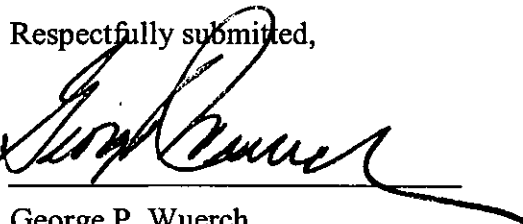
1 The Planning and Zoning Commission finds that this rezoning request clearly does
2 meet the intent of the *Spenard Commercial District Development Strategy Plan* and
3 complies with the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*. The
4 Commission also noted that this rezone eliminates the split-lot zoning, and provides
5 for an appropriate zone in concert with *Spenard Commercial District Development*
6 *Strategy Plan* and the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.

7
8 Approval of this ordinance is recommended.

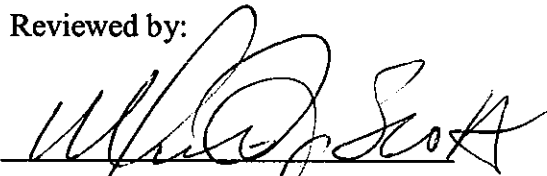
9
10 Reviewed by:


Harry J. Kieling, Jr.
Municipal Manager

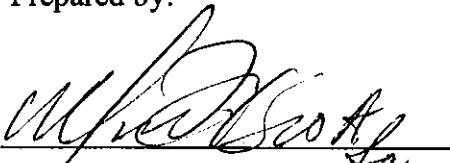
Respectfully submitted,


George P. Wuerch
Mayor

Reviewed by:


Mike Scott, Executive Director
Office of Planning, Development, and
Public Works

Prepared by:


Susan R. Fison, Director
Planning Department

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-004

A RESOLUTION APPROVING A REZONING FROM B-3 (GENERAL COMMERCIAL DISTRICT) AND R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR CHARLICE KIRCHNER SUBDIVISION, LOT 26A; GENERALLY LOCATED ON THE NORTHEAST CORNER OF SPENARD ROAD AND BARBARA DRIVE.

(Case 2002-150, Tax I.D. No. 010-195-46)

WHEREAS, a request has been received from A&A Construction, petitioner, Jong Nye Hunziker, owner, and Lounsbury & Associates, representative, to rezone approximately 1.3 acres of land from B-3 and R-1 to B-3 for Kirchner Subdivision, Lot 26A, generally located on the northeast corner of Spenard Road and Barbara Drive, and

WHEREAS, notices were published, posted and 128 public hearing notices were mailed and a public hearing was held on January 6, 2003.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. This is a request to rezone the site from R-1 and B-3 to B-3. The petition site consists of one rectangular lot that is split-zoned, with the northern half zoned R-1, and the southern half zoned B-3. The petitioner is requesting a rezoning to have the entire lot zoned B-3 to allow for the development of a motel on the site. B-3 zoning allows motels as a permitted use.
2. No special limitations were proposed by the petitioner for the petition site.
3. The site is level and contains some natural vegetation. The site currently is developed with a mobile home park, Grizzly Trailer Park, which is current on its mobile home park permitting (permit number MHP020019). The existing park has 25 spaces, not all of which are currently used. The petition site has access to full utilities, including public water and sewer, electrical, and natural gas.
4. Vehicular access to the site is primarily from Barbara Drive on the west side of the site, which leads south to Spenard Road. An alley abuts the east side of the site, and is used for secondary access out to Spenard Road as well. Although Spenard Road abuts the south end of the site,

no vehicular access is currently permitted from this road. Spenard Road is a Class II Minor Arterial according to the Official Streets & Highways Plan, requiring a 40-foot from centerline development setback, in addition to yard setbacks.

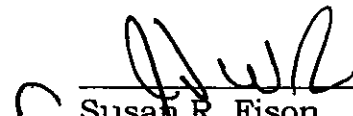
5. The petition site is surrounded by single-family housing to the north, multi-family housing and commercial/retail to the east, multi-family housing and commercial/retail (House of Harley) to the west, and multi-family housing, vacant land and a restaurant (Gwennie's) to the south.
6. This site abuts the Spenard Road Transit Supportive Development Corridor as shown on the Anchorage 2020 Anchorage Bowl Comprehensive Plan. The site is also governed by the Spenard Commercial District Development Strategy plan, which is an adopted element of the comprehensive plan, per AMC 21.05.030A.
7. The proposed rezoning to B-3 and the proposed development concept is consistent with the intent of the SCDDS to encourage a mixture of redevelopment projects in the central portion of the Spenard District. The SCDDS states that the location is convenient to amenities such as restaurants and entertainment establishments. Because the site is narrow, careful siting, sensitive design, and landscape screening will be required to assure that adjacent residential areas are not adversely affected.
8. The design issues of the SCDDS and *Anchorage 2020* are dependant upon the site layout proposal. As one was not included with this review, and as a parking variance still may be possible to reduce parking and add to the ability to increase internal site landscaping, the Department recommended an administrative site plan review, combined with a review by the Turnagain Community Council, to resolve these issues as opposed to including issue-specific limitations on design that may work to inadvertently hamper development of the site. These reviews shall be in conformance in particular with the Private Improvement Strategies of the SCDDS, keeping in mind the Land Use Strategy and Prototypical Projects contained in that plan.
9. The Commission finds that this rezoning clearly does meet the intent of the Spenard Commercial District Development Strategy plan. The Commission further finds that this rezoning clears up split lot zoning, which would need to be addressed prior to any type of development on the site, and that it also complies with the Anchorage 2020 Comprehensive Plan.

10. The Commission unanimously amended the recommended special limitation requiring the petitioner to bring the site plan to both the Spenard and Turnagain Community Councils, rather than specifying the Turnagain Community Council, noting that the community council redistricting work done recently by the Commission could be adopted before this rezoning request comes forward. It was further noted by the Commission that the project be reviewed by both the Spenard and Turnagain Community Councils, noting that Spenard Road is integral to this project and that neighborhood has been involved with the Spenard Commercial District Development Strategy plan for many years.
11. The Commission voted unanimously (8-0) to approve B-3 zoning, with special limitation to require an administrative site plan review.

B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly subject to the following special limitation:

1. All development or redevelopment on this site shall be subject to an administrative site plan review, which shall comply with the Spenard Commercial District Development Strategy. Prior to administrative site plan review, the proposed site plan shall be reviewed by the Spenard and Turnagain Community Councils.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 6th day of January 2003.



Susan R. Fison
Secretary



Toni Jones
Chair

(Case 2002-150, Tax I.D. No. 010-195-46)

the accessory structure(s) shall not exceed that of the principal structure(s)."

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The public hearing was closed.

COMMISSIONER KLINKNER moved to return case 2002-221 to Staff for further work on specific language.

COMMISSIONER COFFEY seconded.

COMMISSIONER KLINKNER suggested that this language would be better placed in AMC 21.45.030, the current Supplementary District Regulation on accessory buildings. Further, he felt Staff should clarify how the size comparison is made, whether on footprint, square footage, or other characteristic basis. Additionally, Staff should address whether the limitation applies to all accessory structures or accessory structures individually. Lastly, Staff should be clear whether the restriction should vary among residential zones based on lot size and whether there can be other standards imposed to address the off-site impacts of large accessory structures, but still permit them if there were no such impacts.

AYE: Starr, Adams, Klinkner, Penney, Brown, Jones, Coffey, Knepper
NAY: None

PASSED

7. 2002-150

A & A Construction & Development. A request to rezone approximately 1.32 acres from R-1 (Single Family Residential) and B-3 (General Business) to B-3 (General Business) in order to build a hotel/motel. Kirchner Subdivision, Lot 26A. Located at 4222 Spenard Road.

Staff member ANGELA CHAMBERS stated 128 public hearing notices were mailed, 2 were returned in favor, 5 were returned as undeliverable, and a positive response was received from the Spenard Community Council. This property is located in the Turnagain Community Council area, however, because it was close to the boundary, the matter was noticed to both the Spenard and Turnagain councils. She believed the Turnagain Community Council also favored this request to rezone a split-zoned lot. The Department finds the concept of developing a motel is consistent with the intent of the Spenard Commercial District Development Strategy plan, which encourages a mixture of redevelopment projects in the central portion of the Spenard district. The Strategy plan indicates the petition site is appropriate for use as restaurant(s) or entertainment establishment(s). Because the site is narrow, sensitive design and

landscape screening will be required to ensure the adjacent residential areas are not adversely affected. The Strategy plan reviewed this site in conjunction with the uses proposed by the petitioner and found the potential for rezoning the site and this use would be appropriate. The design issues of this plan and the Anchorage 2020 plan are dependent upon the site layout proposal. One is not required, nor was it provided, with this review. Parking issues might need to be resolved for this site. The Department recommends an administrative site plan review, combined with a review by the Turnagain Community Council to resolve these issues, as opposed to imposing issue-specific limitations on design, which might work to hamper development of this site. These reviews shall be in conformance with the Private Improvement Strategies of the Spenard Commercial District Development Strategy plan, keeping in mind the Land Use Strategy and Prototypical Projects contained in that plan. The Department recommends approval of the rezoning to B-3, subject to a special limitation requiring administrative site plan review to comply with the Spenard Commercial District Development Strategy and review by the Turnagain Community Council.

COMMISSIONER BROWN asked who would determine whether the building is too big and if the parking is too much for this property. She noted she saw very little room on the site for amenities such as landscaping or any setbacks other than a possible fence against the adjacent R-1 property. She asked if a non-public hearing site plan review would be an appropriate requirement. MS. CHAMBERS responded that, in Staff's review of the plan and previous actions in this area, such as the House of Harley site plan to the west, Staff felt it was appropriate that this proposal go to Spenard Community Council because the property is, in part, governed by the Spenard Commercial District Development Strategy plan. She noted that a Staff review would be done against the same criteria as would a site plan review. COMMISSIONER BROWN felt that an administrative review is appropriate but noted that the Department faces pressure to approve projects that this Commission might not approve in the same way.

The public hearing was opened.

KEN AYERS, representing the petitioner, stated this is the first zoning map amendment in which he has been involved that has an approved plan approval that outlines the project being proposed. The Spenard Commercial District Development Strategy has guided development in this area since the mid 1980s and this is one of the last remaining parcels in the area that was identified for redevelopment in that plan. He noted he had distributed a site plan that presents a rudimentary layout indicating that, because of the size and shape of the property, there are limited options for design of the site. He felt the requested rezoning was consistent with the land use guidance and he had no objection to the Staff recommendation for a site

plan review. He stated he has talked to Traffic Engineering about the layouts in the Spenard Commercial District Development Strategy and has been the site cannot have driveway access to Spenard Road, but must access Barbara Drive. Because of that, the hotel must be put against the alley. This motel would be three stories, with a smaller footprint than what is shown in the Development Strategy, however, there would be more rooms. The site would probably require a parking variance. The petitioner desires to put 93 rooms on this site, but that number of parking spaces could not be accommodated. He noted that in other cases it has been shown that hotel uses in Anchorage are typically over-parked. In terms of an administrative review of the site plan, he noted that buffer landscaping is required on the perimeter, there is separation distance for the building, the Development Strategy requires that the building be as close as possible to Spenard Road with sidewalk connections.

COMMISSIONER BROWN asked if a variance would be sought for landscaping, in addition to parking. MR. AYERS replied that a variance would be sought for parking only. All landscaping required by code and by the Spenard Commercial District Development Strategy plan will be provided.

JOE OTTO, resident 6 houses north of the petition site, voiced his support for the requested rezoning. He stated in the 7 years he has lived in Alaska he has seen a dramatic improvement in Spenard. The Grizzly Bear Trailer Park is one of the last bastions of trouble in the area. He stated that perhaps attention should be paid to the increase in traffic coming onto Barbara, noting there is sometimes confusion in the turn lane on Spenard Road.

LAURA ODEN, owner of 4215 Spenard Road, stated she first heard of this rezoning in July when she attended a Spenard Community Council meeting and this is a business that affects her enormously. She does daily rentals in the summer and has longer-term guests in the winter in her building across the street. She stated she has tried to get information on this project, but the proposal tonight is the first one she has seen. She explained she has questions about what will be done on this site. She was not sure this site would, in fact, be developed with a Motel 6 or some other motel. She understood there was an environmental issue on the site and that Motel 6 was not going forward. She also had concerns with respect to parking. She stated she has a parking shortage and because she is getting tired of competing with large hotels that have come into the area, she would probably try to change the nature of her business and fill some other niche(s). She stated the parking on Barbara is a concern. This is the only area she knew she could use for parking. She asked if sufficient parking could be provided for a large hotel and, if there is a problem with parking, would there be a mechanism to keep Motel 6 from dominating all the on-street parking.

CHAIR JONES noted the request before the Commission is a rezone only, not a specific use for that property. MS. ODEN asked when she would be able to comment on the use of the site. MS. CHAMBERS stated there would be an administrative review of the use under the current recommendation. She explained that a hotel and many other uses are permitted by right on this property without comment by the public. The administrative site plan review would consider parking on the street. She noted that a variance for parking on the site would require a public hearing. If all the requirements placed on a particular use could not be met, the building could not be built on the site.

The public hearing was closed.

COMMISSIONER ADAMS moved for approval of a rezoning to B-3, subject to a special limitation stating: All development or redevelopment on this site shall be subject to an administrative site plan review, which shall comply with the Spenard Commercial District Development Strategy. Prior to administrative site plan review, the proposed site plan shall be reviewed by the Turnagain Community Council."

COMMISSIONER COFFEY seconded.

COMMISSIONER ADAMS stated this rezoning clearly does meet the intent of the Spenard Commercial District Development Strategy plan. Also, this rezoning clears up split lot zoning, which would need to be addressed prior to any type of development on the site. It also complies with the Anchorage 2020 Comprehensive Plan.

COMMISSIONER COFFEY suggested inserting "appropriate" prior to "Community Council" rather than specifying the Turnagain Community Council, noting that the community council redistricting work done recently by the Commission could be adopted before this rezoning request comes forward. COMMISSIONER BROWN suggested that the project be reviewed by both the Spenard and Turnagain Community Councils, noting that Spenard Road is integral to this project and that neighborhood has been involved with the Spenard Commercial District Development Strategy plan for many years. COMMISSIONER ADAMS understood that the new notice requirements under the community council redistricting plan would require notice of both councils in any case. MS. CHAMBERS believed this was correct. COMMISSIONER ADAMS changed the last sentence to insert "Spenard Community Council and Turnagain" prior to "Community Council. COMMISSIONER COFFEY concurred as the second.

AYE: Starr, Adams, Klinkner, Penney, Brown, Jones, Coffey, Knepper
NAY: None

PASSED

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

DATE: January 6, 2003

CASE NO.: 2002-150

APPLICANT: A&A Construction & Development, petitioner
Jong Nye Hunziker, property owner
Lounsbury & Associates, Inc., representative

REQUEST: A request to rezone approximately 1.3 acres from B-3 (General Business) and R-1 (Single Family Residential) to B-3 (General Business)

LOCATION: Kirchner Subdivision, Lot 26A, generally located on the northeast corner of Spenard Road and Barbara Drive

SITE ADDRESS: 4222 Spenard Road

COMMUNITY COUNCIL: Spenard

TAX NUMBER: 010-195-46

ATTACHMENTS:

1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval, with special limitations

SITE:

Acres: 1.3 acres
Vegetation: Spruce and Birch
Zoning: B-3 and R-1
Topography: Level
Existing Use: Mobile Home Park
Soils: Public Sewer and Water Available

2002-150



*** Case Location**

PETITION AREA

Flood Limits

-  100 Year Floodplain
 500 Year Floodplain
 Floodway



009

COMPREHENSIVE PLAN:

Classification: West Anchorage Planning Area; Transit-Supportive Development Corridor
Density: Minimum average 8 DUA within ¼ mile of Transit-Supportive Development Corridor area

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed and Existing B-3 Zoning</u>	<u>Current R-1 Zoning</u>
Height limitation:	Unrestricted/FAA	30 feet
Minimum lot size:	6,000 SF/50 feet	6,000 SF/50 feet
Lot coverage:	Unrestricted	30%
Density/acre:	12 DUA minimum	7 DUA

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-1	R-1/B-3	B-3	R-1/B-3/ B-3 SL
Land Use:	Single Family	Single Family/ Commercial Retail	Multi-Family/ Restaurant (Gwennie's)/ Vacant Commercial	Mixed Residential Housing Types/ Commercial (House of Harley)

PROPERTY HISTORY:

Variance	2002	Variance for less than the required parking spaces for proposed motel, withdrawn by petitioner to await rezoning request.
Rezoning	1994	Petition site applied for rezoning from R-1 to B-3 for southern half of property, case 94-023. Petition approved.

SITE DESCRIPTION AND PROPOSAL:

This is a request to rezone the site from R-1 and B-3 to B-3. The petition site consists of one rectangular lot that is split-zoned, with the northern half zoned R-1, and the southern half zoned B-3. The petitioner is requesting a rezoning to have the entire lot zoned B-3 to allow for the development of a motel on the site. B-3 zoning allows motels as a permitted use.

No special limitations are proposed for the petition site. The petitioner applied in 2002 for a variance to allow for the reduction of the parking on the site for the proposed motel. The request was for a reduction of 15% of the required spaces. The site planning was not yet complete, and the exact number of required spaces had not yet been determined. However, the Traffic Department supported this reduction based upon the information and supporting documentation provided by the petitioner, and from studies known by the Traffic Department regarding motel parking needs. This case, 2002-164, was postponed at the petitioner's request. This rezoning request was also postponed at that time due to the need for additional time by the petitioner. It is expected that, if this rezoning request is approved, the petitioner will determine whether or not this variance request is still necessary.

The site is level and contains some natural vegetation. The site currently is developed with a mobile home park, Grizzly Trailer Park, which is current on its mobile home park permitting (permit number MHP020019). The existing park has 25 spaces, not all of which are currently used. The petition site has access to full utilities, including public water and sewer, electrical, and natural gas.

Vehicular access to the site is primarily from Barbara Drive on the west side of the site, which leads south to Spenard Road. An alley abuts the east side of the site, and is used for secondary access out to Spenard Road as well. Although Spenard Road abuts the south end of the site, no vehicular access is currently permitted from this road. Spenard Road is a Class II Minor Arterial according to the Official Streets & Highways Plan, requiring a 40-foot from centerline development setback, in addition to yard setbacks.

The petition site is surrounded by single-family housing to the north, multi-family housing and commercial/retail to the east, multi-family housing and commercial/retail (House of Harley) to the west, and multi-family housing, vacant land and a restaurant (Gwennie's) to the south.

This site abuts the Spenard Road Transit Supportive Development Corridor as shown on the Anchorage 2020 Anchorage Bowl Comprehensive Plan. The site is also governed by the Spenard Commercial District Development Strategy plan, which is an adopted element of the comprehensive plan, per AMC 21.05.030A.

COMMUNITY COMMENTS:

At the time this report was written, there were 6 returned public hearing notices (PHN) received out of 128 public hearing notices mailed out, with 1 in favor and 5 returned undeliverable. The petitioner appeared before the Spenard and Turnagain Community Councils, in December, 2002. The Councils were in favor of the request, and passed resolutions to that effect. However, no returned response from either Council was received by the Department at the time this report was written.

FINDINGS:

21.20.090 Standards for Zoning Map Amendments and 21.05.080 C, D, E.

A. Conformance to the Comprehensive Plan.

This standard is met.

Anchorage 2020 Anchorage Bowl Comprehensive Plan Land Use Policy Map designates this area as being in the West Anchorage Planning Area, and directly abuts the Spenard Road Transit Supportive Development Corridor.

Although the site falls under the general Policies of the Comprehensive Plan, it is governed by a specific area plan, the Spenard Commercial District Development Strategy plan (SCDDS), which is an adopted element of the Comprehensive Plan.

The petition site is residentially zoned on the north half and used as a nonconforming mobile home park. Although Policies in *Anchorage 2020* call for retention of residentially zoned land where possible for residential uses, the petition site is designated as a Transition Area in the SCDDS. This plan defines a Transition Areas as:

"Areas of potential commercial district expansion. Limited expansion into residential zone by commercial uses along Spenard Road if proper buffering and screening is provided. Proposals are to be considered on a case by case basis and their own merits."

The Land Use Strategy section of this plan states the recognition of the competing desires to expand the Commercial District, while also needing to protect adjoining residential areas. Thus, these areas of potential expansion were defined, while also providing evaluation methods for said proposals, with circumstances under which rezone requests are recommended to be granted.

The circumstances under which rezone requests are to be handled for the petition site is outlined on page D-4 of the plan.

For trailer court areas, the plan states that existing trailer court properties located on the south side of Spenard Road should be redeveloped as multi-family housing, except where frontage on Spenard Road allows commercial development to occur. It also states that a change in grade across the site facing Spenard Road creates a natural boundary between commercial and residential land uses. However, the petition site is an existing trailer park sited on the north side of Spenard Road, and would fall under the strategies for the Commercial Strip, found on page D-5 of the plan.

This section covers much of the north side of Spenard Road, with different criteria for the different areas. For this particular location's area, it states the following:

The entire commercial strip of Spenard Road between Wisconsin Street and the Alaska Railroad is appropriate for redevelopment with smaller scale commercial infill projects. Some elements of public open space should be integrated with redevelopment of the road. Prototypical projects three, four, five, and six in this report are examples of this type of development.

For transition areas identified as having potential to support Commercial District expansion, proposals should be evaluated on a case by case basis on their own merits. Limited expansion into residential districts by commercial uses along Spenard Road will be allowed only if adequate buffering and screening is provided. Logical divisions provided by alleys, streets and other rights-of-way, or topography should be used wherever possible.

The existing use on this site, a mobile home park, has legal nonconforming rights, and is not a permitted use in the R-1 or B-3 zoning districts. The park has 25 spaces, but is only approximately half full, with a portion of those mobile homes owned by the petitioner. It is estimated that several of the remaining homes are not owner-occupied. Only one mobile home has moved onto the site in the past five years, and it would not be likely to gain any new mobile homes in the future, due to the extremely small space sizes that will not accommodate new homes. The mobile homes small enough to exist on site are much older models, most of which that exist are not able to be permitted for the purposes of moving and setting up on a new site. This is the case with the majority of the homes on the petition site. The site is also occupied with one older two-story home on the B-3 portion of the site, which is being rented out by the petitioner.

As the site is nonconforming in its residential use, AMC 21.55.010 Nonconforming Uses – Intent states that Nonconforming uses are declared by this chapter to be incompatible with permitted uses in the districts involved, and that said use shall not be extended or enlarge. AMC 21.55.030C specifically states that if any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of land shall conform to this title for the district in which it is located. As this mobile home park is slowly going out of use, and the ability to continue the use seems less likely due to the space sizes (which cannot be altered as they are a part of the nonconforming rights the site must adhere to), redevelopment of the site must

be addressed. As the site is split-zoned, development becomes difficult, especially as the uses, setbacks, landscaping requirements, etc. in B-3 and R-1 are extremely different and not conducive at all to a unified development on the site. With the combination of some buffering and site design criteria, the SCDDS has determined that B-3 could be compatible with this site, as long as said criteria are applied to the design of the site.

Neither this use, nor a residential use, is likely to continue on the petition site. With its ready and controlled access to Spenard Road from Barbara Street, its frontage with improved pedestrian and landscaped areas, and its adoption as a Transition Area in the SCDDS, the use of this site is ideal for redevelopment to a commercial use, so long as appropriate buffering to the residential areas is accomplished in the site plan.

As called for in the Transition Areas, there is a topographical change, of an approximate 6-foot grade change, on the north side of the petition site. The residential area to the north is approximately 6 feet higher than the petition site. Barbara Drive separates the site from the residential area to the northwest, and an alley with fencing on its east side separates the petition site from the residential area to the northeast.

AMC 21.05.080.C. provides zoning map amendments shall conform to the land use classification maps, except where the approving authority finds one of the following:

- Existing uses that do not conform to the land use classification maps are integrated compatibly into the area;

The existing use of a mobile home park is a nonconforming use on the split-zoned lot. Neither the B-3 or R-1 districts permit this use. The use falls under the requirements of AMC 21.55 Nonconforming Uses. It is the intent of that chapter to permit these nonconformities to continue until they are removed, but not to encourage their perpetuation, nor their expansion.

The SCDDS inventoried the properties along Spenard Road, to determine the potential and need for future commercial district expansion along the road, and the types of uses that would be compatible. The petition site is set for redevelopment, and is in a location that has been identified for future commercial use expansion. The SCDDS clearly states that the specific uses and their site plans need particular attention in order to ensure proper buffering to residential areas as well as incorporating a pedestrian-friendly environment. This, however, can be ensured through either special limitations or site plan review.

- The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning, or

The petitioner has proposed a commercial use for the site, which appears to be compatible with the SCDDS. Although no special limitations are proposed by the petitioner, the SCDDS is concerned also with ensuring appropriate buffering against the surrounding residential uses.

Page D-7 of the SCDDS outlines special limitations, as outlined by the Development Strategy for the Spenard Commercial District. These special limitations are listed as potential measures to manage impacts associated with expansion of the Commercial District, while at the same time allowing flexibility for varying conditions in different parts of the area to be taken into account with each rezoning. These special limitations are intended to limit permitted uses, require compliance with design standards, and deal with issues of development timing. In considering the specifics of special limitations, the following conditions should be evaluated:

- Building height and square footage
- Lot coverage
- Vehicular access, circulation and parking
- Landscaping, screening and buffering
- Building placement
- Building setbacks
- Permitted uses
- Provision for pedestrian and bicycle access and circulation

If B-3 zoning were approved, the Department finds that the rezoning should require a special limitation for administrative site plan review, to allow for the ability to ensure that the above factors are considered with the site development. It is estimated that the building will likely not be over three stories in height, which is taller than the residential buildings to the north, and slightly taller than the immediate commercial structures, which are no more than two stories in height. However, due to the rectangular shape of the lot, only one end of the structure, and not the entire width, will front onto Spenard Road, serving to reduce any massiveness of the structure from the street.

With the requirements for parking and landscaping as required by AMC 21.45 and the B-3 district, lot coverage should not exceed what exists on the neighboring commercial uses, such as House of Harley and Gwennie's. Site constraints for a motel use will also be impacted, regarding building placement and setbacks. Although the end of the building on the south would preferably be placed toward Spenard Road, it would also be preferable to place parking on the west side of the lot along Barbara Drive, to reduce impacts on the neighboring residential district to the northwest.

Pedestrian and bicycle improvements, along with enhanced street landscaping exist in the Spenard Road right-of-way. Site design should create pedestrian pathways out to these improvements, instead of focusing said traffic onto Barbara Drive. Depending upon site design, landscaping

buffering will need to be added, especially to the north, to assist the grade change with buffering against the residential uses.

All of these issues are dependant upon the site layout proposal. As one was not included with this review, and as a parking variance still may be possible to reduce parking and add to the ability to increase internal site landscaping, the Department recommends an administrative site plan review, combined with a review by the Spenard Community Council, to resolve these issues as opposed to including issue-specific limitations on design that may work to inadvertently hamper development of the site. These reviews shall be in conformance in particular with the Private Improvement Strategies of the SCDDS, keeping in mind the Land Use Strategy and Prototypical Projects contained in that plan.

- The proposed use does not conflict with the Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area. Zoning map amendments at a boundary between land use categories shall be subject to design standards that will make the zoning map amendment compatible with land uses in the adjacent land use category.

The proposed use of a motel is not in conflict with the Comprehensive Plan. The use is in conformance with the SCDDS, which is the guiding plan for the petition area, as an adopted part of the Comprehensive Plan. The Prototypical Projects contained in the SCDDS, referenced for attention in development of the petition area, includes projects 3-6.

The petition site was one of the sites selected for an example of the prototypical projects. The project selected for an example on this site, project #5, is an economy hotel, much like the proposed use for the site. This development concept is consistent with the intent to encourage a mixture of redevelopment projects in the central portion of the Spenard District. The plan states that the location is convenient to amenities such as restaurants and entertainment establishments. Because the site is narrow, careful siting, sensitive design, and landscape screening will be required to assure that adjacent residential areas are not adversely affected.

See above discussion on design standards.

- B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:
1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment

Noise: All uses are subject to AMC 15.70 Noise Ordinance. The abutting land uses are a mix of commercial and residential and subject to the same noise limits regardless of zoning.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Land Use Patterns

See earlier discussion. This property borders land classified and used as residential to the north, northwest and northeast. Property to the southeast and southwest is developed and classified for commercial use (commercial retail such as House of Harley to the east). Property to the south, across Spenard Road, is classified as commercial, is partially vacant, developed with multi-family residential in parts as well as commercial, such as Gwennie's Restaurant.

Transportation/Drainage

The property fronts onto Spenard Road, on the south side of the site. The Official Streets and Highways Plan designates Spenard Road as a Class II Minor Arterial. A 40 feet from centerline development setback is required, in addition to yard setbacks. It appears that there is less than 40 feet from centerline that is dedicated, so this requirement will apply to the design of the site.

Access to the site, however, is from Barbara Road, abutting the site to the west. Secondary access is from the alley on the east side of the site. No access is currently permitted from Spenard Road. The proposed use of the motel would plan access from Barbara Road.

Spenard Road and Barbara Road are owned and maintained by the Municipality. Several People Mover public transportation routes run down Spenard Road, leading out to the airport (seasonal/occasional route) and to/from the downtown area in a loop out to the University/Medical area east of Lake Otis Parkway, north of Tudor Road. The two daily routes are frequently heavily used.

The State Department of Transportation and Public Facilities and the Municipal Public Transportation Department had no comment on this case. There was no response from the Municipal Traffic Department or Right-of-Way Division.

Road and drainage issues will be addressed during the plan review for any future development and, regardless of how the property is zoned.

Public Services and Facilities

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA).

Utilities: public water, sewer, gas and electrical utilities are available to this property.

Schools: The petition site is located in the attendance boundaries for Northwood Elementary, Romig Middle School and West Senior High. There appears to be little change in the impact to the affected schools as a result of a change in zoning to B-3, as this site is currently occupied by only 15 mobile home spaces. However, although the proposed use for the site is a motel, which would not be expected to generate students as it is a short-term occupancy motel, the B-3 district does permit residential use at a minimum density of 12 DUA.

The Anchorage School District uses the most recent 1992-1993 housing stock multipliers by elementary, junior high and senior high attendance boundary, as described in the following table. Note: percentages are calculated as the ratio of the number of students in an area who reside in a given housing type to the total number of housing units of that type in the area.

Table 1 Comparing School District Housing Stock Multipliers By Elementary, Junior High And Senior High Attendance Boundary		
Attendance Boundary	Single Family	5 to 19 Plex
Northwood Elementary	0.30	0.08
Romig Middle	0.11	0.02
West Senior High	0.15	0.02

Assuming the property remains split-zoned, without further platting only one single family dwelling would be allowed on the north half of the lot, and up to 12 DUA on the southern half (approximately 7 dwelling units, based on an estimated 0.65 acre area), for a total minimum of 8 dwelling units. This results in approximately less than one elementary students, -0- junior and -0- senior high student (using the 5-19 plex calculations).

Assuming the property is rezoned to B-3, the 1.3 square foot petition site could produce approximately 16 dwelling units, which would produce similar results at an estimated 1 elementary, -0- junior high, and -0- senior high students (using the 5-19 plex calculations).

However, the development plan proposed by the petitioner for this site does not include any residential development, and thus would not serve to increase populations at any of the three schools. It is unknown the number of students coming from the petition site at the moment, however under existing or B-3 zoning with residential development, the projections are minimal. The Anchorage School District projects an average enrollment decline of approximately 3% over the next six years.

Parks: The 1997 Areawide Trails Plan indicates an existing multi-use paved trail along the south side of the petition site, on the north side of Spenard Road. Rezoning to B-3 will not impact the park and/or trail systems.

Public Safety: The petition site is located within the Police, Fire, Building Safety, Parks and Anchorage Roads and Drainage service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

As part of the update to the Anchorage Bowl Comprehensive Plan, Physical Planning Division completed an Anchorage Bowl Commercial and Industrial land use analysis. The study analyzed supply and demand to the year 2020, and evaluated how commercial and industrial uses have used the existing land inventory. Among its findings, as of 1994, the distribution of commercial and industrial land uses are primarily found in Mid-Town (53%) followed by Southwest (17%), Northwest (14%), Downtown (11%) and Southeast (5%). The petition site is located in the Southwest Geographic study area.

Another finding is the B-3 zone is the largest commercial zone in the Bowl with 2,410 acres or 61% of the commercial zoning acreage. 65% of the acreage in commercial zoning districts is not used commercially, and 42% of that acreage is vacant. The presence of noncommercial uses on commercially zoned parcels might indicate a shift in demand for certain commercial uses and the presence of "grandfathered" or nonconforming uses. The largest amount of vacant commercially zoned land in the Bowl is found in Southeast (23.5%), followed by Midtown (21.9%), Southwest and Northeast (21.5% each), and Downtown (11%).

In 1998 in the Southwest planning area, there were 61 acres of vacant commercially zoned land, and 88 zoned industrial. This subarea is second only to the Southeast area for the least amount of vacant commercially zoned land. Some of the commercial districts allow motels as a by-right use, but many of them, as well as industrial, only allow them as a conditional use, if at all.

The Southwest planning area has the fourth lowest population by subarea, at 34,903 in 1998, with only the Southeast area having a lower population, at 23,333 in 1998.

3. The time when development probably would occur under the amendment, given the availability of public services and facilities, and the relationship of supply to demand found under paragraph 2 above.

The application states that development would occur in 2003, with completion in 2004. All utilities and infrastructure are available to this site.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

The proposed rezoning would have only a negligible impact on the distribution of land uses and residential densities specified in the Comprehensive Plan. The Plan calls for a density of a minimum average of 8 DUA along the Transit Supportive Development Corridor if the proposed use is residential, and the B-3 district allows residential use at a minimum density of 12 DUA. However, development along a Corridor is not limited only to residential development, and also calls for small-scale commercial sites oriented to the street and commercial uses that make use of or support cost-effective transit service. A part of such development is strategic and pedestrian-friendly pedestrian and multi-modal environment, providing good access to bus stops and other neighborhood destinations. This has been provided adjacent to the petition site along Spenard Road through the Spenard Road upgrades that came as a result of the Spenard Commercial District Strategy plan (SCDDS), which was adopted in 1986.

The Southwest planning area has 1,406 acres of vacant residential land, second only to the Southeast area for the most amount of vacant residentially zoned land. With the potential for development of the Sand Lake gravel pits, new housing in these other vacant areas is more likely to occur than on the petition site. Although the site falls under the general Policies of the Comprehensive Plan, it is governed by a specific area plan, the SCDDS, which is an adopted element of the Comprehensive Plan.

See discussion of Comprehensive Plan and design standards/special limitations under section A above, Conformance to Comprehensive Plan.

DISCUSSION:

The proposed rezoning to B-3 and the proposed development concept is consistent with the intent of the SCDDS to encourage a mixture of redevelopment projects in the central portion of the Spenard District. The SCDDS states that the location is convenient to amenities such as restaurants and entertainment establishments. Because the site is narrow, careful siting, sensitive design, and landscape screening will be required to assure that adjacent residential areas are not adversely affected.

The design issues of the SCDDS and *Anchorage 2020* are dependant upon the site layout proposal. As one was not included with this review, and as a parking variance still may be possible to reduce parking and add to the ability to increase internal site landscaping, the Department recommends an administrative site plan review, combined with a review by the Spenard Community Council, to resolve these issues as opposed to including issue-specific limitations on design that may work to inadvertently hamper development of the site. These reviews shall be in conformance in particular with the Private Improvement Strategies of the SCDDS, keeping in mind the Land Use Strategy and Prototypical Projects contained in that plan.

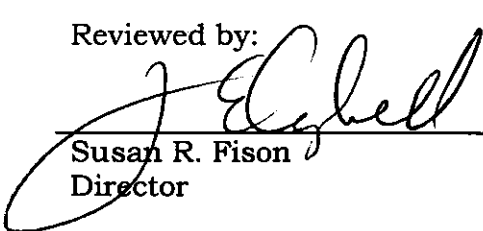
RECOMMENDATION:

The Department recommends approval of rezoning to B-3, subject to the following special limitation:

A. Special Limitation:


1. All development or redevelopment on this site shall be subject to an administrative site plan review, which shall comply with the Spenard Commercial District Development Strategy. Prior to administrative site plan review, the proposed site plan shall be reviewed by the Spenard Community Council.

Reviewed by:



Susan R. Fison
Director

Prepared by:



Angela C. Chambers, AICP
Senior Planner

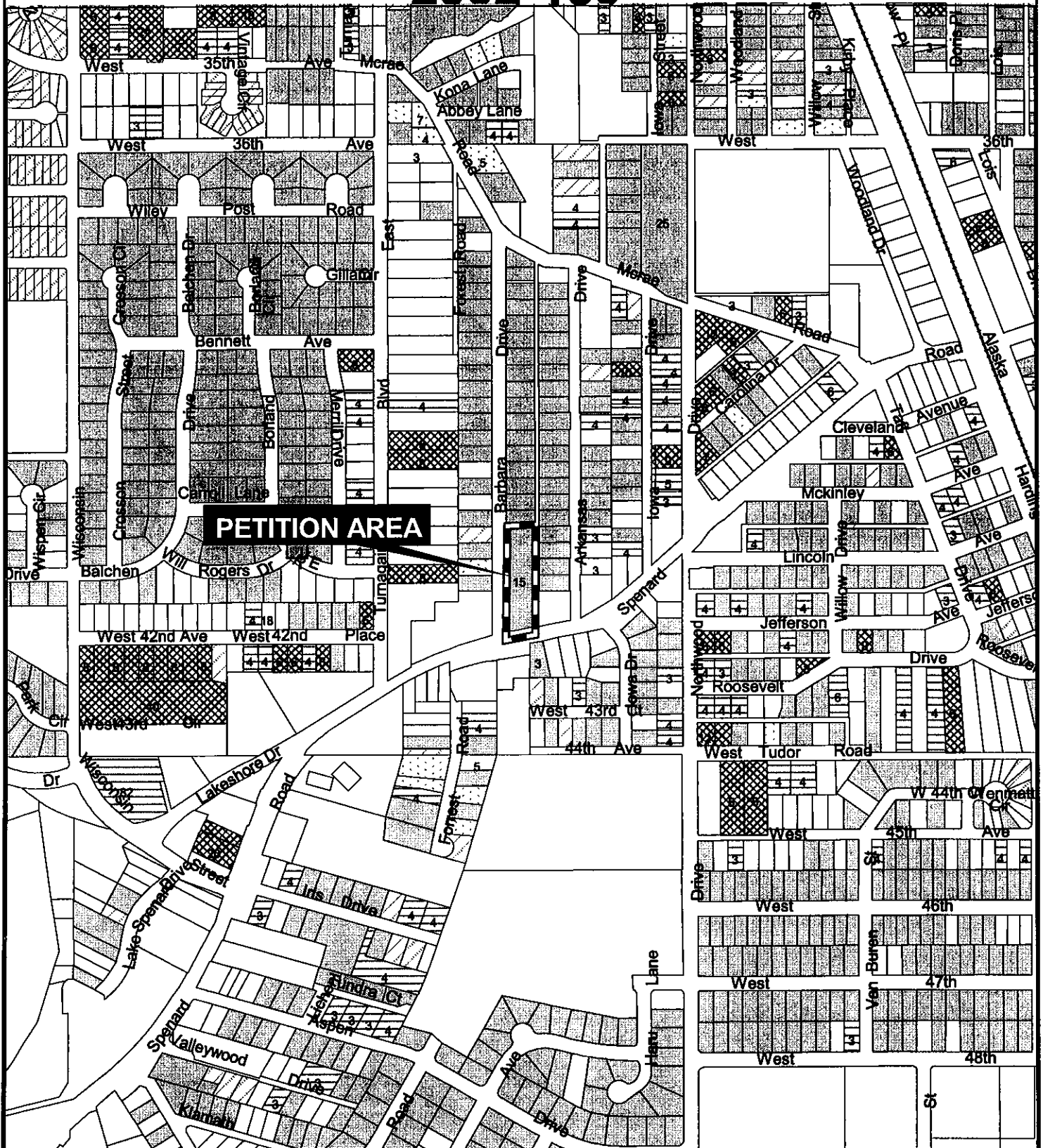
(010-195-46)

2

HISTORICAL MAPS AND AS-BUILTS

REZONING

2002-150



Municipality of Anchorage
Planning Department



Date: JUNE 11, 2002

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+



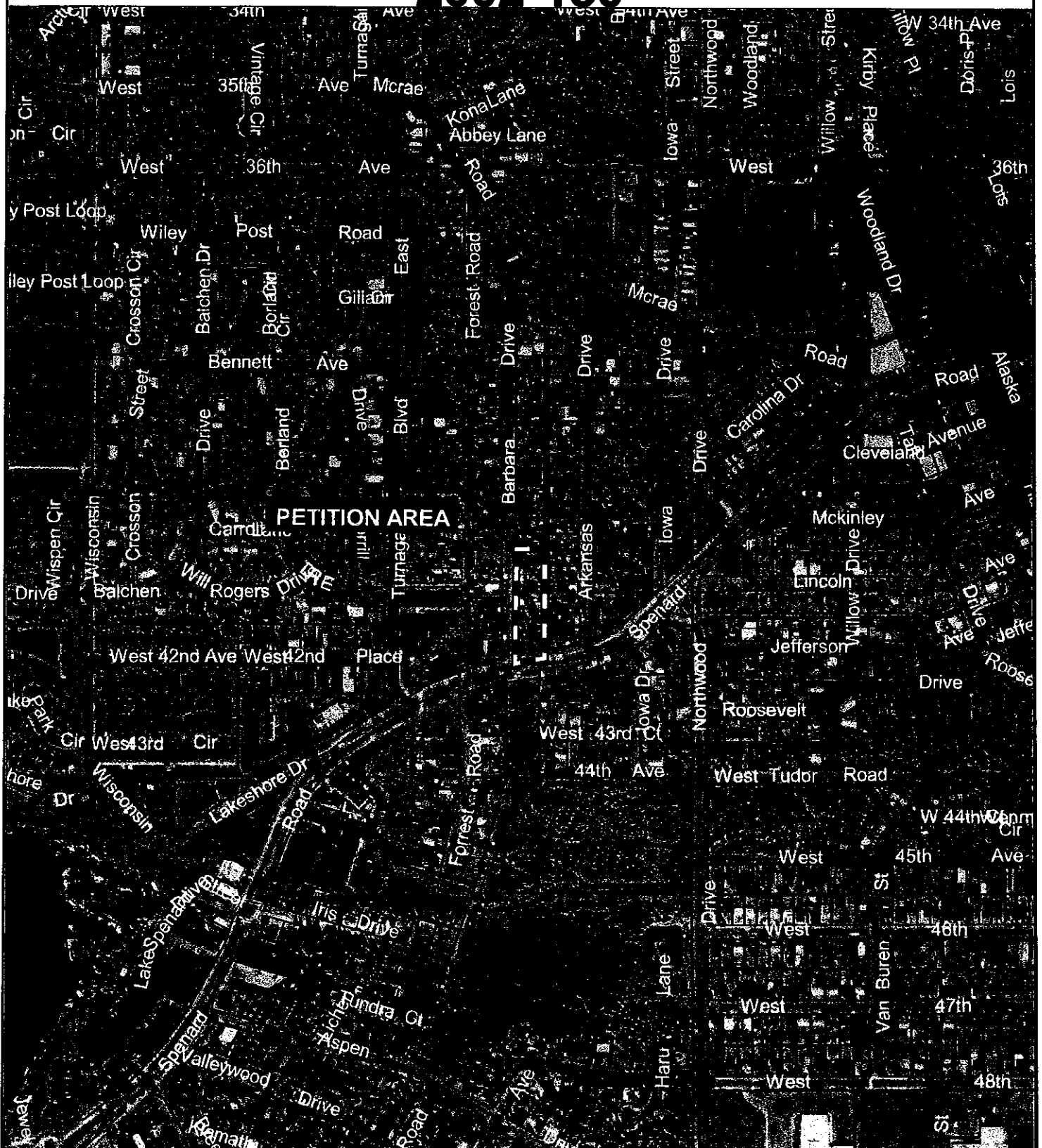
0 500 1000 Feet

Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

023

REZONING

2002-150



Municipality of Anchorage
Planning Department



Date: JUNE 11, 2002



024

0 500 1000 Feet

Date of Aerial Photography: 2000

Map: Parcels



Scale 1:8000

Legend:

Txt streetsano: Text

□ parcels



3

DEPARTMENTAL COMMENTS

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

SEP 04 2002

MUNICIPALITY OF ANCHORAGE

DATE: September 3, 2002
TO: Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department
THRU: John Rodda, Manager
FROM: Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Reviews—Anchorage Parks and Recreation Service Area

Parks and Recreation has the following comments:

CASE NO. **CASE**

2002-148 **Rezoning approx. 4.3 acres from R-2M multi-family residential, to B-3 general business** (to allow operation of a portable coffee stand, Lake Otis Pkwy. at E. 68th Ave.). The *Areawide Trails Plan* shows a multi-use paved trail and planned bicycle route along adjoining Lake Otis Pkwy., and multi-use paved trail along adjoining E. 68th Ave. A section of the Middle Fork of Campbell Creek runs along the easterly boundary and northeasterly portions of the subject property. Parks and Recreation recommends that development of this property provide appropriate greenbelt/buffer for protection and potential restoration of this stream segment.

2002-150 **Rezoning approx. 1.3 acres from R-1 one-family residential, to B-3 general business** (for construction of a motel at 4222 Spenard Rd.). The *Areawide Trails Plan* shows a multi-use paved trail along Spenard Rd. adjoining the southerly boundary of the subject property.

2002-152 **Site plan review for a public facility** (site selection for proposed Tudor-Baxter Fire Station, Campbell Airstrip Rd. at Tudor Rd.). The *Areawide Trails Plan* shows a multi-use paved trail along the adjoining section of Campbell Airstrip Rd.

2002-154 **Conditional use permit for a quasi-institutional use** (transitional living facil. at 1701 Cleveland Ave.).
No comment.

2002-155 **Site plan review for compliance with zoning special limitations** (1255 Bragaw St.) The *Areawide Trails Plan* shows multi-use paved trails along adjoining Bragaw St. and DeBarr Rd. Parks and Recreation understands that the special limitations, including certain design standards including requirements for landscape buffers along DeBarr Rd. and Bragaw St. frontages, do not conflict with existing or proposed public trail needs.

2002-158 **Site plan review for a public school** (Service High School Renewal)
Parks and Recreation previously commented on portions of this project, including comments generally as follows:

Pierce, Eileen A

RECEIVED

AUG 22 2002

MUNICIPALITY OF ANCHORAGE
PLANNING & TRANSPORTATION

From: Staff, Alton R.
Sent: Thursday, August 22, 2002 10:15 AM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Case Reviews

2002-158 People Mover no longer has fixed route bus service to Service High School. The area will be served with deviated fixed route service when our route restructure is implemented.

2002-187 People Mover will not generally operate along the Pine and Reka. Detoured buses will use this route when there is a closure on Bragaw between Reka and Debarr Road.

Public Transportation Department has no comment on the following cases:

2002-110
2002-141
2002-142
2002-148
2002-150 ✓
2002-152
2002-154
2002-168
2002-176
2002-177
2002-178
2002-181 THROUGH 186

Thank you for the opportunity to review.

Alton R. Staff, Operations Supervisor
Public Transportation Department, People Mover
3650-A E. Tudor Road
Anchorage, 99507

Case #: 2002-150
Type: Rezone
Subdivision: Kirchner Addition, Lot 26A
Grid: 1727
Tax ID #: 010-195-46
Zoning: B-3 and R-1
Petitioner: A&A Construction and Development
Note: See ZBEA case 2002-164, to be heard September 12, 2002.

PROJECT MANAGEMENT AND ENGINEERING

Recommendations: Project Management and Engineering has no adverse comment regarding this case.

(Reviewer: Gregory Soule)

FLOODPLAIN

Flood Hazard Zone: C

Map: 0240

I have no comments on this case.

(Reviewer: Jack Puff)

LAND USE ENFORCEMENT

Zoning: B-3 and R-1, proposed for B-3

This property was proposed for rezoning to B-3 under case Z-1222, and again under case 1994-23.

Platting: 71-36, filed February 23, 1971

Spenard Road Plan: Figure D-1 shows the northern (R-1) portion of the property as a "transition area." These are described as "Areas of potential commercial district expansion. Limited expansion into residential zone by commercial uses along Spenard Road if proper buffering and screening is provided. Proposals are to be considered on a case by case basis and their own merits." The Plan also addresses transition areas on pages D-1 and D-2.

Figure E-1 shows a "signed bike route" along the northern property line. This does not appear in the Areawide Trails Plan.

Lot area and width: AMC 21.40.180.F: "Minimum lot requirements are as follows:

1. Residential uses: As provided in section 21.40.060.F.
2. All other uses, including residential uses associated with other uses:
 - a. Width: 50 feet.
 - b. Area: 6,000 square feet."

The lot meets the minimum area and width requirements.

Minimum lot dimensions: The lot meets the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

Width of driveways: AMC 21.80.330.D: "The total width of driveway entrances to a lot from a street shall not exceed two-fifths of the frontage of that lot on that street"

OS&HP setbacks: Spenard Road is a class II minor arterial. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. Municipal right-of-way maps show less than 40 feet from centerline dedication. A development setback is required. Yard setbacks are measured from the development setback, in accordance with AMC 21.45.140.C.

Yard requirements: AMC 21.40.180.G: "Minimum yard requirements are as follows:

1. Residential uses: As provided in section 21.40.060.G.
2. All other uses:
 - a. Front yard: Ten feet.
 - b. Side yard: Ten feet adjacent to a residential district; otherwise, none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least ten feet."

AMC 21.45.120.B requires that "in the case of corner lots, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage."

AMC 21.35.020.B provides that "in the case of double-frontage and corner lots, there will be no rear yards, but only front and side yards."

AMC 21.45.030.A.2: "Sheds of 150 square feet or less and not attached to a foundation may be erected in a required side or rear yard."

Submit an as-built survey of all permanent structures to Land Use Enforcement to verify compliance with yard setbacks.

Lot coverage: AMC 21.40.180.H: "Maximum lot coverage is as follows:

1. Residential: As provided in section 21.40.060.H.
2. All other uses: Unrestricted."

Separation between buildings: AMC 21.45.030 requires ten feet of separation between principal and detached accessory buildings.

Clear vision area: A clear vision area, as defined in AMC 21.45.020.A, applies to this property.

Legal nonconformities: The mobile home park has been recognized as a legal nonconforming use under AMC 21.55..

Enforcement actions: CETS case 1998-0245, for a junk/salvage yard, was closed after voluntary compliance. Case 1998-03177, for a junk car, was closed after voluntary compliance. Case 2000-00526, for administration of the mobile home park operating permit, is currently pending. This case is for tracking purposes and does not imply a violation of the municipal code. Case 2001-01229, for a junk/salvage yard, was closed after voluntary compliance.

Use determination: Property tax records indicate a mobile home park. The park is not a permitted use in the district, but is already a nonconforming use under 21.55.050. This action will not terminate the legal nonconformity.

Building height: AMC 21.40.180.I: "Maximum height of structures is unrestricted, except that no structure shall exceed the standards of section 21.65.050."

The property is within the 220 foot MSL contour of the Anchorage International Airport Height Zone, and is subject to the provisions of AMC 21.65.

Off-street parking: Parking requirements for the existing use have been verified through the operating permit/inspection process. Parking requirements for future uses will be addressed during the building permit process.

AMC 21.45.080.W.7: "The off-street parking area, including all points of ingress and egress, shall be constructed in accordance with the following standards:

a. A parking area related to any use within an urban or suburban use district, as defined in section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer."

AMC 21.45.080.W.8 requires accessible parking for "commercial, industrial, public and institutional uses."

Off-street loading: Loading requirements for future uses will be addressed during the building permit process.

Landscaping requirements: AMC 21.40.180.N: "Landscaping.

1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district.

2. Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.
4. Visual enhancement landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
5. Maintenance. All landscaping shall be maintained by the property owner or his designee."

AMC 21.45.080.W.4.f requires refuse containers located within or on the same pavement as the parking area to be screened by a wall, fence or landscaping constructed in accordance with criteria established by the refuse collection agency.

AMC 21.45.080.W.6: "The perimeter of a parking area, except a parking area serving only a single-family, two-family or three-family dwelling, adjoining a lot in a residential district shall utilize the following schedule:

- a. Institutional, commercial or industrial uses adjoining a residential district: Buffer landscaping or a screening structure and visual enhancement landscaping."
- b. Residential uses adjoining a residential district: Visual enhancement landscaping or a screening structure and an area landscaped equal to five percent of the parking area and appurtenant drives."

AMC 21.45.080.W.10: "Landscaping for parking lots with 15 or more spaces.

- a. Visual enhancement landscaping shall be planted on the perimeter of the parking area adjoining a lot line or a screening structure shall be placed on the perimeter of the parking area adjoining a lot line and an area equal to at least five percent of the surface of the parking area including appurtenant driveways shall be devoted to visual enhancement landscaping
- b. The parking area shall be separated from any building on the same lot by a sidewalk or landscaped area, or both, at least four feet wide."

Landscaping requirements for the mobile home park is presumably a legally nonconforming characteristic of use under AMC 21.55.100. Landscaping requirements per AMC 21.40 and 21.45.080 for future uses will be addressed during the building permit process.

Subdivision landscaping: No landscaping is required by the plat of record.

Fences: AMC 21.45.110.A: "A fence may be constructed at the lot line"

Signs: All signs shall conform to the requirements of AMC 21.45.160.F:

Principal Permitted Use or Use District	Max. Sign Viewing Area (square feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Number of Signs per Principal Use	Flashing or Animated Signs	Roof Signs	Wall Signs	Projecting Signs	Pole or Free-standing Signs	Max. Sign Height, Free-standing (feet)	Illuminated or Lighted Signs
B-3	Unlimited	None	None	None	Unlimited	Yes	No	Yes	Yes	Yes	45	Yes

Access: Public streets abut the property. Principal access to them would meet the requirements of AMC 21.45.040.

Stream protection setbacks: The property does not adjoin any stream protected by AMC 21.45.210.

Wetlands: Map 29 shows the property as uplands.

Seismic hazard: The property is within seismic zone 2 (low ground failure susceptibility.)

Attachments: Report of CETS cases 1998-0245, 1998-03177, and 2001-01229

Recommendations: If approval of this case is granted, Land Use Enforcement recommends the following:

1. Figure D-1 shows the northern (R-1) portion of the property as a "transition area." These are described as "Areas of potential commercial district expansion. Limited expansion into residential zone by commercial uses along Spenard Road if proper buffering and screening is provided. Proposals are to be considered on a case by case basis and their own merits."
2. Spenard Road is a class II minor arterial. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. Municipal right-of-way maps show less than 40 feet from centerline dedication. A development setback is required. Yard setbacks are measured from the development setback, in accordance with AMC 21.45.140.C.
3. Submit an as-built survey of all permanent structures to Land Use Enforcement to verify compliance with yard setbacks.

(Reviewer: Don Dolenc)

RIGHT-OF-WAY

We have no comment at this time.

(Reviewer: Lynn McGee)

ADDRESSING

I have no comments on this case.

(Reviewer: Ted Ringstad)

BUILDING SAFETY PLAN REVIEW AND INSPECTION

I have no comments on this case.

(Reviewer: James Gray, P.E.)

NPDES STORM WATER REVIEW

Storm Water Treatment Plan Review has no adverse comments regarding this case.

(Reviewer: Gregory Soule)

Department position: If approval of this case is granted, Development Services recommends the following:

1. Figure D-1 shows the northern (R-1) portion of the property as a "transition area." These are described as "Areas of potential commercial district expansion. Limited expansion into residential zone by commercial uses along Spenard Road if proper buffering and screening is provided. Proposals are to be considered on a case by case basis and their own merits."
2. Spenard Road is a class II minor arterial. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. Municipal right-of-way maps show less than 40 feet from centerline dedication. A development setback is required. Yard setbacks are measured from the development setback, in accordance with AMC 21.45.140.C.
3. Submit an as-built survey of all permanent structures to Land Use Enforcement to verify compliance with yard setbacks.

CETDET02

CETS - CODE ENFORCEMENT TRACKING SYSTEM
HAND-IT-TO-THE-INSPECTOR REPORT

DATE 08/22/02
TIME 10:48:27

CASE#..... 1998-02245

AGENCY ASSIGNED.. PW-CODE-ENFORCEMENT

PERSON ASSIGNED.. KERR-MICHAEL

PRIORITY.....

STATUS..... CLOSED

REASON CLOSED.... VOLUNTARILY-CORR-AFTER-NOTICE

DATE ENTERED..... 05/11/98

COMPLAINT TYPE... JUNK-SALVAGE-YARD

COMPLAINT DESCRIPTION:

JUNK/SALVAGE YARD; THE OUTDOOR STORAGE OF DISMANTLED AND/OR
INOPERABLE MOTOR VEHICLES AND OTHER JUNK MATERIAL

COMPLAINT LOCATION:

4222 SPENARD ROAD
(GRIZZLY TRAILER COURT)

LEGAL DESCRIPTION:

KIRCHNER LT 26A

NEXT REQUIRED ACTION DATE: 05/20/98

COMPLAINANT:
STAFF MICHAEL KERR
343-8345

VIOLATOR:

OWNER:
HUNZIKER JON NYE

ACTIVITY LOG:

05/11/98	PWBEL	Mailed letter to Ms. Hunziker by certified mail May 5, 1998.
07/28/98	PWWJF	Certified letter was signed by Ms. Hunziker May 8, 1998. OFFICER FISCHER RE-INSPECTED THE PROPERTY ON 07/28/98. NO VIOLATIONS WERE NOTICED. FORWARD TO CLOSE. WJF

CETDET02

CETS - CODE ENFORCEMENT TRACKING SYSTEM
HAND-IT-TO-THE-INSPECTOR REPORT

DATE 08/22/02
TIME 10:48:27

CASE#..... 1998-03177

AGENCY ASSIGNED.. PW-CODE-ENFORCEMENT

PERSON ASSIGNED.. KERR-MICHAEL

PRIORITY.....

STATUS..... CLOSED

REASON CLOSED.... VOLUNTARILY-CORR-AFTER-NOTICE

DATE ENTERED..... 06/18/98

COMPLAINT TYPE... JUNK-CAR-PRIVATE-PROPERTY

COMPLAINT DESCRIPTION:

BLUE NISSAN - JAPANESE?
NO TIRES OR WINDOWS

COMPLAINT LOCATION:

GRIZZLEY BEAR TRAILER COURT SPACE 12

LEGAL DESCRIPTION:

KIRCHNER LT 26A

NEXT REQUIRED ACTION DATE: 06/26/98

COMPLAINANT:

VIOLATOR:

OWNER:

HUNZIKER JONG

ACTIVITY LOG:

07/15/98 PWWJF OFFICER FISCHER INSPECTED THE PROPERTY AND SPOKE WITH
TENANTS, THEY SAID THAT THE VEHICLE HAS ALREADY BEEN MOVED.
NO VIOLATIONS EXISTED OF A JUNK VEHICLE AT THE TIME OF
INSPECTION. WJF

07/28/98 PWWJF OFFICER FISCHER RE-INSPECTED THE PORPERTY ON 07/28/98. THE
VEHICLE WAS NO WHERE AROUND AND NO OTHER VIOLATIONS WERE
NOTICED. RECOMMEND CLOSE CASE. WJF

CETDET02

CETS - CODE ENFORCEMENT TRACKING SYSTEM
HAND-IT-TO-THE-INSPECTOR REPORT

DATE 08/22/02
TIME 10:48:26

CASE#..... 2001-01229

AGENCY ASSIGNED.. PW-CODE-ENFORCEMENT

PERSON ASSIGNED.. KERR-MICHAEL

PRIORITY.....

STATUS..... CLOSED

REASON CLOSED.... VOLUNTARILY-CORR-AFTER-NOTICE

DATE ENTERED..... 05/01/01

COMPLAINT TYPE... JUNK-SALVAGE-YARD

COMPLAINT DESCRIPTION:

JUNK YARD / SALVAGE YARD

COMPLAINT LOCATION:

4222 SPENARD ROAD
NOV#05569

LEGAL DESCRIPTION:

KIRCHNER, LOT 26A

NEXT REQUIRED ACTION DATE: 07/19/01

COMPLAINANT:

VIOLATOR:

OWNER:

JONG HUNZIKER

ACTIVITY LOG:

07/11/01 PWJMG On site 7/3/01. There was misc. junk piled in various different spaces. Two stoves were out by the dumpster. A gray two door car without tires and placed on blockes was located at space 14. Pallets stored near space 8. Dressers located at space 13. Space 8 had car parts stored on the side of the trailer and a trailer full of misc. junk. Prepared NOV to send to owner.

07/11/01 PWTLD Mailed NOV 05569 to Mr. Hunziker on 7/11/01 via Cert Mail. Toni

07/18/01 PWTLD Obtained NOV 05569 on 7/16/01 via Cert Mail. Toni

07/19/01 PWTXD 7/18/01 - site inspection; owner called & requested an inspection; all but a few piles of scrap lumber cleaned up. there was 2 campers (sp #10, #7) in the park that officer deitz told the owner had to be removed also. owner will call when the campers and remaining lumber removed.
/deitz

07/19/01 PWTXD site inspection; no violations found. recommend close case.
/deitz

Municipality of Anchorage

MEMORANDUM

RECEIVED

AUG 13 2002

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: August 8, 2002

TO: Jerry Weaver, Manager
Zoning & Platting Division

THRU: Beverly A. Jones, Manager
Division of Community Development

THRU: James H. Boehm, Senior Neighborhood Planner
Division of Community Development

FROM: Judy Pinkston, Associate Planner
Division of Community Development

SUBJECT: Request for Comments

Case #2002-156	A request concept/final approval of a conditional use to permit a restaurant serving alcohol
Case #2002-161	A Conditional Use to permit a hotel serving alcoholic beverages in the B-3 General business district
Case #2002-160	A Conditional Use for the sales, dispensing or service of alcoholic beverages in the B-2B Central business district.
Case #2002-192	A Conditional Use for a golf course liquor license in the PLI Public lands & institutions district
Case #2002-181	An ordinance amending Title 21 for the Hillside Wastewater Plan
Case #2002-176	Rezoning to R-1 & R-7 from an R-6 Suburban residential district
Case #2002-177	Traffic Impact Analysis for an Ulu Factory
Case #2002-183	A request concept/final approval of a conditional use to permit a hotel serving alcoholic beverages in the I-1 Light industrial district
Case #2002-168	Site plan review for the National Park Service Headquarters B-2A Central business district-core to the National Park Service Headquarters
Case #2002-178	Site plan review for a fire station PLI Public lands & institutions district to a fire station
Case #2002-141	Rezoning to R-1 One family residential district from the PLI Public lands & institutions district
Case #2002-142	Rezoning to R-6 Suburban residential district from the R-10 Residential alpine/slope district
Case #2002-148	Rezoning to B-3 General business district from R-2M multiple family residential district
Case #2002-152	Site plan review for a public facility PLI Public lands & institutions district to a public facility

Case #2002-154	Zoning conditional use for a quasi-institutional use from a R-2M Multiple-family residential district.
Case #2002-158	Site plan review for a public school from the PLI Public lands & institutions district
Case #2002-150	Rezoning to B-3 General business district from R-1 One family residential district

The Community Development Division has reviewed the cases noted above and our findings are as follows:

No Objection, No Comment – We have no objection, no comment to any of the cases listed above except Case #2002-150. See below for the comments to that case. There is no conflict with the 2000-2002 Housing & Community Development Consolidated Plan for any of the other cases.

Case #2002-150

The Community Development Division is concerned about the limited amount of land zoned for residential development within the Anchorage Bowl. This rezone would reduce the amount of land zoned residential and in addition the rezone would result in another mobile home park being redeveloped. Affordable housing in Anchorage is limited and with the replacement of a mobile home park with a Motel 6 hotel, no housing will be created decreasing the housing supply. We object to this proposed rezoning.

A fourth issue is that this residentially-zoned property is ideally located and properly zoned to help support a higher level of service for transit for the Lake Otis Boulevard Transit-Supportive Development Corridor that is designated in *Anchorage 2020*. The current R-2M zoning allows up to 8 dwelling units per acre, which is the minimum density that has been documented to support higher levels of transit service. Although there are no minimum residential density requirements currently in place for Transit-Supportive Development Corridors, the loss of this parcel to commercial zoning would only be a further setback toward achieving the potential residential density within this corridor. Furthermore, although the current B-3 zoning provisions allow for multi-family residential uses and dwellings in commercial structures, there are no guarantees that either would occur if this parcel were rezoned to B-3.

Policy #9 states: *"New residential development located within ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre. Individual lot densities shall be further defined through development of implementation strategies."*

As a final comment, the *Anchorage Wetlands Management Plan* and maps show wetland #51 and the North Fork of Campbell Creek occurring within this site. Although wetland #51 is designated as a class C (developable) wetland, the following narrative is in the plan (page 75) that appears to apply to this site: *"A 100-foot setback shall be maintained along Little Campbell Creek to maintain its anadromous fish resources and its flood storage/hydrology functions. Setback areas shall be treated as "A" wetlands."* Prior to any proposed development of this site, the petitioner should contact the U.S. Army Corps of Engineers regarding this provision of the *Anchorage Wetlands Management Plan*.

Case 2002-150

Proposed Rezoning from R-1 to B-3 (Barbara Drive/Spenard Road)

This case has been withdrawn.

Case 2002-152

Public Facility Site Selection for Fire Station #14

The Physical Planning Division has reviewed the site selection report and has no objection to the preferred site "C" that is being recommended, other than the site is fairly constrained for the prototype station that is proposed. As required by the *Tudor Road Public Lands and Institutions Plan*, the site selection report includes an analysis of alternative sites including both public and private lands. The recommended site is located in the



Municipality of Anchorage
Development Services Department
Building Safety Division



MEMORANDUM

DATE: August 9, 2002
TO: Jerry T. Weaver, Jr., Platting Officer, CPD
FROM: *JEC* James Cross, PE, Program Manager, On-Site Water & Wastewater
SUBJECT: Comments on Cases due August 12, 2002

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2002 – 141 A request for rezoning to R-1 One-family residential district 2.5 acres.

No objections.

2002 – 142 A request for rezoning to R-6 Suburban residential district 8.98 acres.

No objections.

2002 – 148 A request for rezoning to B-3 General business district 4.03 acres.

No objections.

2002 – 150 A request for rezoning to B-3 General Business district 1.32 acres.

No objections.

2002 – 152 A site plan review for a public facility.

No objections.

2002 – 154 A request for a zoning conditional use for a quasi-institutional use.

No objections.



MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



Date: August 8, 2002
To: Rich Cartier, Planning Technician
From: Jeffrey Urbanus, Environmental Specialist
Subject: Environmental Services Division Comments Due 08/09/02, 08/12/02

Due 08/09/02

CASE NO 2002-188: No Comment

Due 08/12/02

CASE NO 2002-141: No Comment

CASE NO 2002-142: No Comment

CASE NO 2002-148: No Comment

CASE NO 2002-150: Withdrawn ✓

CASE NO 2002-152: No Comment

CASE NO 2002-154: No Comment

CASE NO 2002-155: No Comment

CASE NO 2002-158: No Comment

CASE NO 2002-178: No Comment

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

M E M O R A N D U M

RECEIVED
JUL 23 2002
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: July 23, 2002
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician
SUBJECT: Planning & Zoning Commission Hearing Date of September 9, 2002
AGENCY COMMENTS DUE August 12, 2002

AWWU has reviewed the case material received on July 18, 2002, and has the following comments.

- 02-141 BLM, Lot 46 (rezone) Grid NW51**
1. An AWWU sanitary sewer main is located northwest and southeast of the referenced lot and crosses the lot north to south.
2. AWWU water is not available to the lot.
3. AWWU has no objection to the proposed rezone.
- 02-142 Charlice, Tract A-3 (rezone) Grid SW364**
1. AWWU water and sanitary sewer are not available to the referenced tract.
2. AWWU has no objection to the proposed rezone.
- 02-148 T12N, R3W, Sec 4, Lot 24 (rezone) Grid 2134**
1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed rezone.
- 02-150 Kirchner Addition, Lot 26A (rezone) Grid 1727**
1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed rezone.
- 02-152 Save II School Subdivision (site plan review) Grid 1839**
1. AWWU water and sanitary sewer mains are available to the referenced site.
2. Any connections, additions or changes to the external water and sanitary sewer lines must be reviewed and approved by AWWU Field Services prior to any construction.
- 02-154 Lincoln Park, Block 2, Lot 21A (conditional use) Grid 1728**
1. AWWU water and sanitary sewer mains are available to the referenced lot.
2. AWWU has no objection to the proposed conditional use to allow quasi-institutional use.
- 02-158 Service Hanshew School (site plan review) Grid 2337**
1. AWWU water and sanitary sewer mains are located within the referenced site.
2. Any connections, additions or changes to the external water and sanitary sewer lines must be reviewed and approved by AWWU Field Services prior to any construction.

Please require that your applications are complete. Many of them are missing information, such as grid numbers, which requires addition time and work for each reviewer to research and correct. If you have any questions, please call me at 343-8009 or planning at 564-2739.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE
P.O. BOX 196900
ANCHORAGE, ALASKA 99519-6900
(TDD 269-0473)
(907) 269-0520 (FAX 269-0521)

July 18, 2002

RE: MOA Zone Request

RECEIVED
JUL 22 2002

Mr. Jerry Weaver, Acting Deputy Director
Department of Development & Planning
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning cases and has no comment:

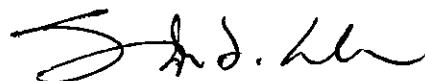
2002-142 Rezoning: suburban residential district
2002-148 Rezoning: Multiple-family residential district
2002-150 Rezoning: One-family residential district
2002-154 Conditional Use: for a quasi-institutional use

Comments:

2002-141 Rezoning: One-family residential district: The Department has no objection to the rezoning of this property. The applicant should be made aware that if new access to the Old Eagle River Road is required, they will need ADOT& PF approval and a current valid driveway permit. If the applicant has questions, they may contact Sheryl Platz, Right of Way Agent at 269-0682 for an application and assistance.

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook
Area Planner

/eh

cc: Sheryl Platz, Right of Way Agent

044



Municipal Light and Power

ENGINEERING DIVISION

MEMORANDUM

DATE: 17 July 2002

TO: Richard Cartier, Planning Department

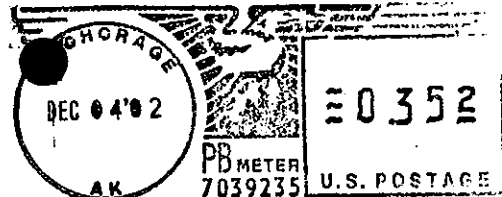
FROM: Mio Johnson, Customer Engineering Supervisor

RE: Cases 2002-141, 142, 148, 150, 152, 154, 158

Case #	Description	Comment
2002-141	Rezoning, BLM Lot 46, Sec 11, T14N, R2W, SM	No Comment
2002-142	Rezoning, Charlice Subdivision, Tr A-3	No Comment
2002-148	Rezoning, Lot 24, Section 4, T12N, R3W, SM	No Comment
2002-150	Rezoning, Lot 26A, Kirchner Addition	No Comment
2002-152	Site Plan, Fire Station 14	No Comment
2002-154	Conditional Use, Lot 21A, Block 2, Lincoln Park Subd	No Comment
2002-158	Site Plan Review – Service Hanshew School Site	No Comment

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
New PH # (907)343-7943
New Fax# (907) 343-7927

REPORT
FIRST CLASS



FIRST CLASS MAIL

010-191-03-000
FOREMAN FAMILY LTD PARTNERSHIP
PO BOX 91576
ANCHORAGE, AK 99509

DEC 19 2002

NOTICE OF PUBLIC HEARING - - Monday, January 06, 2003

Planning Dept Case Number: 2002-150

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2002-150
PETITIONER: A & A Construction & Development
REQUEST: Rezoning to B-3 General business district
TOTAL AREA: 1.320 acres
SITE ADDRESS: 4222 SPENARD RD
CURRENT ZONE: R-1 One-family residential district
COM COUNCIL: Turnagain **COM COUNCIL 2:** Spenard
LEGAL/DETAILS: A request to rezone approximately 1.32 acres from R-1 (Single Family Residential) and B-3 (General Business) to B-3 (General Business) in order to build a hotel/motel. Kirchner Subdivision, Lot 26A. Located at 4222 Spenard Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, January 06, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: FOREMAN FAMILY LIMITED PARTNERSHIP

Address: P.O. Box 91576, Anchorage, Alaska 99509-1576

Legal Description: Notice for Lot 3, Block 8 Broadmoor Estates Subdivision, Addition No. 1 with address 3940 and 3942 Turnagain Boulevard, East; however, we own the major portion of the block between Borland and Bennett on Turnagain Boulevard, East and Merrill Drive plus a house on Merrill Drive.

~~Recommend approval if there will be no ingress and egress problems for Spenard Road and no Fish Creek contamination.~~

Helen G. Foreman
Helen G. Foreman, General Partner

December 14, 2002

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650

New PH # (907)343-7943
New Fax# (907) 343-7927

010-194-04-000
WHITNEY PHILIP ETAL
401 TURNAGAIN BLVD E
ANCHORAGE, AK 99507

UNDELIVERABLE
AS
ADDRESSED

NOTICE OF PUBLIC HEARING

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650

New PH # (907)343-7943
New Fax# (907) 343-7927

010-194-17-000
MCALPIN PATRICK R
4006 BARBARA
ANCHORAGE, AK 995

NOTICE OF PUBLIC HEARING

010-194-04-000

010-194-17-000

PRESORTED
FIRST CLASS

RECEIVED

DEC 09 2002

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

02-150



PRESORTED
FIRST CLASS

RECEIVED

DEC 10 2002

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & ZONING DIVISION

NIXIE

3004 1 11 12/08/02

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

02-150

Municipality of Anchorage
P. O. Box 198650
Anchorage, Alaska 99519-8650
New PH # (907)343-7943
New Fax# (907) 343-7927

010-196-35-000
WEST GAILIM
32506 W-43RD AVENUE
ANCHORAGE, AK 99519-8650

02-150

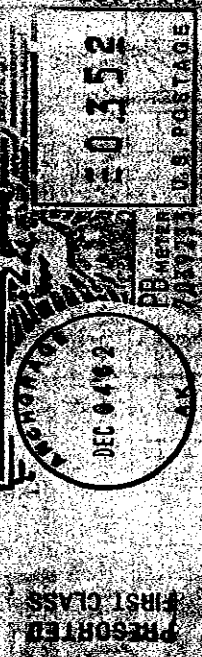
NOTICE OF PUBLIC HEARING

Municipality of Anchorage
P. O. Box 198650
Anchorage, Alaska 99519-8650
New PH # (907)343-7943
New Fax# (907) 343-7927

010-196-32-000
SMITH CLYDE & HEATHIER
2508 45RD AVE
ANCHORAGE, AK 99501

02-150

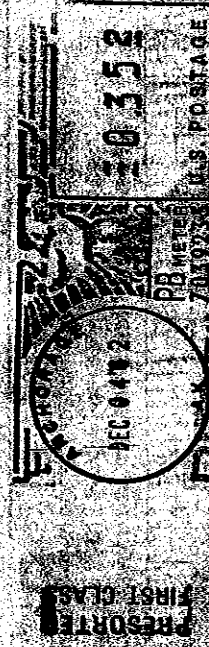
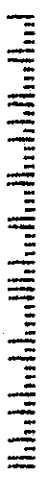
NOTICE OF PUBLIC HEARING



RECEIVED

DEC 10 2002

NIXIE 3004 1 11 12/06/02
RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD



RECEIVED

DEC 10 2002

NIXIE 3004 1 11 12/06/02
RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

040

4

APPLICATION



Municipality of Anchorage
Department of Community Planning and Development
P.O. Box 196650
Anchorage, Alaska 99519-6650
ZONING MAP AMENDMENT APPLICATION

OFFICE USE	
REC'D By:	<u>MA</u>
Verify Own:	<u>RC</u>
Poster and Affidavit:	<u>2</u>
Fee \$	<u>750</u>
Tentative	
Hearing Date	<u>9/9/02</u>

Case Number: 2002-150

Zoning map amendments require at a minimum 1.75 acres of land or a boundary common to the requested zoning district. The application must also be signed by 51% of the property owners within the area to be rezoned.

A. Please fill in the information requested below. Print one letter or number per block.

1. Petitioning for:

B - 3 Z O N I N G M A P A M E N D M E N T

2. Abbreviated legal description (T12N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back Page.

L O T 2 6 A K I R C H N E R A D D I T I O N

3. Street address of petition site (1234 Main Street).

4 2 2 2 S P E N A R D R O A D

4. Petitioner's Name (Last - First)

A & A C O N S T R U C T I O N & D E V E L O P M E N T

Address: 202 East Trent, Suite 400

City: Spokane State: Washington

Day Phone Number: (509) 624-1170 Zip: 99202

5. Petitioner's representative

L O U N S B U R Y & A S S O C I A T E S I N C

Address: 723 West 6th Avenue

City: Anchorage State: Alaska

Day Phone Number: (907) 272-5451 Zip: 99501

6. Current Zoning:

B - 3/R - 1

7. Petition Acreage:

1 . 3

8. Grid Number:

1 7 2 7

9. Principal Tax Number:

0 1 0 1 9 5 4 6

10. No. of Tax Parcels:

0 0 1

11. Community Council: Spenard

B. I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I desire to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the rezoning application fee is nonrefundable and is to cover the costs associated with processing this applications, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department Staff or the Planning and Zoning Commission or the Assembly due to administrative reasons.

Date: 06/04/02

Signature: [Signature]

*Agents must provide written proof or authorization

C. Please check or fill in the following

1. Comprehensive Plan -- Land Use Classification

- | | | |
|--|--|---|
| <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Marginal Land | <input type="checkbox"/> Residential |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Parks/Open Space | <input type="checkbox"/> Special Study |
| <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Public Lands Institutions | <input type="checkbox"/> Transportation Related |
| <input type="checkbox"/> Industrial | | |

2. Comprehensive Plan Residential Land Use Intensity

- | | | |
|--|--|--|
| <input type="checkbox"/> Dwelling units per acre | <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Special Study |
|--|--|--|

3. Environmental Factors (if any):

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> a. Wetlands | <input type="checkbox"/> b. Avalanche |
| <input type="checkbox"/> Development | <input type="checkbox"/> c. Floodplain |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> d. Seismic Zone (Harding/Larson) |
| <input type="checkbox"/> Preservation | |

D. Please indicate below if any of these events have occurred in the last three years on the property

- | | | |
|---|---------------|-------|
| <input type="checkbox"/> Rezoning | Case Number | _____ |
| <input type="checkbox"/> Subdivision action | Case Number | _____ |
| <input type="checkbox"/> Conditional use | Case Number | _____ |
| <input type="checkbox"/> Zoning Variance | Case Number | _____ |
| <input type="checkbox"/> Site plan review | Case Number | _____ |
| <input type="checkbox"/> Enforcement action | Case Number | _____ |
| <input type="checkbox"/> Building/Land use permit | Permit Number | _____ |

E. Please list any attachments

1. Location map (Mandatory)

2. _____

3. _____

4. _____

F. Proposed special limitations: (use separate sheet if necessary).

1. _____

2. _____

3. _____

4. _____

G. The full legal description for legal advertisement (use separate paper if necessary)

Lot 26A, Kirchner Addition (Plat 71-36)

Municipality of Anchorage
Planning Development
P.O. Box 196650
Anchorage, Alaska 99519-6650

STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards;
 - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
 - b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning matters as access, landscaping, screening, design standards and site planning, or;
 - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

This amendment conforms to the general land use classification. Spenard Commercial District Development Strategy recommends this site for B-3 rezone and hotel use. It also establishes guidelines for development to ensure compatibility with the surrounding neighborhood. The Comprehensive Plan goals and policies are met by this proposal.

2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:
 - a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria;
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.
 - b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.
 - c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

Items 2.a, 2.b and 2.c are not applicable to this amendment.

- B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:**

1. Describe the effect of the development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effect.):

- a. Environment; *The proposed use will conform to Municipal air quality and noise regulations. Proposed use will remove a blight from the community and fulfill the goals of the Spenard Commercial District Development Strategy.*
- b. Transportation; *This amendment will have no significant impact to transportation. All adjoining roadways are constructed to Municipal standards. The use will not significantly increase traffic in the area. Vehicular and pedestrian traffic circulation will be improved. Plans are subject to review by the Traffic Engineer.*
- c. Public Service and Facilities; *This amendment will not have a significant impact to public facilities which are all currently available to the site. The use will have no impact to public services such as police, fire, or schools. Change in use will decrease public safety demands by eliminating the existing use.*
- d. Land Use Patterns; *The proposed amendment does not alter land use patterns. Proposed zoning is in conformance with special study and established land use patterns.*

Note:	Surrounding neighborhood	=	500 - 1000' radius
	General Area	=	1 Mile radius
	Community	=	Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category?

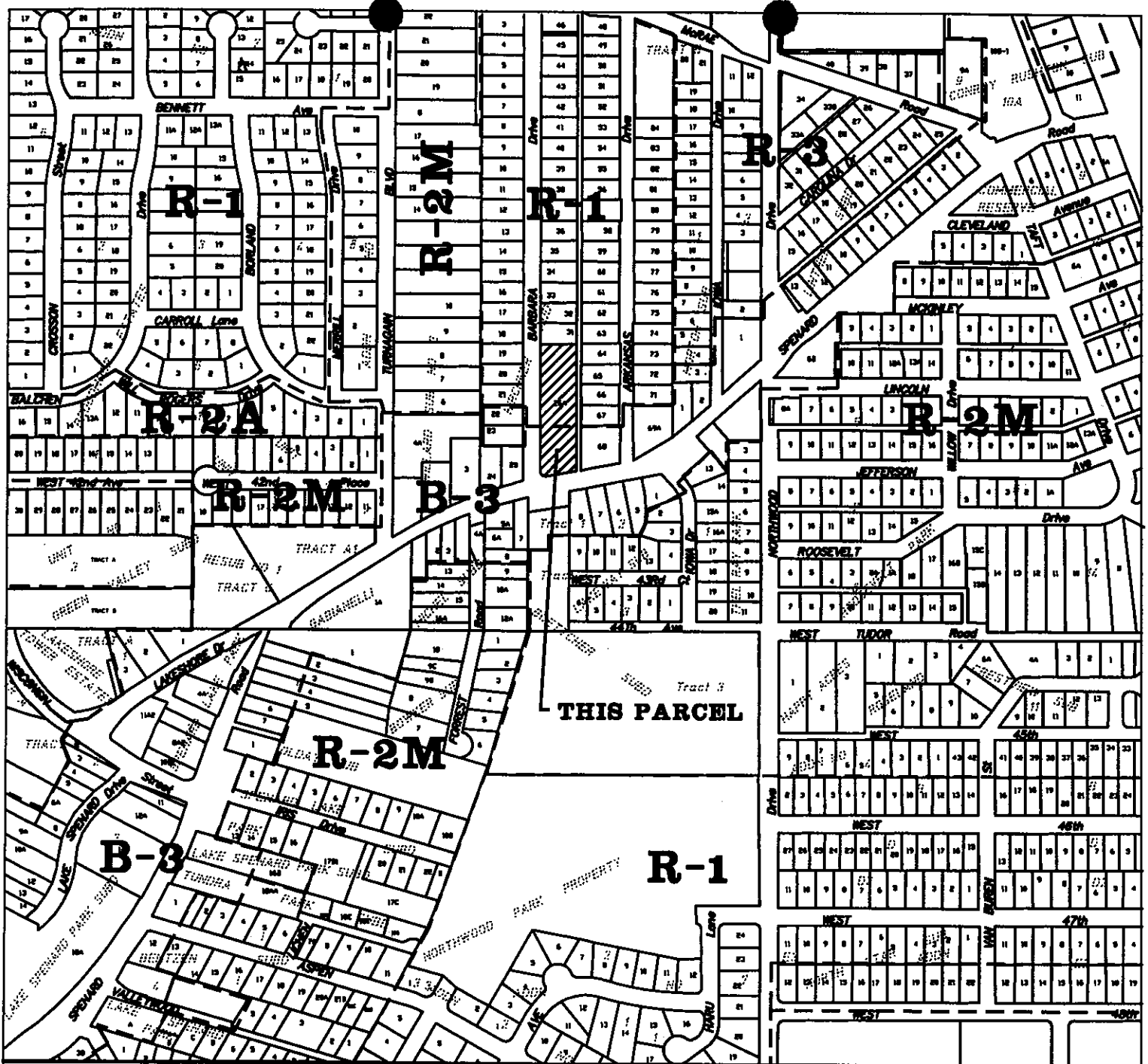
Site is split zoned. This amendment completes zoning recommendations from Spenard Commercial District Development Strategy.

3. When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

Development to occur in 2003 with completion in 2004. All utilities are currently available to this site.

4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

This amendment does not alter the land use category. Amendment changes a portion of the property. Trailer court residential density is very low and can be easily absorbed in existing market.



**ZONING LOCATION MAP
PROPOSED HOTEL SITE – GRIZZLY TRAILER COURT
4222 SPENARD ROAD
ANCHORAGE, ALASKA**



LOUNSBURY & ASSOCIATES, INC.
SURVEYORS-ENGINEERS-PLANNERS
723 W. 6th AVE. ANCHORAGE, ALASKA 99501
(907) 272-5451 FAX 272-9065

Municipality of Anchorage Property Card for 2002

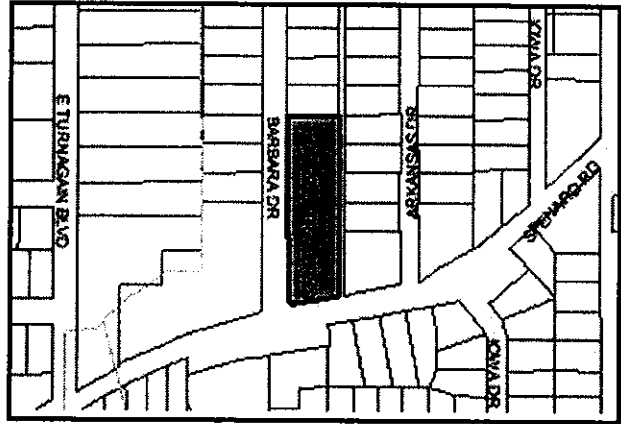
Owner Information

Name and Address not Available

ANCHORAGE, AK 99503-4533

Parcel Address

4222 SPENARD RD



Parcel Details

Parcel ID: 01019546-000
 Deed Date: 1994-12-23 00:00:00
 Deed Book: 2740
 Deed Page: 0000436
 Legal Description: KIRCHNER, LT 26A,
 Unit:
 App: 546
 Card: 01
 Landuse: COMMERCIAL MOBILE HOME PARK
 Blue Book Page: No Field Reference
 Small Grid: 001727
 Large Grid: No Field Reference
 Tax District: 003
 Zoning: R1
 Living Units: 000
 Lot Size(ft²): 57534
 Ownership: No Field Reference
 Leasehold:

DISCLAIMER

The MOA's GIS data is made available on the condition that users agree that the MOA shall not be liable for tangible or intangible loss or damage of any kind, including physical injury, death, property damage, economic loss or consequential damages arising from any errors, inaccuracies or omissions in the GIS data, even if such errors, inaccuracies or omissions are attributable in whole or in part to the MOA's negligence or failure to use due care in obtaining or presenting the GIS data. By accessing GIS data on this website, you accept this limitation on the MOA's liability. If you do not wish to accept this limitation on the MOA's liability, do not access the GIS data on this website.

Parcel Values

Year	Land	Building	Total
2002	\$ 445,900	\$ 4,200	\$ 450,100

Deed Change

Date	Book	Page	Plat
1994-12-23 00:00:00	2740	0000436	710036

Swan T. Ching, CPA, JD

ATTORNEY AT LAW

1563 E. Tudor Road
Anchorage, Alaska 99507
Office (907) 863-8292
Fax (907) 861-8490

May 9, 2002

Municipality of Anchorage
Planning Department

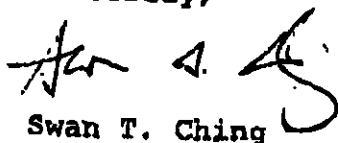
Re: Grizzly Trailer Park
Lot 26A, Kirchner Subdivision
Parcel # 01019546000001

To Whom It May Concern:


This is an authorization for Mr. William J. Lawson or his designate Lounsbury & Associates, Anchorage, AK, to do all acts necessary to effect the zoning change for the construction of a lodging facility on the above described property, which belongs to Ms. Jong Nye Hunziker, Anchorage, AK.

Any questions concerning this authorization should be directed to the attorney named herein.

Sincerely,


Swan T. Ching

AUTHORIZED BY:

 5-9-02
Ms. Jong Nye Hunziker Date

STC:lmc



**PACIFIC NORTHWEST TITLE
OF ALASKA, INC.**

**PRELIMINARY COMMITMENT
FOR TITLE INSURANCE**

A & A CONSTRUCTION & DEVELOPMENT INC
202 EAST TRENT AVE #400
SPOKANE, WA 99202
Attn: CHRIS ASHENBRENER / FAX 509-624-1255

Order No.: 00058686
Effective Date: May 13, 2002 at 8:00 A.M.

Customer Reference: 4222 SPENARD ROAD, ANCHORAGE, AK 99517

Proposed Insured: AMSIX, LLC, a Washington limited liability company

Standard Owner's Policy Amount: \$ 600,000.00 Premium: \$ 2,032.00*

*If there is a change in the liability amount(s), type(s) of policy and/or number of policies to be issued, please call for updated premium amounts.

Pacific Northwest Title Insurance Company, Inc. is prepared to issue on request and on recording of any appropriate documents a policy or policies as applied for, with coverages as indicated, based on this preliminary commitment that as of the effective date, title of the property described herein is vested in:

JONG NYE HUNZIKER, a single person, an estate in fee simple

Subject only to the exceptions shown herein and to the terms, conditions and exceptions contained in the policy form. No liability is assumed until a full premium has been paid.

**PACIFIC NORTHWEST TITLE
INSURANCE COMPANY, INC.**

By: _____

Cindy Landreth
Authorized Signature
Pacific Northwest Title of Alaska, Inc.
Cindy Landreth, Phone 261-2240

Description:

Lot Twenty-six "A" (26A) of KIRCHNER SUBDIVISION, according to Plat 71-36, filed in the Anchorage Recording District, Third Judicial District, State of Alaska.

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SCHEDULE B**GENERAL EXCEPTIONS:**

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, claims of easements or encumbrances which are not disclosed by the public records including but not limited to rights of the state and/or public in and to any portion of the land for right of way as established by federal statute RS 2477; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or statutory liens under State Acts not disclosed by the public records; water rights or matters relating thereto; any service, installation or construction charges for sewer, water or electricity.
2. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; defects, liens, encumbrances, or other matters created or suffered by the insured; rights claims based upon instruments or upon facts not disclosed by the public records but of which rights, claims, instruments or facts the insured has knowledge.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. Mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof.
5. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
6. "Consumer Credit Protection," "Truth in Lending" or similar law, or failure to comply with said law(s).
7. Any claim by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws.

SPECIAL EXCEPTIONS:

1. RESERVATIONS AND EXCEPTIONS as contained in U.S. Patent.
2. TAXES AND/OR ASSESSMENTS due the Municipality of Anchorage for the year 2001
Municipality Tax Information 343-6650; Assessment Information 786-5544
 Account No.: 010-195-46-000
 Amount: \$8,101.80
 Balance Due: \$0.00
 Date Due: June 15th and August 15th
 Mill Rate / Code Area: 18.00 / 3
 Land / Building Value: \$445,900 / \$4,200
 Sewer: Trunk - Paid / Lateral - Paid
 Water: Paid
3. TAXES due the Municipality of Anchorage for the year 2002 are a lien, but not yet due or payable. (2002 Estimated Values: Land \$445,900 / Building \$4,200)
4. COVENANTS, CONDITIONS AND RESTRICTIONS, including the terms and provisions thereof, as set forth or referred to in Deeds
 Recorded: January 14, 1949
 Book/Pages: 37/105, 106 and 108

 AND
 Recorded: April 11, 1949
 Book/Page: 38/164
5. EASEMENT, including the terms and conditions thereof
 In Favor Of: Chugach Electric Association, Inc.
 Recorded: September 14, 1955
 Book/Page: 122/342
 For: Electric lines or system
 Affects: Blanket Easement

SCHEDULE B
(continued)

6. EASEMENT, including the terms and conditions thereof
In Favor Of: Chugach Electric Association, Inc.
Recorded: November 15, 1956
Book/Page: 139/377
For: Electric lines or system
Affects: That portion formerly within Lot 26, Blanket Easement
7. EASEMENT, including the terms and conditions thereof
In Favor Of: Spenard Public Utility District No. 1
Recorded: March 28, 1961
Book/Page: 26/32, Misc. records
For: Sewer Line Facilities
Affects: That portion formerly the South 10 feet of Lot 29 and the North 10 feet of Lot 28 and shown as 20' wide sanitary sewer easement on Plat No. 71-36
8. EASEMENT dedicated or delineated on the face of the plat
Plat No.: 71-36
For: Utility / 20' Sanitary Sewer
Affects: West 5 feet / See Plat
9. EFFECT of the notes as shown on Plat No. 71-36.
10. EASEMENT, including the terms and conditions thereof
In Favor Of: Alaska Gas and Service Company
Recorded: November 4, 1980
Book/Page: 541/815
For: Natural Gas Facilities
Affects: Said lot, substantially as follows: A strip of land 10 feet in width, the center line of which is described as follows: Commencing at the NW corner of said Lot 26A, thence South 167.13 feet to the true point of beginning; thence N89°43'50" East 62.29 feet; thence S2°16'10" East 167.37 feet; thence S36°50'47" West 26.13 feet; thence S1°16'35" West 74.94 feet and end of said strip. Stipulation: As such time that this easement is not needed of Lot 26A it will be released by Alaska Gas and Service Company
11. This company will require a copy of the current Articles of Organization and Operating Agreement for the following Limited Liability Company
Company: Amsix, LLC, a Washington limited liability company
12. THE FOLLOWING ARE THE REQUIREMENTS to be complied with:
 - A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - B. In the event the vestee (or mortgagor/trustor) of subject premises is married, and if said premises is the family home, then the spouse must also join in the proposed conveyance. If executing a deed of trust, the spouse must also join in the execution thereof.

SCHEDULE B

(continued)

C. If the vestee is unmarried, such can be disclosed on the proposed deed or deed of trust.

D. If married, but subject property is not the family home, the same should be noted on the proposed deed or deed of trust.

Title is to vest in Amsix, LLC, a Washington limited liability company, and we find no matters of record against the name(s) of said party(ies).

NOTE: In the event this transaction fails to close, a cancellation fee will be charged in accordance with our rate schedule.

CL/jy
Attachments
May 17, 2002

cc: Swan T. Ching, Esq.; 1563 East Tudor Road; Anchorage, AK 99507

cc: Lounsbury & Associates; 723 West 6th Avenue; Anchorage, AK 99501
ATTN: Ken Ayers

LOUNSBURY & ASSOCIATES, INC.

SURVEYORS ENGINEERS PLANNERS

723 West 6th Avenue, Anchorage, AK 99501 (907) 272-5451
Alaska Toll Free (800) 478-5451
Fax (907) 272-9065

June 10, 2002

Municipality of Anchorage
Planning Department
632 West Sixth Ave
Anchorage, Alaska 99501

Regarding: Kirchner Addition, Lot 26A
 Zoning Map Amendment

Greetings:

Lounsbury & Associates is applying for a zoning map amendment on the aforementioned property on behalf of A&A Construction & Development, Inc. A&A is requesting this amendment to zone the property B-3 and plans to build a unit Motel 6 on the site.

Legal Description, Zoning and Present Use

Lot 26A, Kirchner Addition. The property is split zoned with the southern portion B-3 and northern portion R-1. This is the existing Grizzly Trailer Court located at the northeast corner of Spenard Road and Barbara Street. It is across Spenard Road from Gwennie's Restaurant and across Barbara Street from the new House of Harley building. The lot is 125 feet wide with frontage on Spenard Road and 460 feet deep along Barbara Street. There is an unimproved alley on the east side backing to existing commercial and residential development.

Proposed Development - Planning Objectives

This site was specifically identified in the 1986 "Spenard Commercial District Development Strategy" (SCDDS) which guides development along Spenard Road. The site is recommended for rezoning to B-3 for an economy hotel. The SCDDS contains a Private Improvement Strategy which establishes guidelines for building placement, landscaping, signage, architectural treatments and more. This application is consistent these guidelines.

The proposed use is compatible with land development patterns in the area and provides a transition from the Spenard Road commercial district to the residential areas to the north. The development will also remove a visual blight as the trailer court has surpassed it's useful life.

One minor deviation from the SCDDS guideline is the location of the building. The guidelines for building placement on corner lots is to place the buildings as close to the adjoining streets as possible. The proposed location will still be the minimum setback from Spenard Road but the hotel has been "mirrored" to place it close to the alley. This location is advantageous for several reasons. First, traffic and pedestrian circulation is much safer. We have met with the Traffic Engineering Department to discuss traffic circulation, parking area design and access points for the development and they agree with this design. Second, the recent 3-story expansion of the House of Harley across the street when combined with

another 3-story building so close will close in the intersection and be aesthetically unpleasant. Third, the hotel will have better visibility from Spenard Road and have a more inviting feeling with visible access points.

The Developer will be seeking a reduction in required parking of approximately 10-12 spaces for this use from the Zoning Board of Examiners & Appeals. The specifics of that application are still in process at this time. It is generally accepted that this type of hotel, without a restaurant, bar or meeting facilities, is "over-parked" by Anchorage Municipal Code. The Municipality is in the process of addressing our parking standards and hopefully, this will be addressed.

Phasing

The hotel will begin construction during the 2003 construction season with a planned opening in early 2004.

Traffic and Pedestrian Circulation

The size and shape of the parcel primarily dictates the site layout. The primary access point will be near the southwest corner off of Barbara Street. The parking areas surround the building creating a compact development footprint. There will be a sidewalk around the north, west and south sides of the hotel connecting the parking areas to the building and existing pathways along Spenard Road.

Landscaping and buffers

The site will have Buffer Landscaping along the north boundary with a wood screening structure. The south boundary will have Visual Enhancement Landscaping adjacent to Spenard Road. A significant amount of landscaping around the structure is planned to create a very attractive development. There will be Visual Enhancement Landscaping along the perimeter of the parking areas adjoining Barbara Street to the west and along the alley to the east. Interior islands within the parking areas will be landscaped as well.

Conclusion

This is a very straight forward zoning map amendment. It is generally supported by both the Turnagain and Spenard Community Councils. The zoning is in conformance with the Spenard Commercial District Development Strategy and the proposed use is specifically recommended. Guidelines to protect the surrounding properties are in place and the details of the site plan can be worked out with Planning staff during the building permit process.

We look forward to your support of this application to the Planning & Zoning Commission and Assembly.

Sincerely,
Lounsbury & Associates, Inc.



Kenneth W. Ayers, P.L.S.
Planning Manager

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**POSTING
AFFIDAVIT**



AFFIDAVIT OF POSTING

CASE NUMBER: _____

I, Kenneth W. Ayers hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Rezoning/Map Amendment. The notice was posted on DEC 01, 2002 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 23rd day of December, 2002

Kenneth W. Ayers
Signature

LEGAL DESCRIPTION

Tract or Lot 1A

Block _____

Subdivision Kirchner Addition

Rev G:\CPD\PublicForms\OtherDocs\ADP.DOC

6

HISTORICAL INFORMATION

Land Use Strategy

D-5

COMMERCIAL STRIP

The entire commercial strip of Spenard Road between Wisconsin Street and the Alaska Railroad is appropriate for redevelopment with smaller scale commercial infill projects. Some elements of public open space should be integrated with redevelopment of the road. Prototypical projects three, four, five, and six in this report are examples of this type of development.

For transition areas identified as having potential to support Commercial District expansion, proposals should be evaluated on a case by case basis on their own merits. Limited expansion into residential districts by commercial uses along Spenard Road will be allowed only if adequate buffering and screening is provided. Logical divisions provided by alleys, streets and other rights-of-way, or topography should be used wherever possible.

Between the existing B-3 District boundary and Carolina Avenue, north of Spenard Road and west of McRae Road, the Committee called for limiting the transition to parking only for adjacent businesses along Spenard Road. This recommendation is designed to accommodate limited space available for parking, and the impacts of right-of-way takes required to accommodate upgrading of Spenard Road. The area is currently zoned R-3, which allows off-street parking spaces and structures as a conditional use. Thus, no rezoning would actually be necessary. Buffering from residential uses and limiting vehicular access off of residential streets would be required.

NORTHEAST

The area north of Spenard and east of Alaska Railroad should be allowed to make a gradual transition from residential to a combination of residential and office use. Rezone proposals are to be considered on a project-specific basis only. Some new non-retail types of businesses should be

SCODS LANDUSE STRATEGY MAP

PETITION
SITE

one if proposal
requires
single project

R-1

Allow parking in residential zone
behind businesses if widening of
Spenard Road make this necessary
Require buffering from residential
and/or mitigating measures.
Limit vehicular access off of
residential streets.

CAROLINA DRIVE

R-2

EXISTING ZONING

Existing
B-3 zone

PL public lands
R-1 one-family
R-2 multiple-family
R-2A two-family (lg lot)
R-2D two-family
R-3 multiple-family
B-3 strip commercial
I-1 light industrial
SL special limitations

RECOMMENDED PO

Areas
to be
rezoned



EXISTING "LANDMARK" STRUCTURES

Prototypical Projects

G-24

PROTOTYPICAL PROJECT NUMBER FIVE

Economy Hotel at The Grizzley Trailer Park Site.

DEVELOPMENT CONCEPT

This site is a little over an acre and a half in size and is currently under one ownership. Slightly more than half of the parcel is within a residential zone. A rezone to B-3 will be required for redevelopment as illustrated. The plan shows a two-story motel with 56 rooms and parking at the rate of one car per room.

This proposal is consistent with the intent to encourage a mixture of redevelopment projects in the central portion of the district. The location is convenient to amenities such as restaurants and entertainment establishments. Because the site is narrow, careful siting, sensitive design, and landscape screening will be required to assure that adjacent residential areas are not adversely affected.

ECONOMIC ANALYSIS

The pro forma financial analysis of Prototype 5 is shown in Table D-5. A 56-room hotel would represent 32% of the projected supportable new development of economy hotels in Spenard by the year 2000. As shown, the estimated return on cost is 9.0%. This rate is less than the required rate of 10.5% to 12.0%.

The use of tax exempt financing through the Alaska Industrial Development Authority would reduce the required capitalization rate to a range of 8.5% to 10%. The project would be marginally feasible in this case.

The feasibility of the project would also be enhanced if the cost of land were \$12 per square foot rather than \$15. Generally, economy lodging facilities will be feasible only on sites with such land costs.

5th

ECONOMY
HOTEL

Figure G-15

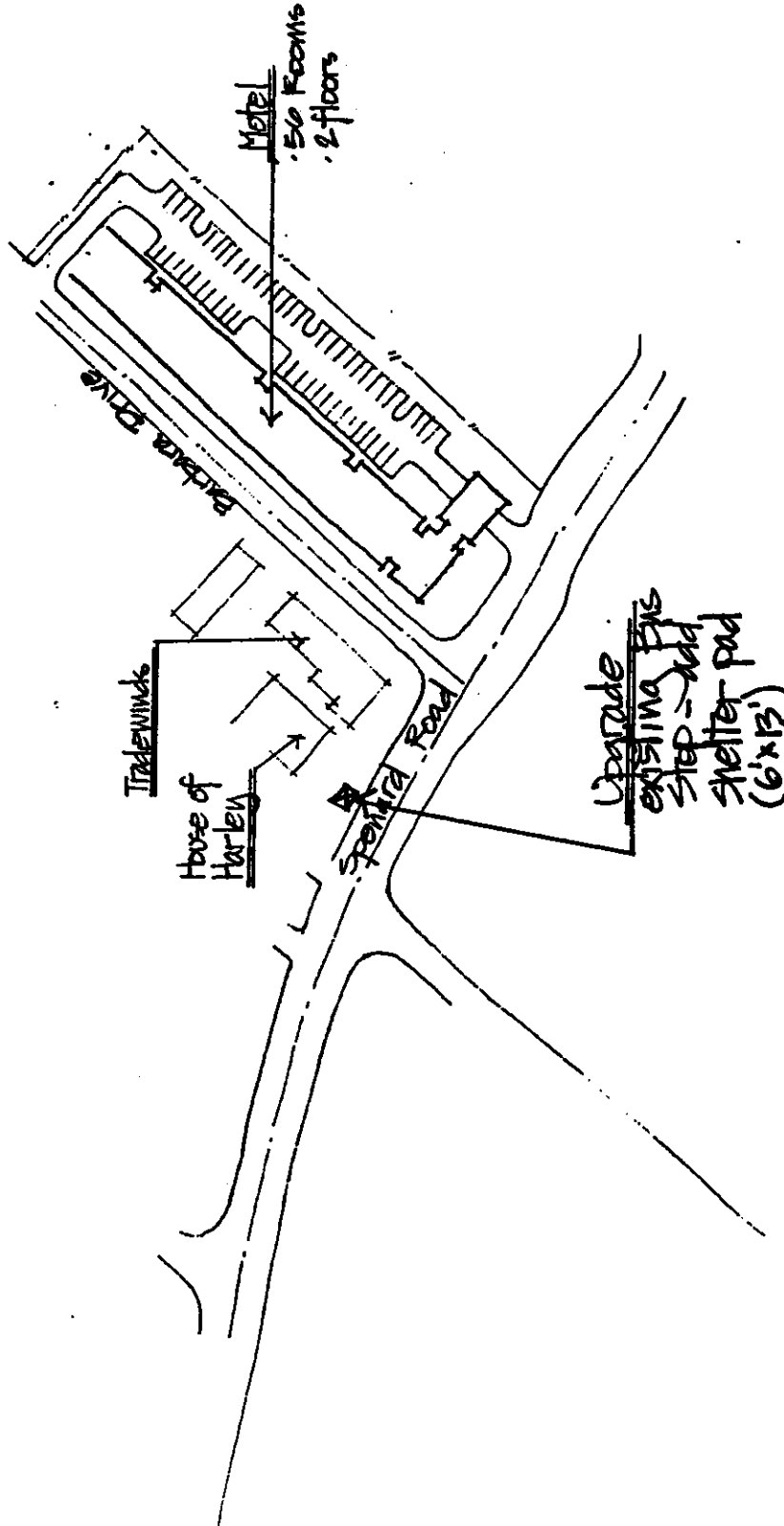
Category: Requirements

Author:
Date:
Checked:
Revised:

G-26

Scale 1" = 100'

- 50 ROOMS ON 2 FLOORS
- 50 CARS @ 1 CAR / ROOM



**PLANNING & ZONING
COMMISSION
PUBLIC HEARING
January 6, 2003**

**SUPPLEMENTAL INFORMATION
G.7. Case 2002-150
Rezone to B-3**

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650

New PH # (907)343-7943
New Fax# (907) 343-7927

010-195-17-000
HALL WAYNE LLOYD & RACHEL ROSE
4006 ARKANSAS DRIVE
ANCHORAGE, AK 99517

FIRST CLASS MAIL

JAN 03 2003

NOTICE OF PUBLIC HEARING - - Monday, January 06, 2003

Planning Dept Case Number: 2002-150

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2002-150
PETITIONER: A & A Construction & Development
REQUEST: Rezoning to B-3 General business district
TOTAL AREA: 1.320 acres
SITE ADDRESS: 4222 SPENARD RD
CURRENT ZONE: R-1 One-family residential district
COM COUNCIL: Turnagain COM COUNCIL 2: Spenard
LEGAL/DETAILS: A request to rezone approximately 1.32 acres from R-1 (Single Family Residential) and B-3 (General Business) to B-3 (General Business) in order to build a hotel/motel. Kirchner Subdivision, Lot 26A. Located at 4222 Spenard Road.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, January 06, 2003 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at www.muni.org by selecting Zoning and Platting On-line Notification.

Name: WAYNE LLOYD HALL / RACHEL HALL

Address: 4006 ARKANSAS DRIVE

Legal Description:

Comments: We are all for the re-zoning of this property. It will be nice to have a business near us that doesn't repeatedly break mor codes and regulations. This particular park day has come. Most of the housing here is sub-standard and should be taken down.

Spenard Community Council
3309 Spenard Road
Anchorage, AK 99503

JAN 03 2005

Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99516

Gentlemen:

The Spenard Community Council met on December 4, 2004 and discussed the matter of the Motel 6 proposed to be built on Spenard Road.

The Spenard Community Council voted to support Lounsbury & Associates in the development of a Motel 6 on this particular site with some reservations, since no actual site plan has been presented yet.

The Spenard Community Council requests this permit (if issued) be limited to this project only and subject to hearing public scrutiny to ensure consistency with the Spenard Road Development Plan.

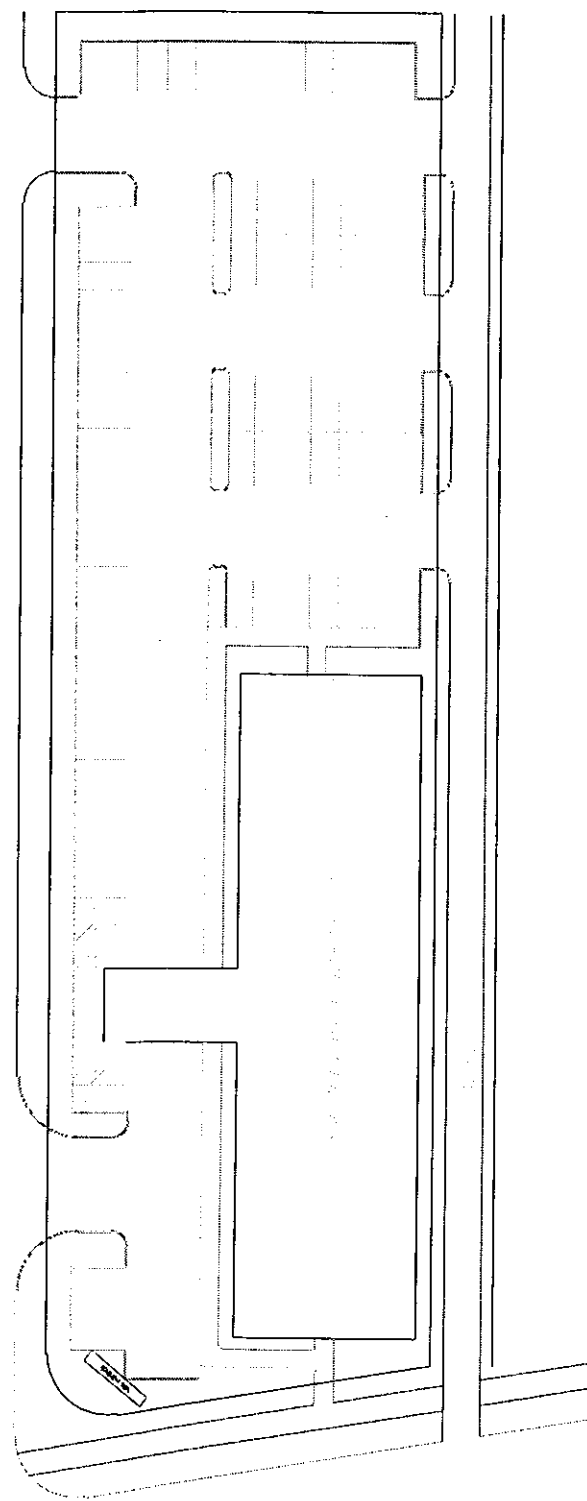
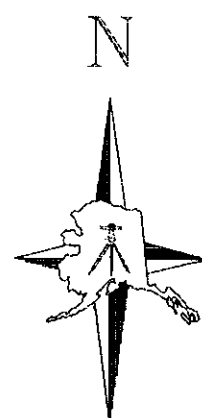
If you have any questions on this matter please do not hesitate to contact the undersigned.

Sincerely:



Tom McGrath
Chair Person
907-250-4302

cc: Ken Ayers, Lounsbury & Associates, 723 W. 6th Ave., Anch., AK 99501



CONCEPT SITE PLAN
FOR
MOTEL 6



LOUNSBURY & ASSOCIATES, INC.
SURVEYORS-PLANNERS-ENGINEERS
723 W. 30th AVE. ANCHORAGE, ALASKA 99501
(907) 272-5470 FAX (907) 272-0060

DATE: JUNE 14, 2000
DRAWN: FWA

SCALE: 1" = 60'
SHEET: 1/1

AP 203-166

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