

CLERK'S OFFICE

APPROVED

Date: 11-4-03

Submitted by: Chair of the Assembly at
the Request of the Mayor

Prepared by: Planning Department

For Reading: September 23, 2003

Anchorage, Alaska
AO No. 2003-134

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR
THE REZONING OF APPROXIMATELY 62.3 ACRES FROM R-3 (MULTIPLE
FAMILY RESIDENTIAL), PLI (PUBLIC LANDS AND INSTITUTIONS) AND
PLI-P (PUBLIC LANDS AND INSTITUTIONS – PARKS) TO PLI (PUBLIC
LANDS AND INSTITUTIONS) AND PLI-P (PUBLIC LANDS AND
INSTITUTIONS – PARKS), FOR A PORTION OF MERRILL FIELD REPLAT #4,
TRACT A (PLAT 97-26); GENERALLY LOCATED ON THE SOUTH SIDE OF
EAST 15TH AVENUE, EAST OF ORCA STREET.

(Fairview Community Council) (Planning and Zoning Commission Case 2003-073)

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:


Section 1. The zoning map shall be amended by designating the following
described property as PLI (Public Lands and Institutions) and PLI-p (Public Lands
and Institutions – parks) zone:

Merrill Field Replat #4, Tract A (Plat 97-26), as shown on Exhibit "A".


Section 2. The Director of the Planning Department shall change the zoning map
accordingly.

Section 3. This ordinance shall become effective within 10 days after the
Director of the Planning Department has received the written consent of the owners
of the property within the area described in Section 1 above to the special limitations
contained herein. The rezone approval contained herein shall automatically expire
and be null and void if the written consent is not received within 120 days after the
date on which this ordinance is passed and approved. In the event no special
limitations are contained herein, this ordinance is effective immediately upon
passage and approval. The Director of the Planning Department shall change the
zoning map accordingly.

2 PASSED AND APPROVED by the Anchorage Assembly this 4th day of
3 November 2003.

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7 Chair

8 ATTEST:

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13 Municipal Clerk

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15 (Case No. 2003-073) (Tax ID No. 003-266-04)
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17

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2003-134

Title: Rezoning from R-3 (Multiple Family Residential), PLI (Public Lands and Institutions), and PLI-p (Public Lands and Institutions - parks) to PLI (Public Lands and Institutions) and PLI-p (Public Lands and Institutions - parks) for Merrill Field Replat #4, Tract A (Plat 97-26).

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	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:

Approval of this rezoning should have no significant economic impact upon the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector.

Prepared by:	<u>Jerry T. Weaver Jr., Zoning Administrator</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 744-2003

Meeting Date: September 23, 2003

From: Mayor

Subject: AO 2003-134 Planning and Zoning Commission Recommendation on a Rezoning from R-3 (Multiple Family Residential), PLI (Public Lands and Institutions), and PLI-p (Public Lands and Institutions – parks) to PLI (Public Lands and Institutions), and PLI-p (Public Lands and Institutions – parks) for Merrill Field Replat #4, Tract A (Plat 97-26).

1 This is a request by the property owner, the Municipality of Anchorage, to rezone
2 Merrill Field Replat #4, Tract A to have the entire parcel zoned PLI and PLI-p. There
3 are no proposed special limitations. Merrill Field Airport is located north of the petition
4 site, with multi-family and single-family developments to the west and east, and park
5 land to the south.

6
7 This tract is currently split-lot zoned. The majority of area is zoned PLI, and a small
8 triangularly shaped portion on the southeast corner is zoned PLI-p, which is the
9 designation for park land zoned PLI. On the northwestern portion of this tract is a small
10 1.14 acre tract zoned R-3 which is in Municipal ownership. This area is located on the
11 east side of Orca Street, just south of the condominiums located on the southeast corner
12 of 15th and Orca Streets.

13
14 The petition site was first zoned several times between the years 1969 to 1971. The
15 area was zoned primarily D-2, with some D-3 and R-3. The area was later rezoned to
16 PLI, with the exception of the remaining R-3 area.

17
18 There have been several platting actions on the site as well, with lots and tracts
19 matching up with the zoning district boundaries in general. However, in 1997, plat
20 97-26 was recorded, which tractured out much of the Merrill Field and Municipal
21 property abutting the airport. This 1997 platting action created the petition site.
22 However, this action did create a situation of split-lot zoning for this tract as the small
23 R-3 zoned area was pulled into this PLI and PLI-p tract.
24

1 The Municipality has been asked by representatives of a condominium association
2 adjacent to the petition site to rezone this remaining small R-3 area of the site to PLI.
3 The purpose of this rezone is to reflect the actual intent of the entire tract. The Merrill
4 Field Master Plan calls for this area to remain undeveloped, and part of the area on the
5 west side of the tract is required to be undeveloped due to the runway to the north as a
6 part of the runway protection zone. However, the fact that a small portion of the area
7 has remained R-3 has provided a source of confusion and concern that it will be
8 developed residentially. Any development on Merrill Field property must be in
9 compliance with the Master Plan, or the Plan would need to be amended through a
10 public process.

11
12 This rezoning is intended to eliminate split-lot zoning and to create a more uniform and
13 compatible land use zoning for the area. The Municipality discourages split-lot zoning,
14 as it creates difficulties in enforcing zoning regulations.

15
16 The area residents support the rezone request.

17 The Planning and Zoning Commission finds that the requested rezoning meets with the
18 standards of the Comprehensive Plan and the Merrill Field Master Plan.

19
20 Approval of the rezoning is recommended.

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23 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

24 Concur: Susan R. Fison, Acting Director, Planning Department

25 Concur: Mary Jane Michael, Director, Office of Economics and
26 Community Development

27 Concur: Denis C. LeBlanc, Municipal Manager

28 Respectfully submitted, Mark Begich, Mayor