

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 12/2/03

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: October 21, 2003

Anchorage, Alaska
AO No. 2003-148, **Amended**

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
2 REZONING FROM R-3 (MULTIPLE FAMILY RESIDENTIAL) TO B-3 SL (GENERAL
3 BUSINESS WITH SPECIAL LIMITATIONS), FOR LINTNER SUBDIVISION, LOTS 21,
4 22, 23, 24 AND 25, GENERALLY LOCATED ON THE SOUTH SIDE OF CAROLINA
5 DRIVE AND THE WEST SIDE OF MCRAE ROAD.

6
7 (Spenard Community Council) (Planning and Zoning Commission Case 2003-093)

8
9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

10
11 **Section 1.** The zoning map shall be amended by designating the following described
12 property as B-3 SL (General Business with Special Limitations) zone:

13
14 Lintner Subdivision, Lots 21, 22, 23, 24 and 25, as shown on Exhibit "A".

15
16 The zoning map amendment shall be subject to the following special limitations:

17
18 1. The applicant shall submit a landscaping plan associated with the car rental parking
19 for review and approval by the Planning Department. Any further redevelopment on
20 this site shall be subject to an administrative site plan review, which shall comply
21 with the Spenard Commercial District Development Strategy. Prior to the
22 administrative site plan review for redevelopment, the proposed site plan shall be
23 reviewed by the Turnagain and Spenard Community Councils.

24
25 **2. The uses shall be limited to parking and one 3,000 square foot accessory**
26 **structure.**

27
28 **Section 2.** The Director of the Planning Department shall change the zoning map
29 accordingly.

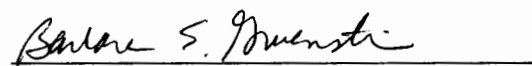
30
31 **Section 3.** This ordinance shall become effective within 10 days after the Director of the
32 Planning Department has received the written consent of the owners of the property within
33 the area described in Section 1 above to the special limitations contained herein. The rezone
34 approval contained herein shall automatically expire and be null and void if the written
35 consent is not received within 120 days after the date on which this ordinance is passed and
36 approved. In the event no special limitations are contained herein, this ordinance is effective
37 immediately upon passage and approval. The Director of the Planning Department shall
38 change the zoning map accordingly.

Section 4. The Municipal Assessor shall be notified immediately of this rezone.

PASSED AND APPROVED by the Anchorage Assembly this 2nd day of
December 2003.


Chair

ATTEST:


Municipal Clerk

(2003-083) (Tax ID No. 004-111-10 and 12)

2003-093



0 500 1000 Feet



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 803-2003

Meeting Date: October 21, 2003

From: Mayor

Subject: AO 2003-148 Planning and Zoning Commission Recommendation
on a Rezoning from R-3 (Multiple Family Residential)
to B-3 SL (General Business with Special Limitations)
for Lintner Subdivision, Lots 21, 22, 23, 24 and 25.

1 This is a request by the property owner, Norene Properties, to rezone the site from R-3 to
2 B-3. The petition site consists of five lots, Lintner Subdivision Lots 21-25. The western
3 four lots are rectangular in shape, with the fifth on the east of a triangular shape. The lots
4 are bordered by Carolina Drive to the north, and McRae Road on the east. They are
5 abutted by a 20-foot wide alley to the south.

6
7 The proposed use for the site is for off-street parking for customers for Alaska Car and Van
8 Rentals, a tenant of the property owner, Norene Properties. The petitioner had applied for
9 a conditional use at the beginning of this year for off-street parking, but at that time the
10 petitioner intended the area for use by the rental vehicles. The Planning Department
11 determined that use is storage, and is prohibited in the R-3 district. This rezoning to B-3
12 will allow off-street parking for customers of the rental agency.

13
14 Vehicular access to the site is proposed to be from the 20-foot wide alley on the south side
15 of the petition site, which is aligned to be directly behind Alaska Car and Van Rentals. No
16 direct access is proposed from McRae Road or Carolina Street. Spenard Road is a Class II
17 Minor Arterial according to the *Official Streets & Highways Plan*, requiring a 40-foot from
18 centerline development setback, in addition to yard setbacks. McRae Road is a class IC
19 neighborhood collector, requiring a 30-foot from centerline development setback in
20 addition to the zoning district setback. The plat and Municipal right-of-way (ROW) maps
21 show less than the required dedication on Lot 25 and a development setback is required.

22
23 The petition site is surrounded by primarily multiple family housing to the north, northeast
24 and northwest. To the east is a fire station, and to the south is a mix of commercial uses.

25
26 This site is one tier of lots north of the Spenard Road Transit Supportive Development
27 Corridor as shown on the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*. The site

1 is also governed by the *Spenard Commercial District Development Strategy Plan*
2 (SCDDS), which is an adopted element of the Comprehensive Plan, per AMC 21.05.030A.

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

10
11 A site plan was included in the application, which the Planning and Zoning Commission
12 found acceptable to meet the intent of the SCDDS and Anchorage 2020. The Commission
13 recommends an administrative site plan review, combined with a review by the Spenard
14 and Turnagain Community Councils for any future redevelopment, to resolve buffering as
15 opposed to including issue-specific limitations on design that may work to inadvertently
16 hamper any different development of the site in the future. These reviews shall be in
17 conformance in particular with the Private Improvement Strategies of the SCDDS, keeping
18 in mind the Land Use Strategy and Prototypical Projects contained in that plan.

19
20 Approval of the rezoning is recommended.

21
22
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
29
30

Content Information

Content ID : 001094

Title: Planning and Zoning Commission Recommendation on a Rezoning from R-3 (Multiple Family Residential) to B-3 SL (General Business with Special Limitations) for Lintner Subdivision, Lots 21, 22, 23, 24 and 25.

Initiating Dept: Planning

Keywords: Linter Subdivision rezone

Date Prepared: 9/3/03 3:12 PM

Director Name: Susan R. Fison

Document Number: AO 2003-148

Assembly

Meeting Date 10/21/03 12:00 AM
MM/DD/YY:

Public Hearing 12/2/03 12:00 AM
Date MM/DD/YY:

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	9/3/03 3:13 PM	Checkin	weaverjt	Public	001094
Planning_SubWorkflow	9/3/03 3:27 PM	Approve	fisonsr	Public	001094
OMB_SubWorkflow	9/8/03 1:07 PM	Approve	wiltsep	Public	001094
Legal_SubWorkflow	9/19/03 3:14 PM	Approve	fehlenrl	Public	001094
MuniManager_SubWorkflow	10/9/03 3:23 PM	Approve	leblancdc	Public	001094
MuniMgrCoord_SubWorkflow	10/10/03 1:52 PM	Approve	katkusja	Public	001094

INTRODUCTION

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M.O.A.
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