

CLERK'S OFFICE
APPROVED
Date: 12-17-03

Submitted by: Chair of Assembly at the
request of the Mayor
Prepared by: Planning Department
For reading: November 18, 2003

Anchorage, Alaska
AO 2003-156

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
THE ZONING MAP AND PROVIDING FOR THE REZONING OF
APPROXIMATELY 5.5 ACRES FROM B-1A (LOCAL AND NEIGHBORHOOD
BUSINESS) DISTRICT TO PLI SL (PUBLIC LANDS AND INSTITUTIONS) WITH
SPECIAL LIMITATIONS FOR BLM LOTS 230, 230A, 242, 242A, 243 AND 243A,
SECTION 33, T12N, R3W, SEWARD MERIDIAN, ALASKA; GENERALLY
LOCATED ON THE WEST SIDE OF THE OLD SEWARD HIGHWAY, SOUTH OF
RABBIT CREEK ROAD.

(Rabbit Creek Community Council) (Planning and Zoning Commission
Case 2003-101)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as PLI SL (Public Lands and Institutions) with special limitations zone:

BLM Lots 230, 230A, 242, 242A, 243 and 243A, Section 33, T12N, R3W,
Seward Meridian, Alaska, as shown on Exhibit "A" (Planning and Zoning
Commission Case 2003-101).

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

- A. *Site grading and excavation permit.* Prior to the issuance of a grading and
excavation permit for any development, a site plan, meeting the general
standards of AMC 21.50.200, shall be submitted to the Planning and Zoning
Commission for public hearing.
- B. *Design standards.* Those found in AO 82-52, Hillside Wastewater Management
Plan: ingress-egress, landscaping, the nature and intensity of land uses, and the
site and location of structures.
- C. *Neighborhood Buffer Landscaping and Transition Space.* Pursuant to Section
21.45.200E. The transition space should help to (a) materially obscure the visual
outlines of buildings on the PLI lot from neighboring residential lots, and (b)
establish a street frontage compatible with that of the adjacent lot. The minimum

landscape buffer under the rezone should be at least 15 feet wide to mitigate potentially higher intensity development under PLI zoning.

D. *Potters Marsh Natural Vegetation Buffer and Trail Connection.* A minimum 30-foot non-disturbance setback from the slope. Any proposed connections to the Potters Marsh area in the subject site plan should be located and designed in consultation with the State of Alaska.

E. *Outdoor Storage.* Outdoor storage is prohibited.

F. *Refuse Collection.* Trash receptacles/dumpsters should be housed within the primary building or completely enclosed in a screened structure with a door. Siding materials and finish of the screening structure should match that of the main building on site.

G. *Signage.* Pole signs and roof signs are prohibited; no more than one monument and one wall sign is permitted.

H. *Parking Lot Illumination.* Only pole mounted lighting using full cut-off fixtures and flat-bottomed lenses, as defined by the IESNA are permitted. Pole mounted lighting should be white, such as metal halide. White light gives greater visual acuity with less glare and brightness than high pressure sodium.

I. *Compatible Scale.* Maximum building height of 35 feet, with the guideline that the architecture should be low profile, and blend in with the surrounding natural scenery rather than appear overly conspicuous above Potters Marsh.

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, 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 that no special limitations are contained herein, this ordinance is effective immediately upon passage and approval.

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PASSED AND APPROVED by the Anchorage Assembly this

17th day of December 2003



Chair

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2003-156

Title: Rezoning to 5.5 acres from B-1A to PLI-SL for BLM Lots 230, 230A, 242, 242A, 243 and 243A, Section 33, T12N, R3W, Seward Meridian, AK.

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 will change the amount of commercially zoned land and reclassify the land to public lands and institutions.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The total 2003 assessed value for the parcels was \$358,900.

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 905-2003

Meeting Date: November 18, 2003

From: Mayor

Subject: AO 2003-156

Planning and Zoning Commission Recommendation on a Rezoning from B-1A (Local and Neighborhood Business) to PLI SL (Public Lands and Institutions) with Special Limitations for BLM Lots 230, 230A, 242, 242A, 243, and 243A, Section 33, T12N, R3W, Seward Meridian, Alaska, consisting of 5.5 acres; generally located on the west side of the Old Seward Highway, south of Rabbit Creek Road.

1 This is a request by the property owner, Bird Treatment & Learning Center, Inc., to
2 rezone 5.5 acres from B-1A to PLI SL. The vacant property fronts onto the Old Seward
3 Highway, a Class I Residential Collector on the Official Streets and Highway Plan. The
4 three lots along the Old Seward Highway are remnant tracts that the State Department
5 of Transportation conveyed to adjacent lot owners.

6
7 The Code Enforcement Division made a use determination March 20, 2003 that the
8 proposed use of treating and rehabilitating injured wild birds is not in keeping with the
9 intent of the B-1A District and, therefore, not a use that is permitted in the B-1A zoning
10 district. The purpose of this rezoning is to make the proposed use, the treatment and
11 rehabilitation of injured wild birds and a comprehensive public educational program,
12 compatible with the zoning district.

13
14 The Rabbit Creek Community Council testified in support of the rezone to PLI, noting
15 the Community Council has waited a long time for this use to come to fruition, and
16 feels it is appropriate given the educational focus of the facility.

17
18 The property has preliminary approval to replat the existing 6 lots into 2 lots: S-11102,
19 proposed Lots 1/3.29 acres; Lot 2/2.25 acres. Previous uses on the property have been
20 served with on-site septic and water systems. Any future use allowed would require
21 ADEC approval for the use of on-site water and sewer systems. There is a sanitary
22 sewer force main west of the property in the Old Seward Highway right-of-way
23 alignment. It is possible to hook to the sanitary sewer force main with AWWU

1 approval of the design connection. The petitioner has indicated that this is a possibility.
2 However, they are investigating the use of on-site sewer at this time as well.
3

4 The PLI regulations require a public site plan review for all permitted uses, regardless
5 of their nature. The Planning and Zoning Commission recommends special limitations
6 regarding neighborhood buffer landscaping and transition space, Potters Marsh natural
7 vegetation buffer, outdoor storage, refuse collection, signage, outdoor illumination, and
8 compatible scale.
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10 Rezoning to PLI SL is consistent with Anchorage 2020, AMC 21.20.090 Standards for
11 Zoning Map Amendments, and AMC 21.05.080 Implementation of Anchorage Bowl
12 Comprehensive Development Plan. The Commission voted unanimously (6-0) to
13 approve the PLI with special limitations.
14

15 Approval of the subject rezoning is recommended.
16
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18 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

19 Concur: Susan R. Fison, Director, Planning Department

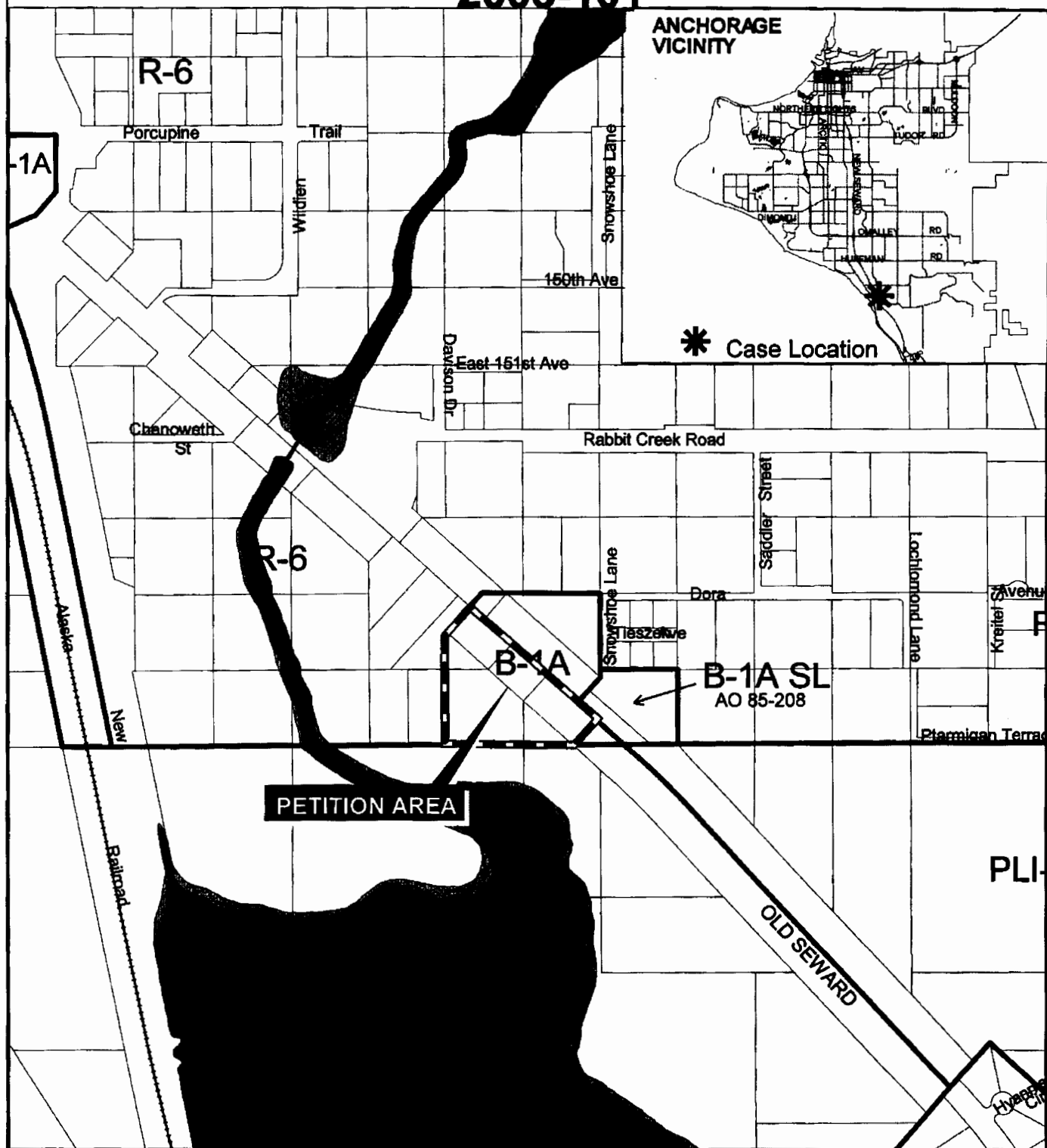
20 Concur: Mary Jane Michael, Executive Director, Office of Economic and
21 Community Development

22 Concur: Denis C. LeBlanc, Municipal Manager

23 Respectfully submitted, Mark Begich, Mayor
24
25

EXHIBIT - A

2003-101



Municipality of Anchorage
Planning Department



Date: OCTOBER 14, 2003

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



01

Content Information

Content ID : 001199

Title: Planning and Zoning Commission Recommendation on a Rezoning from B-1A (Local and Neighborhood Business) to PLI SL (Public Lands and Institutions) with Special Limitations for BLM Lots 230, 230A, 242, 242A, 243, and 243A

Author: weaverjt

Initiating Dept: Planning

Description: Planning and Zoning Commission Recommendation on a Rezoning from B-1A (Local and Neighborhood Business) to PLI SL (Public Lands and Institutions) with Special Limitations for BLM Lots 230, 230A, 242, 242A, 243, and 243A

Date Prepared: 10/15/03 3:20 PM

Director Name: Susan R. Fison

Public Hearing

Date MM/DD/YY: 12/16/03

2003 NOV 13 AM 10:56

M.D.A.

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	10/15/03 3:23 PM	Checkin	weaverjt	Public	001199
AllOrdinanceWorkflow	10/17/03 11:20 AM	Reject	nelsontp	Public	001199
AllOrdinanceWorkflow	10/17/03 11:23 AM	Checkin	weaverjt	Public	001199
Planning_SubWorkflow	10/17/03 11:32 AM	Approve	nelsontp	Public	001199
OMB_SubWorkflow	10/21/03 9:52 AM	Approve	wiltsep	Public	001199
Legal_SubWorkflow	11/6/03 2:11 PM	Approve	fehlenrl	Public	001199
MuniManager_SubWorkflow	11/7/03 7:44 AM	Approve	leblancdc	Public	001199
MuniMgrCoord_SubWorkflow	11/10/03 11:31 AM	Approve	katkusja	Public	001199

ADDENDUM - INTRODUCTION