

REMANDED TO THE PLANNING & ZONING
COMMISSION 5-18-04

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: April 13, 2004

Anchorage, Alaska
AO No. 2004- 79

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING
2 OF GLADYS WOOD PARK SUBDIVISION, TRACT 1, FROM R-1 (SINGLE FAMILY
3 RESIDENTIAL) AND R-2M (MULTIPLE FAMILY RESIDENTIAL) TO PLI-p (PUBLIC LANDS
4 AND INSTITUTIONS-PARK), GENERALLY LOCATED NORTH OF STRAWBERRY ROAD
5 AND WEST OF CRANBERRY STREET.

6
7 (Sand Lake Community Council) (Planning and Zoning Commission Case 2004-001)
8

9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:
10

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

13
14 Gladys Wood Park Subdivision, Tract 1, consisting of approximately 18.08 acres as shown on
15 Exhibit "A".
16

17 **Section 2.** The Director of the Planning Department shall change the zoning map accordingly.
18

19 **Section 3.** This ordinance shall become effective within 10 days after the Director of the
20 Planning Department has received the written consent of the owners of the property within the area
21 described in Section 1 above to the special limitations contained herein. The rezone approval
22 contained herein shall automatically expire and be null and void if the written consent is not
23 received within 120 days after the date on which this ordinance is passed and approved. In the event
24 no special limitations are contained herein, this ordinance is effective immediately upon passage and
25 approval. The Director of the Planning Department shall change the zoning map accordingly.
26

27 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
28 _____ 2004.
29

30
31 _____
32 Chair
33

34 ATTEST:
35
36
37
38 _____
39 Municipal Clerk
40

41 (Case Number 2004-001)
42 (Tax ID 012-151-58)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004-

Title: Planning and Zoning Commission Recommendation of
Approval to rezone 18.08 acres from R-1 and R-2M to PLI-p
(park) for Gladys Wood Park Subdivision, Tract 1; generally
located north of Strawberry Road and west of Cranberry Street.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	
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 residentially zoned land from the available supply of residential classified land, but it will provide for additional park area. Property Appraisal notes that all of the property is municipally owned, exempt from taxes, and will have no substantial impact.

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 316-2004

Meeting Date: April 13, 2004

From: Mayor

Subject: AO 2004- 79 Planning and Zoning Commission
Recommendation of Approval to rezone 18.08
acres from R-1 and R-2M to PLI-p (park) for
Gladys Wood Park Subdivision, Tract 1;
generally located north of Strawberry Road and
west of Cranberry Street.

1 The Municipality of Anchorage petitioned to rezone approximately 18.08 acres from
2 R-1 (Single Family Residential District) and R-2M (Multiple Family Residential
3 District) to PLI-p (Public Lands and Institutions – dedicated to park land). The
4 Planning and Zoning Commission found PLI-p zoning met the standards for a zoning
5 map amendment as required by AMC 21.20.090, and is consistent with Anchorage
6 2020 Anchorage Bowl Comprehensive Plan.

7
8 Rezoning the property from R-1 and R-2M to PLI-p was a requirement of the
9 Preliminary Plat S-11091 conditions of approval to eliminate split lot zoning,
10 approved by the Platting Board on June 4, 2003. The subdivision creating Tact 1
11 was recorded January 22, 2004 as plat number 2004-4. The surrounding
12 neighborhood passed a "Park Improvement District" over 20 years ago to purchase
13 the lots fronting on Altoona Drive for dedication into the Gladys Wood Park.
14 Consistent with this initiative, the Municipality has acquired the vacant property.

15
16 The Commission voted unanimously to recommend approval to rezone the subject
17 property to PLI-p. The Administration supports PLI-p zoning for the subject
18 property.

19
20
21
22 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
23 Concur: Donald S. Alspach, Acting Director, Planning Department
24 Concur: Mary Jane Michaels, Executive Director, Office of Economic and
25 Community Development
26 Concur: Denis C. LeBlanc, Municipal Manager
27 Respectively Submitted: Mark Begich, Mayor

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-002

A RESOLUTION APPROVING A REZONING FROM R-1 (SINGLE FAMILY RESIDENTIAL) AND R-2M (MULTIPLE FAMILY RESIDENTIAL) TO PLI-p (PUBLIC LANDS AND INSTITUTIONS-PARK) FOR LOTS 36 THROUGH 57, BLOCK 2 AND BLOCK 5, SHADY BIRCH TERRACE SUBDIVISION ADDITION NO. 1 (PROPOSED TRACT 1, GLADYS WOOD PARK SUBDIVISION); GENERALLY LOCATED NORTH OF STRAWBERRY ROAD, WEST OF CRANBERRY.

(Case 2004-001; Tax I.D. No.012-151-36 through 57)

WHEREAS, a request has been received from the Municipality of Anchorage to rezone 18.02 acres of land from R-1 and R-2M to PLI-p for Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1 (proposed Tract 1, Gladys Wood Park Subdivision per S-11091), generally located north of Strawberry Road, west of Cranberry, and

WHEREAS, notices were published, posted and 200 public hearing notices were mailed and a public hearing was held on January 5, 2004.

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

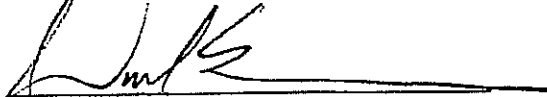
A. The Commission makes the following findings of fact:

1. The petition site consists of 18.02 acres. The Platting Board approved S-11091 June 4, 2003 to approve the creation of Gladys Wood Park Subdivision Tract 1 (a resubdivision of Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1) plus vacating a portion of Altoona Drive right-of-way. Rezoning the property from R-1 and R-2M to PLI-p is a requirement of the plat conditions of approval. It is Municipal policy to rezone municipally owned sites to the PLI District.
2. The Municipality has been acquiring the vacant property over a 20-year period between 1981 and 1999 when the neighborhood passed a "Park Improvement District" to provide for the purchase of land for park purposes of the private lots fronting on Altoona Drive, for dedication as the Gladys Wood Park. Gladys Wood Elementary School is located northeast of the petition site, hence the name of the park.
3. Public support for rezoning to PLI for park dedication has been favorable.
4. The entire site has long been ear-marked by the Municipality and the neighborhood as open space/park area. This is not proposed to change with the rezoning. The rezoning is intended to eliminate split-lot zoning and to thus clarify the intent of the area. This is viewed as a housekeeping matter.
5. Rezoning to PLI-p is consistent with the neighborhood voter approved "Park Improvement District" initiative, and Anchorage 2020 Bowl Plan, and Policy 45,

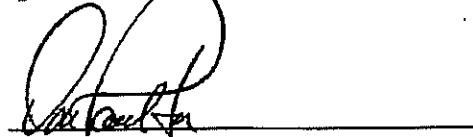
47, 84, and 85. This rezoning meets with the standards of the Comprehensive Plan and AMC 21.20.090.

- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of January, 2004.



Donald S. Alspach
Secretary



Don Poultan
Chair

(2004-001)
(012-151-36 through 57)

transportation facilities in order to access public transportation. She was aware of trails that are near the Chester Creek Greenbelt, but felt those posed hazards during winter months, particularly for children.

CHAIR POULTON supported the motion, noting that this facility would be managed by a well-established and fine organization.

AYE: T. Jones, G. Jones, Poulton, Simonian, Knepper, Pease
NAY: None

PASSED

2. 2004-001

Municipality of Anchorage. A request to rezone approximately 18.08 acres from R-2M (Multiple Family Residential) to PLI-p (Public Lands and Institutions-Parks). Shady Birch Terrace #1, Block 5 and Block 2, Lots 50 through 70. Located at 7546 Altoona Drive. AKA Gladys Wood Park.

Staff member AL BARRETT stated this item is primarily housekeeping in nature and involves a rezoning of property the city owns and has been in the process of acquiring over a number of years. He stated a total of 200 public hearing notices were mailed, no response was received from the community council, and 3 responses in support were received from the general public. The proposal is consistent with Anchorage 2020. He noted that the R-2M parcel on page 02 of the packet is shown in the Parks Plan as the existing Gladys Wood Park. The lots running east and west of that parcel are also shown in the Parks Plan as future park. The Municipality has been acquiring the other parcels that go around the curved border of the existing park in a north and south direction and acquisitions of those parcels are complete.

COMMISSIONER PEASE asked if this request includes the vacation of a road reservation. MR. BARRETT believed that was correct. COMMISSIONER PEASE asked the dimension of the road reservation, noting that it appears to be a cul-de-sac. MR. BARRETT indicated he would research this question. COMMISSIONER G. JONES did not believe this case included a vacation request and is strictly a rezoning action, but a street vacation is part of the overall project.

The public hearing was opened.

JAMES CRUM, resident at 2841 Copper Lane, stated he served on the Sand Lake Community Council as an officer for nine years. He expressed full support for this request. He displayed a plan of the Gladys Woods Park

Extension that was developed in 1986. He indicated that a park improvement district was formed to purchase property from a developer who was planning to develop it residentially. Lots were in dispute that has been resolved over the last 10 to 15 years. Those parcels are now in the ownership of the Municipality. He supported the consolidation of this land into a park and the vacation of Altoona Drive. There was discussion in 1986 of vacating that street and providing a driveway with parking.

GARY BELL, resident on property adjoining the proposed parkland, stated he would like to know what is meant by "institution" in the PLI, public lands and institutions, zone. MR. BARRETT read the definition of PLI from Title 21. MR. BELL asked how he could control what type of institution might be placed in his back yard. MR. BARRETT clarified that this rezoning would be for PLI-p, which allows only park uses.

The public hearing was closed.

COMMISSIONER PEASE asked if finding A on page 004 of the packet should raise Policy #14 that says "no regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan." The comment also states that this is not a commercial or industrial use. She did not think that this proposed rezoning appeared at face to be contrary to Policy #14, as the comments state. MR. BARRETT indicated he was not the author of this case and he could not clarify the intent of Ms. Autor in that statement.

COMMISSIONER T. JONES moved for approval of a rezoning from R-1 and R-2M to PLI-p.

COMMISSIONER KNEPPER seconded.

COMMISSIONER T. JONES supported her motion finding that this action is basically housekeeping in nature. She stated this would be an enhancement to the community and would provide certainty as to the future uses of this property. She noted that a platting action occurred in June 2003 addressing the vacation issues.

COMMISSIONER G. JONES supported the motion and noted that one of the Commission's findings should be that this rezoning would have a beneficial impact as this type of use enhances residential districts, rather than taking land out of a residential district.

AYE: T. Jones, G. Jones, Poulton, Simonian, Knepper, Pease
NAY: None

PASSED

PLANNING DEPARTMENT PLANNING STAFF ANALYSIS REZONING

DATE: January 5, 2004

CASE NO.: 2004-001

APPLICANT: Municipality of Anchorage

REPRESENTATIVE: Robert Lumpkin, ASCG, Inc.

REQUEST: A request to rezone approximately 18.02 acres from R-1(Single Family) and R-2M (Multiple Family Residential) to PLI-p.

LOCATION: Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1 (proposed Tract 1, Gladys Wood Park Subdivision); generally located north of Strawberry Road, west of Cranberry.

SITE ADDRESS: N/A

COMMUNITY COUNCIL: Sand Lake / Grid 2126

TAX NUMBER: 012-151-36 through 57

ATTACHMENTS:

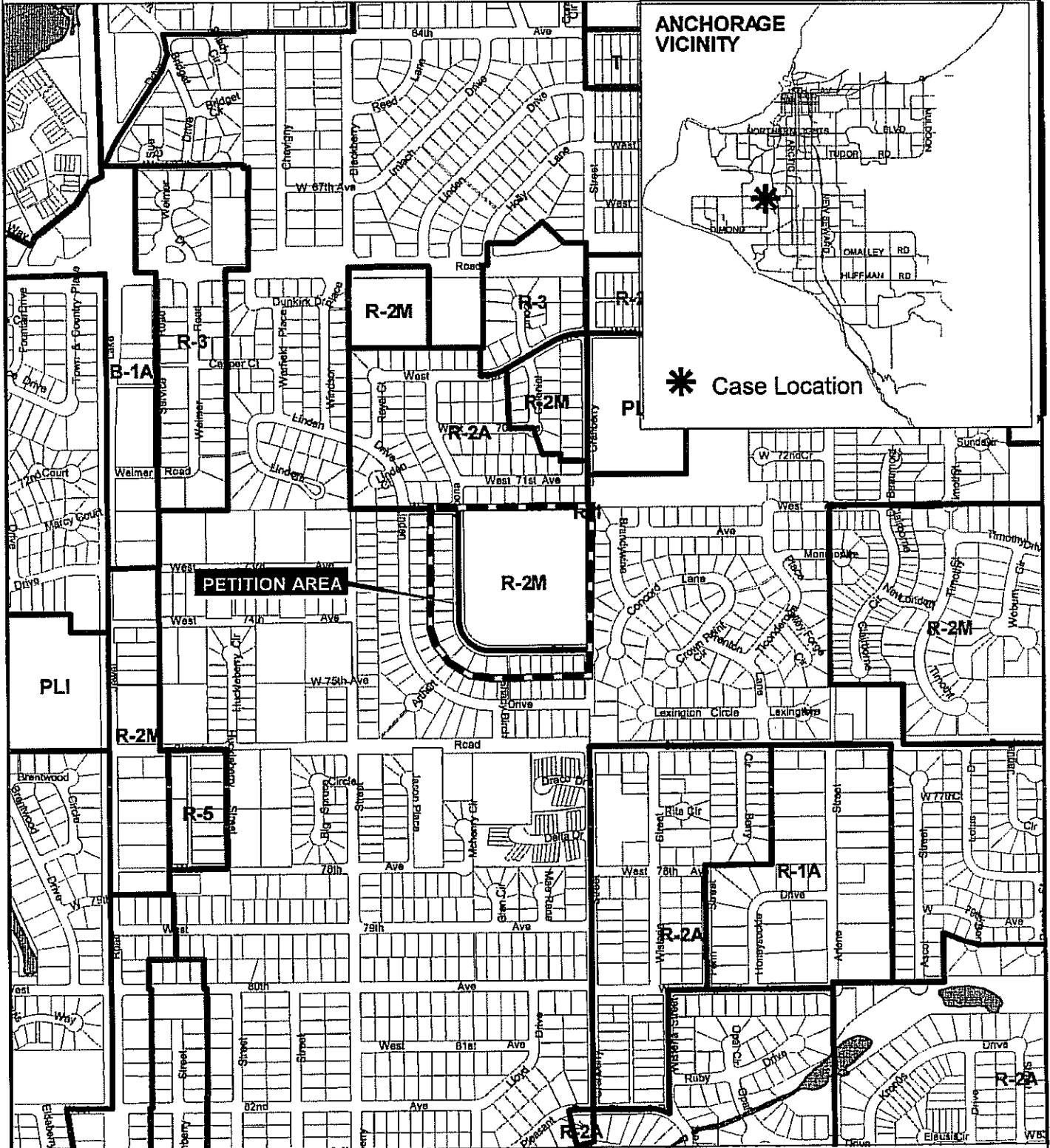
1. Zoning & Location Maps
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY: Approval.

SITE:

Acres: 18.02 Acres
Vegetation: Natural Vegetation
Zoning: R-1/R-2M
Topography: Varied
Existing Use: Open Space/Parkland

REZONING 2004-001



ANCHORAGE
VICINITY

✱ Case Location

Municipality of Anchorage
Planning Department



Date: DECEMBER 24, 2003

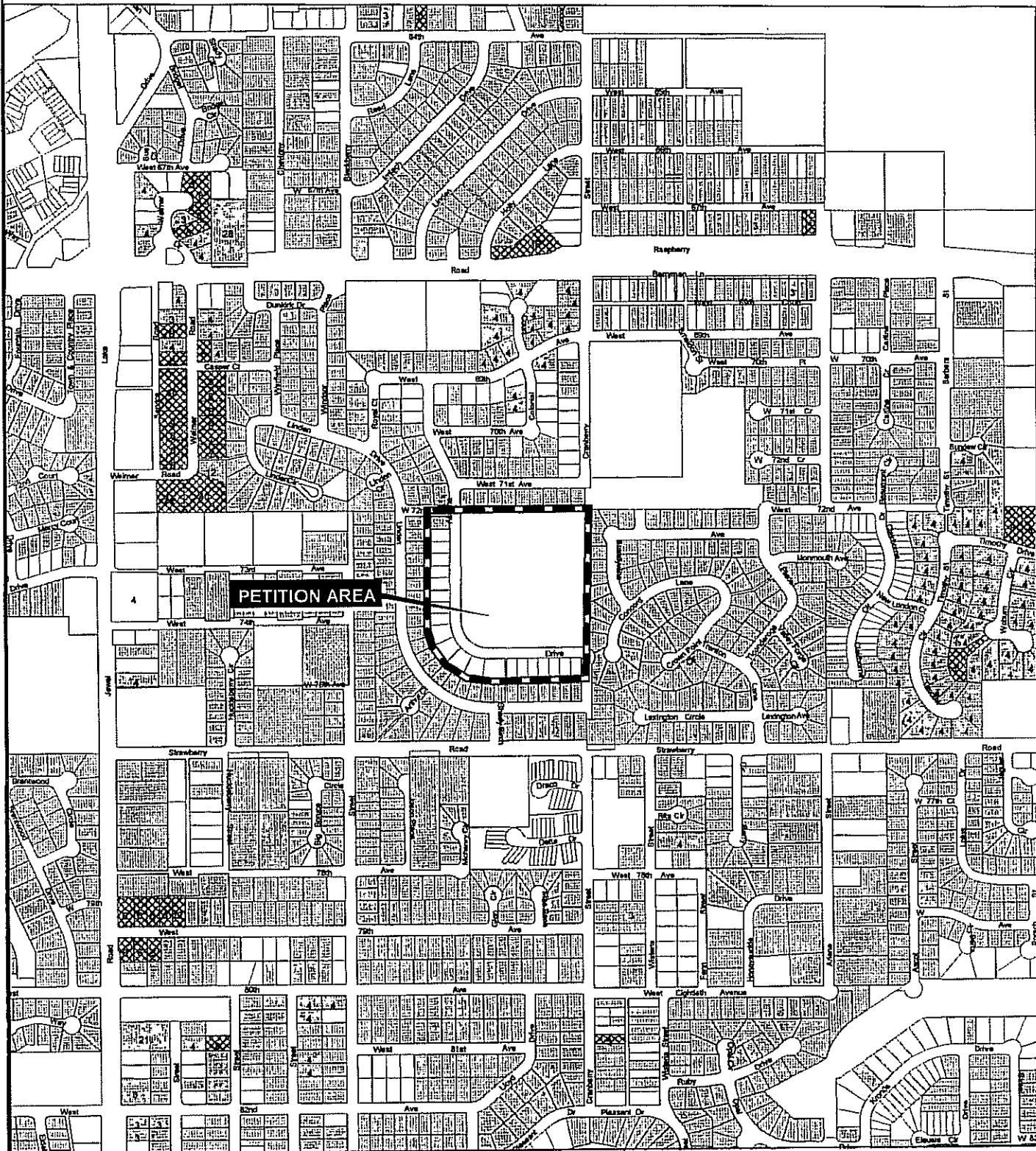
Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet






REZONING 2004-001



**Municipality of Anchorage
Planning Department**



Date: DECEMBER 24, 2003

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



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

REZONING 2004-001



Municipality of Anchorage
Planning Department



Date: DECEMBER 24, 2003



0 500 1000 Feet

Date of Aerial Photography: 1996

Soils: Class B Wetlands

COMPREHENSIVE PLAN:

Classification: 1982 Plan – Residential; Anchorage 2020 – West Anchorage
Planning Area
Density 3-6 DUA

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed PLI Zoning</u>	<u>Current Residential Zoning</u>
Height limitation:	Unrestricted/FAA	30 feet
Minimum lot size:	15,000 SF/100 feet	6,000 SF/50 feet
Lot coverage:	Unrestricted	30 % R-1/40% (R-2M)
Yards		
Front	25 feet or that of the abutting district if residential, whichever is greater	20 feet
Side & Rear	25 foot side and 30 foot rear, or that of the abutting district if residential, whichever is greater	5 foot side 10 foot rear
Landscaping		
Visual Enhancement	Visual Enhancement shall be planted along each lot line adjoining a right of way designated for collector or greater	n/a

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2A	R-1	R-1	R-2A, R-3R-1
Land Use:	Residential	Residential	Residential	Residential

SITE DESCRIPTION, HISTORY AND PROPOSAL:

This is a request by the property owner, the Municipality of Anchorage, to rezone the subject property from R-1 and R-2M to PLI-p. There are no proposed special limitations.

The Platting Board approved S-11091 June 4, 2003 to approve the creation of Gladys Wood Park Subdivision Tract 1 (a resubdivision of Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1) plus vacating a portion of Altoona Drive right-of-way. Rezoning the property from R-1 and R-2M to PLI-p is a requirement of the plat conditions of approval.

The Municipality has been acquiring the vacant property over a 20-year period between 1981 and 1999 when the neighborhood passed a "Park Improvement District" to provide for the purchase for park purposes of the private lots fronting on Altoona Drive, for the Gladys Wood Park. Gladys Wood Elementary School is located northeast of the petition site, hence the name of the park.

There are no development plans for Gladys Wood Park except for paving of a trail connection in the eastern portion of the park to provide pedestrian access to the elementary school to the northeast of the park. The use of the property will remain as a park.

COMMUNITY COMMENTS:

At the time this report was written, there were four returned public hearing notices (PHN) received out of 200 public hearing notices mailed out. Three were in favor, with one returned undeliverable. No response was received from the Sand Lake Community Council.

FINDINGS:

Map Amendments, and 21.05.080 Implementation – Anchorage Bowl Comprehensive Development Plan Maps

A. Conformance to the Comprehensive Plan.

Anchorage 2020, Anchorage Bowl Comprehensive Plan shows this site to be on the edge of the West Anchorage Planning Area. To date, there are no resources dedicated to develop this plan.

Policy 14 provides "no regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan." Although this proposal requests the loss of a parcel to residential use, which appears at face to be against Policy 14, this site is (1) not proposed to change the land use classification to either commercial or industrial, (2) is effectively lost to residential use through the 20+ year efforts by the

Municipality based on the neighborhood voter approved "Park Improvement District" initiative for the purpose of purchase and public dedication for park purposes.

This rezoning is consistent with (1) Policy 45, "connect local activity centers, such as neighborhood schools and community centers with parks sports fields, greenbelts, and trails, where feasible."; (2) Policy 47: "provide distinctive public landmarks and other public places in neighborhoods.; (3) Policy 84 "develop an acquisition strategy to secure sufficient and suitable public land for parks. . ."; (4) Policy 85 "municipal land acquired for or converted to long-term or permanent park or recreational uses shall be officially dedicated as parkland."

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 residential, park and airport, and are 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 as residential, and zoned R-2A to the north, R-1 to the east, south and west. This rezone is compatible with the surrounding uses, as it provides a park/open space area for the surrounding residential uses, while it provide for pedestrian trail connection to the neighboring elementary school.

Transportation/Drainage

Transportation Planning, Traffic Engineering and the State Department of Transportation and Public Facilities had no comment on this rezone request. The property does not adjoin any classified street.

Public Services and Facilities

Roads: See above.

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

Schools: There appears to be no change in the impact to the affected schools as a result of a change in zoning to PLI-p as the property has been and will remain undeveloped.

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.

There is no other significant amount of PLI and PLI-p zoned property in the immediate vicinity available for the purpose of a dedicated public park. However, this rezoning is necessary to designate this property to PLI to reflect the intent of use, and to eliminate split lot zoning on the tract.

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.

No development is planned for this site. This site is intended for open space/park area.

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 the effect of clarifying the intent of the area open space use on the zoning map. This site has for years been lost for residential development due to the nature of the Class B Wetlands and systematic purchase of surrounding land to assemble a neighborhood park.

DISCUSSION:

This entire tract has long been ear-marked by the Municipality and the neighborhood as open space/park area. This is not proposed to change. This rezoning proposal is intended to eliminate split-lot zoning and to thus clarify the intent of the area. In keeping with Municipal policy that municipally owned land is zoned PLI, this is a housekeeping matter.

RECOMMENDATION:

The Department finds that the requested rezoning from R-1 and R-2M to PLI-p meets with the standards of the Comprehensive Plan and AMC 21.20.090 rezoning standards and therefore recommends APPROVAL of the rezoning.

Reviewed by:



Donald S. Alspach
Acting Director

Prepared by:



for Mary Autor
Senior Planner

(Case 2003-072004-0013, Tax ID 012-151-36 through 57)

**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary Case No.: 2004-001

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PR		X	
Anchorage Police Department			
AWWU		X	
Code Enforcement	X		
Development Services			
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard		X	
ML&P			
On-Site Water & Wastewater		X	
Parks and Recreation	X		
Physical Planning		X	
Project Mgt & Engineering			
Right-of-Way		X	
School District			
Transit			
Treasury			
Traffic & Transportation Planning			

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

NOV 19 2003

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

DATE: November 18, 2003

TO: Jerry Weaver, Manager, Zoning and Platting Division

FROM: Brian Dean, Acting Zoning Code Compliance Manager

SUBJECT: Zoning Code Compliance Review Comments, Planning and Zoning Commission cases for the meeting of January 5, 2004

Zoning Code Compliance has reviewed the following cases and has comments as noted.

<u>Case #</u>	<u>Legal Description</u>	<u>Grid</u>	<u>Page</u>
2004-001	Shady Birch Terrace #1, Block 2, Lots 51-70 and Block 5	2126	1
2004-002	Thunderbird Terrace, Tract 4B	1435	4
2004-003	Gay, Tract B-1	1430	8
2004-004	Cook, Tract B	1731	13
2004-006	Ordinance (private equestrian facilities in R-6, R-8, and R-9)		17

Case #: 2004-001

Type: Rezone to PLI-p

Subdivision: Shady Birch Terrace #1, Block 2, Lots 51-70 and Block 5

Grid: 2126

Tax ID #: 012-151-37 through -57

Zoning: R-1 and R-2M

Petitioner: MOA

Note: See also the review for platting case S-11091, heard June 4, 2003.

Platting: 69-7, filed January 13, 1969

The property is subject to platting case S-11091, combining all the parcels into a single tract. As the existing parcels do not meet the PLI district requirements, it is necessary to finalize the plat before this rezone becomes effective.

Lot area and width: AMC 21.40.020.E: "Minimum lot requirements are as follows:

1. Lot width: 100 feet.
2. Lot area: 15,000 square feet."

The existing lots do not meet the minimum area and width requirements. The proposed tract meets the minimum area and width requirements.

Minimum lot dimensions: The existing lots and the proposed tract meet the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

OS&HP setbacks: The property does not adjoin any classified street.

Yard requirements: AMC 21.40.020.F: "Minimum yard requirements are as follows:

1. Front yard: A minimum of 25 feet or not less than the front yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum front yard requirement in the district abutting the front yard.
2. Side yard: A minimum of 25 feet or not less than the side yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum side yard requirement in the district abutting the side yard.
3. Rear yard: A minimum of 30 feet or not less than the rear yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum rear yard requirement in the district abutting the rear yard."

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."

The plat of record indicates the well house is in a conforming location with respect to the yard setbacks of the PLI district.

Lot coverage: AMC 21.40.020.G: "Maximum lot coverage is as follows: ...

<u>Lot Size (Acre)</u>	<u>Maximum Lot Coverage</u>
3. 5 acres – 25 acres	40%"

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

Clear vision area: Clear vision areas do not apply to this property.

Legal nonconformities: None have been established with Zoning Code Compliance.

Enforcement actions: No land use cases are listed in CETS.

Use determination: Property tax records indicate a 434 square foot storage shed (presumably the well house) built in 1969.

Building height: The property is within the 300 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 will be addressed during the building permit process when the property is developed.

Landscaping requirements: Landscaping requirements per AMC 21.40 and 21.45.080 will be addressed during the building permit process when the property is developed.

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"

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 53 shows the property as affected by class B wetlands. A permit from the Army Corps of Engineers is required for work on the property.

Seismic hazard: The property is not within an area of high ground failure susceptibility.

Storm drainage: AMC 21.45.230: "Prior to the issuance of a building or land use permit, the applicant shall provide a site drainage plan for the area affected by the application, including an appropriate drainage outfall for surface water and roof drainage. The drainage plan shall also indicate effects if any, on adjacent properties."

Recommendations: If approval of this case is granted, Zoning Code Compliance recommends the following:

1. The property is subject to platting case S-11091, combining all the parcels into a single tract. As the existing parcels do not meet the PLI district requirements, it is necessary to finalize the plat before this rezone becomes effective.
2. Map 53 shows the property as affected by class B wetlands. A permit from the Army Corps of Engineers is required for work on the property.

(Reviewer: Don Dolenc)

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

DEC 23 2003
MUNICIPALITY OF ANCHORAGE

DATE: December 16, 2003
TO: Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department
THRU: *CB* Carolyn Bloom, Acting Manager
FROM: *TK* Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Reviews

Parks and Recreation has the following comments:

CASE NO. **CASE**

2003-108 **Rezoning approx. 1.31 acres from R-1A single-family residential to R-2M multifamily residential to I-1 (revised) (210-230 Klatt Rd.).**

The *Areawide Trails Plan* shows a multi-use paved trail along adjoining Klatt Road. The subject property is opposite Mesa Verde Park across Klatt Rd. With respect to potential development of the subject property, Parks and Recreation would concur with efforts to preserve vegetation and/or provide appropriate perimeter and other landscaping to maintain and enhance the visual character of the site, in particular with respect to adjoining trails. In addition, Parks and Recreation recommends that consideration be given to providing useable open space within the development primarily for the benefit of prospective residents. Parks and Recreation would anticipate an increase, at least localized, in the demand for park, open space, and recreation facilities as a result of the proposed development.

2004-001

Rezoning approx. 12.10 acres from R-2M multifamily residential to PLI-p Public Lands and Institutions—Park (Gladys Wood Park).

Parks and Recreation supports this proposed rezoning.

2004-002

Zoning conditional use for an off-street parking lot of more than 50 spaces (Bragaw Street opposite Reka Dr.).

The *Areawide Trails Plan* shows a multi-use paved trail along adjoining Bragaw St. Parks and Recreation concurs with proposed or otherwise required landscaping to enhance the visual character of the development and neighborhood, in particular with respect to the adjoining trail.

2004-003

Zoning conditional use for a quasi-institutional use (Salvation Army McKinnell House Family Facility (housing and offices), vicinity 1701 A St./1695 C St.).

The subject site adjoins a portion of Chester Creek Greenbelt opposite Mulcahy Park/Smith Memorial Park. The *Areawide Trails Plan* shows multi-use paved trails and planned bicycle routes along the east and west boundaries of the subject site (adjoining A and C Streets).

Pierce, Eileen A

From: Staff, Alton R.
Sent: Friday, December 12, 2003 9:31 AM
To: Ayres, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Cases

RECEIVED
DEC 12 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Case No. 2004-003 People Mover has route #2 and 75 bus service on A Street to downtown and on C Street for outbound trips. Residents of the new complex will have to cross A Street or C Street to reach their bus stops.

Public Transportation has no comment on the following cases:

2003-108
2004-001, 002, 004, 006, 009, 010, 022 & 023

Thank you for the opportunity to review.

Alton Staff
Operations Supervisor
People Mover
907-343-8230

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

M E M O R A N D U M

RECEIVED
NOV 24 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: November 24, 2003

TO: Zoning and Platting Division, OPDPW

FROM: Hallie Stewart, Engineering Technician

SUBJECT: Planning & Zoning Commission Hearing Date of January 5, 2004
AGENCY COMMENTS DUE December 8, 2003

AWWU has reviewed the case material and has the following comments.

04-001 Shady Birch Terrace #1, Block 5, Lots 51 through 70 (rezone) Grid 2126

1. AWWU water mains are located within the West 72nd Avenue right-of-way and another crosses Altoona Drive between Lots 83 and 84. A main extension agreement is required to extend the existing main and provide services to all referenced lots.
2. An AWWU sanitary sewer main is located within the West 72nd Avenue right-of-way and another extends south within the Altoona Drive right-of-way to Lot 53. A main extension agreement is required to extend the existing main to provide services to all referenced lots.
3. AWWU has no objection to the proposed rezone.

04-002 Thunderbird Terrace, Tract 4B (conditional use) Grid 1435

1. AWWU water main is located within the Bragaw Street right-of-way and a sanitary sewer main is located within the alley west of the referenced tract.
2. AWWU has no objection to the proposed conditional use for an off street parking lot.

04-003 Gay, Tract B-1 (conditional use) Grid 1430

1. AWWU water and sanitary sewer mains are available to the referenced tract.
2. AWWU has no objection to the proposed conditional use for quasi-institutional use.

04-004 Cook, Tract B (rezone) Grid 1731

1. AWWU water and sanitary sewer mains are available to the referenced tract.
2. AWWU has no objection to the proposed rezone.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at



Municipality of Anchorage
Development Services Department
Building Safety Division



MEMORANDUM

DATE: December 8, 2003

TO: Jerry Weaver, Jr., Platting Officer, CPD

FROM: *JCC* James Cross, PE, Program Manager, On-Site Water and Wastewater

SUBJECT: Comments on Cases due December 8, 2003

DEC 08 2003

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

- 2003 - 108 A request for rezoning to R-2M Multiple-family residential district.
- No objections.
- 2004 - 001 A request for rezoning to PLI Public Lands and Institutions.
- No objections.
- 2004 - 002 A zoning conditional use for an off street parking lot more that 50 spaces.
- No objections.
- 2004 - 003 A zoning conditional use for a quasi-institutional use.
- No objections.
- 2004 - 004 A request for rezoning to B-3SL general business district with special limitations.
- No objections.
- 2004 - 006 An Ordinance amending Title 21 for equestrian facilities as a CUP.
- No objections.

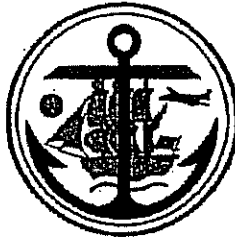
2004-001 Rezoning to PLI-p Public Lands & Institutions (p=park)
Staff has no objection to this rezone.

2004-002 Zoning conditional use for an off street parking lot more than 50 spaces
While the application states that "the general area for this proposed parking lot has suffered from inadequate parking space" and "uses along Bragaw Street are commercial and actually require more parking than is currently available", it offers no data to back up this claim. It is also unclear whether this will be a public parking lot, or restricted to certain users.

The lot is intended to "provide convenient parking for adjacent businesses" to the north, south, and east, but it offers only one pedestrian exit route from the parking lot, which is in the vehicle entry drive. The lot should have pedestrian paths to adjacent properties in the middle of the northern and southern lot boundaries, as well as a sidewalk along the side of the entrance drive, and another pedestrian path on the northern part eastern boundary. The handicapped accessible spaces should have direct access to the sidewalk along Bragaw Street so that users of those spaces don't need to go in to the driving lane of the parking lot in order to exit the lot. The split rail fences that are proposed for the center of each parking island should have at least one break in each of them for ease of pedestrian circulation.

The application states that "lighting for the parking lot will comply with current standards including direction of illumination and hours of operation". The only applicable current standard is from 21.45.080 which states "All parking areas in nonresidential use districts and parking areas which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public streets and to residents of adjoining property." In order to ensure that the parking lot lighting will not negatively impact the residences that abut this property on the west side, all lighting fixtures should be metal halide, full cut-off fixtures, and the lights should be turned off by 9pm every night.

Municipality of Anchorage



P.O. Box 196650
Anchorage, Alaska 99519-6650
Telephone: (907) 343-8277
Fax: (907) 343-8280
<http://www.muni.org>

Mark Begich, Mayor

STREET AND PARK MAINTENANCE DIVISION

DATE: December 4, 2003
TO: Community Planning and Development
THRU: Dan Southard, Streets & Parks M&O Manager
FROM: Cory L. Maddux, Control Center Supervisor
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of January 5, 2004.

RECEIVED
DEC 09 2003
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Street & Park Maintenance and Operations has reviewed the following case(s) due 12/08/2003.

**03-108 Norton Park, Lot 15, grid 2730
(Rezone Request)**

Street & Park Maintenance and Operations has no comments about the rezone at this time, but would comment on the drainage and development if rezoning is approved.

Review time 15 minutes.

**04-001 Shady Birch Terrace addition #1, Block 2 & 5, Lots 51 thru 70, grid 2126
(Rezone Request)**

Street & Park Maintenance and Operations has no comments at this time.

Review time 15 minutes.

**04-002 Thunderbird Terrace, Tract 4B, grid 1435
(Conditional use Request)**

Street & Park Maintenance and Operations has no comments at this time, but would comment on drainage and development if conditional use is approved.

Review time 15 minutes.

**04-003 Gay, tract B-1, grid 1430
(Rezone Request)**

Street & Park Maintenance and Operations has no comments at this time.

Review time 15 minutes.

**04-004 Cook, tract B, grid 1731
(Rezone Request)**

Street & Park Maintenance and Operations has no comments at this time.

Review time 15 minutes.



MUNICIPALITY OF ANCHORAGE

Office of Planning, Development, and Public Works
Development Services Department



MEMORANDUM

DATE: November 26, 2003
TO: Community Planning and Development
THRU: Jack L. Frost, Jr., Right of Way Supervisor *J*
FROM: Lynn McGee, Senior Plan Reviewer *L*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of January 5, 2004.

RECEIVED

NOV 25 2003

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Right of Way has reviewed the following case(s) due December 8, 2003.

- 03-108 Norton Park, North 190' of Lot 15, grid 2730**
(Rezone Request)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-001 Shady Birch Terrace #1, Block 2, Lots 51-70, and Block 5, grid 2126**
(Rezone to PLI, Gladys Wood Park)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 03-002 Thunderbird Terrace, Tract 4B, rid 1435**
(Conditional Use Request, Off Site Parking)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 04-003 Gay, Tract B-1, grid 1430**
(Conditional Use Request, Institutional Use)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 03-004 Cook, Tract B, grid 1731**
(Rezone Request)
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 03-006 Ordinance Amendment**
(Conditional Use, Equestrian Facilities)
Right of Way Division has no comments at this time.
Review time 15 minutes.



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 11-24-03

Case: 2004-001

Flood Hazard Zone: C

Map Number: 0240

NOV 24 2003

- ☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.
- ☐ AMC 21.15.020 requires that the following note be placed on the plat:

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

- ☐ A Flood Hazard permit is required for any construction in the floodplain.
- ☒ I have no comments on this case.

Reviewer: Jack Puff

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

November 18, 2003

RE: MOA Zoning Comments

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

Dear Mr. Weaver:

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

2003-108 Norton Park Subdivision Lt 15 N. 190'/Rezone to R-2M revised
2003-168 Third Addition Blk 3D Lot 6/1100 E. 10th Ave. Variance
2003-173 Fischer Subdivision 5200 E. 100th & 10161 Klingeler St/Rezone to R-6
2003-176 Northwood Dr. Upgrade/Site Plan Review
2003-178 Mile Hi #1 Blk 8 Lot 6/22051 Upper Canyon Dr. Variance
2003-179 Hollowbrook #1 Blk 6 Lot 9C/7440 Nathan Dr. Variance-encroachment
2003-180 Tudor Centre Blk 1 Lot 1A & 3B2 Variance: Parking
2004-001 Shady Birch Terrace Subdivision Addition No 1/Rezone: to PLI-p
2004-002 Thunderbird Terrace Subdivision Tract 4B/Conditional Use: off street parking
2004-003 Gay Subdivision Tract B-1/Zoning: quasi-institutional use
2004-004 Cook Subdivision Tract B/Rezone: to B-3SL
2004-006 Ordinance: Amending Title 21 equestrian facilities as a CUP
2004-009 Robert Pippel St 2DTN/11401 Old Glenn Hwy SP # 3/Conditional Use
2004-010 Original Blk 17 Lot 7A/Woodshed Lounge/535 W 3rd Ave/Conditional Use

Comments:

2003-174 Briarcliff Subdivision Tract A/Rezone to I-1

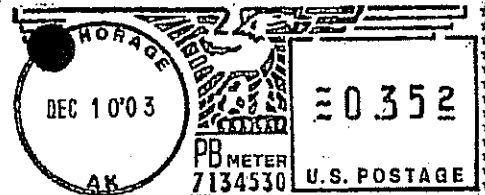
The applicant should be made aware that access to the Old Seward Highway requires ADOT&PF approval and a current valid driveway permit. The applicant may also be required to do a Traffic Impact Analysis depending on the development. The applicant may contact Paula Brault, Right of Way Agent at 269-0696 for an application and assistance.

2003-175 Lot K-1A Madigan Place 8601 Old Seward Hwy/Site Plan Review

The signal at the Old Seward Highway and 88th Ave. is split phase due to deficient lane configuration on mall approaches. ADOT&PF is interested in working with properties to the

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

PRESORTED
FIRST CLASS



FIRST CLASS MAIL

RECEIVED

012-145-43-000
ROBERDS JOHNNIE D &
SHARON A
3300 W.70TH PL
ANCHORAGE, AK 99502

DEC 19 2003

MUNICIPALITY OF ANCHORAGE
COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING Monday, January 06, 2004

Planning Dept Case Number: 2004-001

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

CASE: 2004-001
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to PLI-p Public Lands & Institutions (p=park)
TOTAL AREA: 12.10 acres
SITE ADDRESS: 7546 ALTOONA DRIVE
CURRENT ZONE: R-2M Multiple-family residential district
COM COUNCIL(S): 1—Sand Lake

LEGAL/DETAILS: A request to rezone approximately 12.10 acres from R-2M (Multiple Family Residential) to PLI-p (Public Lands and Institutions-Parks). Shady Birch Terrace #1, Block 5. Located at 7546 Altoona Drive. AKA Gladys Wood Park.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, January 05, 2004 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 the 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 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: _____

Address: _____

Legal Description: _____

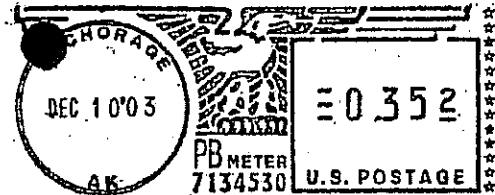
Comments: the area needs to be a park. It is a great

area to walk through for both man and moose.

the impact of "bird houses" and other multiple
housing on this quiet neighborhood would be drastic
road and school wise.

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

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FIRST CLASS



FIRST CLASS MAIL

012-145-79-000
VARLAMOS DONALD C & MARGARET T
3140 W 71ST AVE
ANCHORAGE, AK 99502

RECEIVED

DEC 1 8 2003

MUNICIPALITY OF ANCHORAGE
GENERAL PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING Monday, January 05, 2004

Planning Dept Case Number: 2004-001

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

CASE: 2004-001
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to PLI-p Public Lands & Institutions (p=park)
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CURRENT ZONE: R-2M Multiple-family residential district
COM COUNCIL(S): 1--Sand Lake

LEGAL/DETAILS: A request to rezone approximately 12.10 acres from R-2M (Multiple Family Residential) to PLI-p (Public Lands and Institutions-Parks). Shady Birch Terrace #1, Block 5. Located at 7546 Altoona Drive. AKA Gladys Wood Park.

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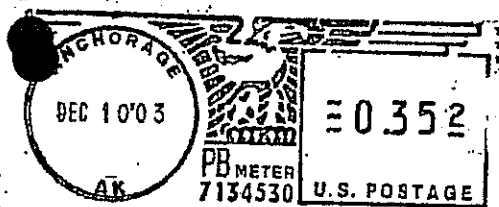
The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission at which you are invited to attend and present testimony, if you so desire.

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 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: Margaret Varlamos
Address: 3140 W 71 Ave, Anch AK 99502
Legal Description:
Comments: We support rezoning the above to PLI-p.

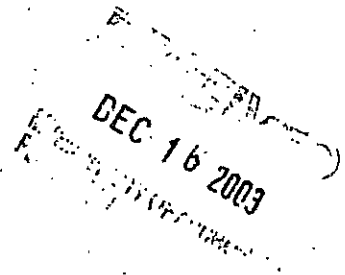
Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7943

PRESORTED
FIRST CLASS



FIRST CLASS MAIL

012-145-20-000
SMITH JOHN W & MINNIE A
7000 ALTOONA DR
ANCHORAGE, AK 99502



99502K3027 C014

NOTICE OF PUBLIC HEARING - -

Monday, January 05, 2004

Planning Dept Case Number: 2004-001

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

CASE: 2004-001
PETITIONER: Municipality of Anchorage
REQUEST: Rezoning to PLI-p Public Lands & Institutions (p=park)
TOTAL AREA: 12.10 acres
SITE ADDRESS: 7546 ALTOONA DRIVE
CURRENT ZONE: R-2M Multiple-family residential district
COM COUNCIL(S): 1—Sand Lake

LEGAL/DETAILS: A request to rezone approximately 12.10 acres from R-2M (Multiple Family Residential) to PLI-p (Public Lands and Institutions-Parks). Shady Birch Terrace #1, Block 5. Located at 7546 Altoona Drive. AKA Gladys Wood Park.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, January 05, 2004 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 343-7943; FAX 343-7927. Case Information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: John W & Minnie A Smith
Address: 7000 Altoona Dr Anchorage, AK 99502
Legal Description: 012-145-20-000
Comments:

We wholeheartly support the rezoning proposal.

3

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>AC</u>
Verify Own:	<u>AC</u>
Poster and Affidavit:	<u>AC</u>
Fee \$	<u>1,500</u>
Tentative	
Hearing Date	<u>1,5,04</u>

Case Number: 2004-001

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.

Glady's Wood Park

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

1. Petitioning for:

ZONE CHANGE TO PLI-p

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

LOT 5 S1-70 BLOCK 2 & BLOCK 5 SHADY BIRCH TERRACE

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

7546 ALTOONA DRIVE

4. Petitioner's Name (Last - First)

MUNICIPALITY OF ANCHORAGE

Address:

PO Box 196650

City:

Anchorage

State:

AK

Day Phone

Number:

343-8116

Zip:

99519

5. Petitioner's representative

ASC G INC

Address:

3900 C Street

State:

AK

City:

Anchorage

Zip:

AK

Day Phone

Number:

339-5377

Zip:

99503

6. Current Zoning:

R1 & R2M

7. Petition Acreage:

18.08

8. Grid Number:

2126

9. Principal Tax Number:

01215157

10. No. of Tax Parcels:

21

11. Community Council:

SAND LAKE

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: 10-14-03

Signature:

Robert Lumpkin (ROBERT LUMPKIN)

*Agents must provide written proof or authorization

C. Please check or fill in the following

1. Comprehensive Plan – Land Use Classification

- ☐ Alpine/Slope Affected
☐ Commercial
☐ Commercial/Industrial
☐ Industrial

- ☐ Marginal Land
☒ Parks/Open Space
☐ Public Lands Institutions

- ☒ Residential
☐ Special Study
☐ Transportation Related

2. Comprehensive Plan Residential Land Use Intensity

- ☐ Dwelling units per acre ☐ Alpine/Slope Affected

- ☐ Special Study

3. Environmental Factors (if any):

- ☐ a. Wetlands
☐ Development
☒ Conservation
☐ Preservation

- ☐ b. Avalanche
☐ c. Floodplain
☐ d. Seismic Zone (Harding/Larson)

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 checked="" type="checkbox"/> Subdivision action | Case Number | <u>S-11091</u> |
| <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)

Lots 51 through 70 Block 2 and Block 5,
Shady Birch Terrace Subdivision, Addition No. 1



Municipality of Anchorage
Department of Community Planning and 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 such 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.

Existing open space

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:

N/A 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:

N/A 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.

N/A

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.

It will not impact density

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.

House keeping rezoning per Title 21 Code for Municipal land needing to be zoned PL1-p

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 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;

No impact

b. Transportation;

No impact

c. Public Services and Facilities;

No impact

d. Land Use Patterns;

No impact

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?

Municipal open space required to be PL1

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?

Site to remain is open space - No development

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?

No use change





Municipality of Anchorage
Office of Planning, Development, & Public Works
Project Management & Engineering Department



MEMORANDUM

DATE: February 5, 2003
TO: William Cohen, P.L.S., Survey Manager, ASCG, Inc.
FROM: Thomas W. Knox, P.L.S., Municipal Surveyor
SUBJECT: West Side Parks #01-42, Gladys Wood Park Plat

NOTICE TO PROCEED

We have received your proposal to perform the survey services requested and agree with the proposed cost not to exceed \$17,809.00 to complete the work. Therefore, ASCG, Inc. is authorized to begin work on the referenced platting project as of the date of this notification. We anticipate the plat to be completed and filed August 1st, 2003. Please note that you are not authorized to exceed the proposed cost amount without first obtaining approval to do so.

If you have any question concerning this notice or the project, please call me at 343-8116.

cc: Howard C. Holtan, P.E., L.S., Municipal Engineer
Kurt Hermes, Administrative Support Supervisor
David Gardner, Project Administrator

FAXED
2/5/03

POSTING

AFFIDAVIT



AFFIDAVIT OF POSTING

CASE NUMBER: 2004-001

I, Robert Lumpkin 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 Gladys Wood Park. The notice was posted on October 21, 2003 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 21st day of October, 2003

Robert Lumpkin
Signature

LEGAL DESCRIPTION

Tract or Lot _____

Block _____

Subdivision Gladys Wood Park Subd.

Rezone

5

HISTORICAL INFORMATION

Lumpkin, Rob

From: Knox, Tom W. [KnoxTW@ci.anchorage.ak.us]
Sent: Monday, April 07, 2003 9:11 AM
To: Lumpkin, Rob
Subject: FW: Westside Parks 01-42/ Altoona Drive ROW Vacation

Rob,
Here's a copy for your files.
TWK

> -----Original Message-----
> From: Gardner, David H.
> Sent: Friday, April 04, 2003 5:34 PM
> To: Weaver, Cora D.
> Cc: Knox, Tom W.; Hansen, Jerry W.; Rentz, Ralph R.; Korosel, Tom J.
> Subject: Westside Parks 01-42/ Altoona Drive ROW Vacation
>
> Cora,
>
> Tom asked me to get you some background information on the proposed
> Altoona Drive ROW vacation.
>
> This vacation is the last step in a process that began in the 1980's,
> when the Gladys Wood area neighborhood passed a 'Park Improvement
> District', to provide for the purchase for park purposes of the
> private lots fronting on Altoona Drive. The acquisition of these
> private lots has finally been completed, and the Parks & Recreation
> Division would now like this property to be formally added to Gladys
> Wood Park. At this time, the 20 Municipally owned vacant lots, and
> the undeveloped Altoona Drive ROW (between Cranberry Street and West
> 72nd Avenue), are proposed to be vacated and replatted into a single
> unified Gladys Wood Park Tract. All the land involved is publicly
> owned park land and no change in land use is proposed or anticipated.
>
> Let me know if you have questions.
>
> Dave Gardner x8127

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
PLATTING

DATE: June 4, 2003

CASE: S-11091 GLADYS WOOD PARK SUBDIVISION, TRACT 1
 Subdivision of 20 lots and one (1) block into one (1) tract
 with vacation of right-of-way, walkway easement and well
 radius

SITE: 18.11 acres

LAND USE: Undeveloped residential lots and municipal park

SOILS: Impacted by Class B wetlands

TOPO:

VEGETATION: Birch, spruce and undergrowth

ZONING: R-2M (Multiple-Family Residential District) and
 R-1 (Single-Family Residential District)

COMPREHENSIVE PLAN

Classification: per the 1982 Anchorage Bowl Comprehensive
 Development Plan
 per Anchorage 2020
 Intensity: D.U.A.

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	R-2A	R-1	R-1	R-1
Land Use:	Residential	Residential	Residential	Residential

FINDINGS

1. Utility easements have been requested.
2. Municipal Development Services Department comments:
 - a. Project Management and Engineering: None received as of this writing.

- b. Floodplain has no comment.
 - c. Zoning Code Compliance:
 - 1) Resolve with AWWU the need to carry over notes 1-3 from underlying plat 69-7 regarding the well site.
 - 2) Resolve the need to rezone the parcel to PLI-p. Such a rezone would assure the public that this tract will be used as a park and not disposed of for redevelopment (as, for example, a site condo.) It would also eliminate the split-lot zoning this plat creates.
 - 3) Map 53 shows the property as affected by class B wetlands. Show the wetlands boundary on the plat. Provide a plat note indicating that a permit from the Army Corps of Engineers is required for work on the property.
 - d. Right-of-Way:
 - 1) Provide 20' Drainage Easement along the center of the storm drain line on the northern property line or widen the 30' Sewer Easement an additional 10' to the south and rename to 40' Sewer and Drainage Easement.
 - 2) Resolve need for Electric Easement and Anchor Easement for the power line in the southwest corner of the parcel.
 - e. Addressing: Street names: Arthur Ct misspelled. Vicinity map: "Blvd" missing from Arctic Blvd label. Vicinity map: "Hwy" missing from Old Seward Hwy label. "Dr" missing from Minnesota Dr label.
- 3. Municipal Traffic Department: Dedicate West half of Cranberry cul de sac.
 - 4. Alaska Department of Transportation (ADOT) has no comment.
 - 5. Anchorage Water and Wastewater Utility (AWWU) states that AWWU water and sanitary sewer mains are currently located within the proposed tract. Easements are not shown to protect the on-property mains. Petitioner must follow AWWU procedure of submitting a written request to AWWU giving details such as length and type of pipes, what the future use will be, justification and reasoning for privatizing, and a

drawing showing the existing mains, easements and right-of-way. Contact me for more details on procedure.

6. On-Site Water and Wastewater Services has no comment.
7. Parks and Recreation Division supports this action.
8. Municipal Trails Coordinator
9. Comprehensive Planning has no comment.
10. Environmental Services Division, DHHS
11. Public Transportation has no comment.
12. Sand Lake Community Council: No comments received as of this writing.
13. Public Comment: No comments received as of this writing.

PROPERTY HISTORY

1/13/69	Plat 69-7	Final plat recorded for Shady Birch Terrace Subdivision Addition No. 1, Block 2, Lots 46-70 and Block 5 located in the SE ¼ SW ¼ Section 2, T12N, R4W, S.M. Alaska
---------	-----------	--

COMMENTS

This plat is reversion to acreage of Lots 51-70, Block 1 and Block 5, Shady Birch Subdivision. The application includes a request to vacate a portion of Altoona Drive right-of-way. A community well is located on Block 5 with a platted 400' x 400' well site easement. Vacation of this well site easement is requested also. A portion of a dedicated walkway between Lots 63 and 64 is part of the vacation request.

The site is located south of West 71st Avenue at the southeast corner of the Altoona Drive-West 72nd Avenue intersection. Vehicular access to the park is from Altoona Drive. Pedestrian access to the park from Linden Drive is provided from Linden Drive via a dedicated walkway easement between Lots 30 and 31, Block 22 of Shady Birch Subdivision.

The property is owned by the Municipality having been acquired over a 20-year period between 1981 and 1999 for Gladys Wood Park. The combined acreage

of the site is slightly over 18 acres. The property was platted in 1969 but has never been developed for residential uses. The portion of Altoona Drive within the plat boundary is not constructed.

The petition site is governed by two zoning districts: R-2M (Multiple-Family Residential District) and R-1 (Single-Family Residential District). The R-1 zoned property to the east, west and south is developed with single-family residential uses. The R-2A zoned property immediately north of the park is developed predominately with single-family residential. Four-unit dwellings are located further north adjacent to Raspberry Road. Gladys Wood Elementary School is located northeast of the petition site.

AWWU water and sanitary sewer mains are currently located within the proposed tract. Easements are not shown to protect the on-property mains. Petitioner must follow AWWU procedure of submitting a written request to AWWU giving details such as length and type of pipes, what the future use will be, justification and reasoning for privatizing, and a drawing showing the existing mains, easements and right-of-way.

Public water and sanitary sewer is available to the surrounding property. AWWU water mainline is located within Linden Drive and West 72nd Avenue extending north from 72nd Avenue along both Linden and Altoona Drives. A mainline extends north from Linden Drive to Block 5 along the west boundaries of Lots 31 and 63 that abut the south boundary of Gladys Wood Park. AWWU sewer mains are located within Linden Drive and West 72nd extending north along the Linden and Altoona Drives. The sewer main extends approximately 350 feet south from 72nd Avenue within the undeveloped portion of Altoona Drive.

A sewer covenant was placed on Plat 69-7 that required all building units be connected to public sewer facilities within one year after such facilities become available within 200 feet of the nearest lot line except for the existing well house located on Block 5.

Plat Note 1 established a 100-foot protective radius around the well located on Block 5 that prohibited a sewer or sewer disposal system of any type. Plat Note 2 established a 200-foot protective radius in which on cast iron sewer pipe with lead caulked joints were allowed. Note 3 stated that these restrictions are applicable only as long as the well is used for a primary water source.

Water and sanitary sewer is available to the surrounding properties. The applicant needs to demonstrate that the well has been either decommissioned or is no longer used as a primary water source. As this well served as a

community water source, the Alaska Department of Environmental Conservation (ADEC) would have jurisdiction over this well.

There are no development plans for Gladys Wood Park except for paving of a trail connection in the eastern portion of the park to provide pedestrian access to the elementary school to the northwest of the park.

Vacation

The vacation request has been reviewed in conformance with Municipal Vacation Policy and ordinance that states:

21.15.130 Approval of vacations.

Authority. The platting authority shall consider the merits of each vacation request, and in all cases the platting authority shall deem the area being vacated to be of value to the municipality unless proven otherwise. The burden of proof shall lie entirely with the petitioner

The portion of Altoona Drive that is the subject of the vacation request has not been constructed. The right-of-way will be incorporated into Gladys Wood Park. Vacation of the right-of-way will not adversely impact traffic circulation. Access to surrounding property is provided by alternated dedicated and constructed rights-of-way. The right-of-way is excess to the Municipal need for right-of-way. The request to vacate a portion of the unimproved Altoona Drive right-of-way appears to meet the Municipal Vacation Policy and ordinance. The Department recommends approval of the partial vacation of Altoona Drive.

The portion of the dedicated 10-foot wide dedicated walkway that is the subject of this vacation will be incorporated into the Gladys Wood Park. The remaining 10' x 120' portion of the walkway of the dedicated walkway between Lots 30 and 31, Block 2 will continue to provide pedestrian access from Linden Drive to the new boundary of Gladys Wood Park. The Department recommends approval of the partial vacation of the 10' walkway.

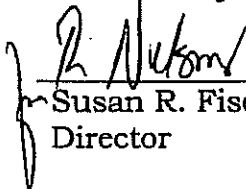
The Department has no objection to vacating the 400-foot well reserve site subject to demonstrating that the well no longer provides the primary water source for the surrounding community and/or that the well has been decommissioned in accordance with ADEC requirements.

DEPARTMENT RECOMMENDATION

- A. Approval of the request to vacate a $\pm 120'$ x $10'$ dedicated walkway abutting Lots 63 and 64, Block 2, Shady Birch Terrace Subdivision Addition No. 1, subject to filing a suitable replat within 18 months.
- B. Approval of the request to vacate Altoona Drive abutting Lots 51-71 and Block 5, Shady Birch Terrace Subdivision, Addition No. 1, subject to filing a suitable replat within 18 months.
- C. Approval of the request to vacate a 400 foot well site easement on Block 5, Shady Birch Terrace, Addition No. 1 subject to filing a suitable replat within 18 months.
- D. Approval of the plat for 18 months subject to:
 - 1. Resolving utility easements.
 - 2. Resolving the following with AWWU:
 - a. Provision of easements to protect the on-property water and sewer mains. Petitioner must follow AWWU procedure of submitting a written request to AWWU giving details such as length and type of pipes, what the future use will be, justification and reasoning for privatizing, and a drawing showing the existing mains, easements and right-of-way.
 - b. The need to carry over the sewer covenant and plat notes from Plat 69-7.
 - 3. Dedicate the west half of Cranberry Street cul-de-sac.
 - 4. Provide 20' Drainage Easement along the center of the storm drain line on the northern property line or widen the 30' Sewer Easement an additional 10' to the south and rename to 40' Sewer and Drainage Easement.
 - 5. Submit information demonstrating that the well on Lot 5 has been decommissioned or is no longer used as a primary water source to the Planning Department prior to recording a final plat.

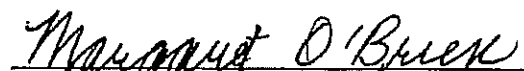
6. Show the wetlands boundary on the plat. Provide a plat note indicating that a permit from the Army Corps of Engineers is required for work on the property.
7. Resolve need to rezone the property to PLI-p with the Planning Department..
8. Correcting the following: Street names: Arthur Ct misspelled. Vicinity map: "Blvd" missing from Arctic Blvd label. Vicinity map: "Hwy" missing from Old Seward Hwy label. "Dr" missing from Minnesota Dr label.

Reviewed by:



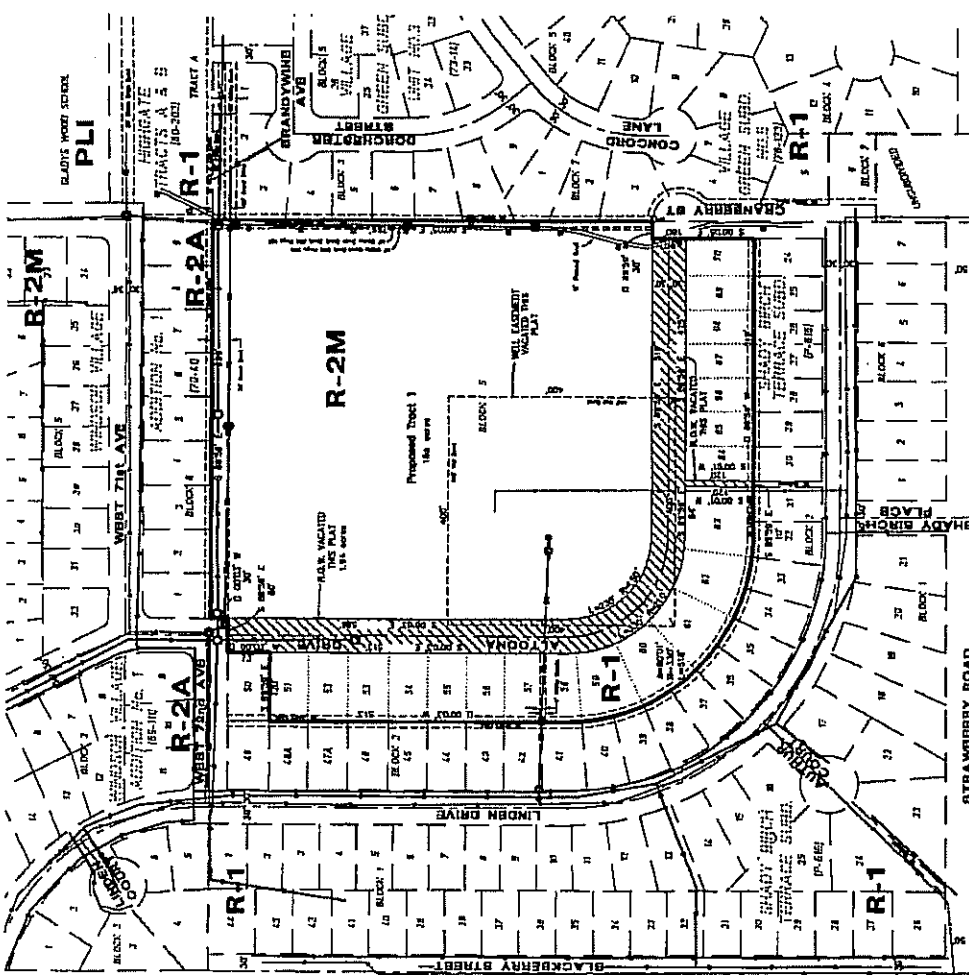
Susan R. Fison
Director

Prepared by:



Margaret O'Brien
Senior Planner

Case S-11091



- NOTES**
1. ALL EXISTING AND PROPOSED CONDUITS, UTILITIES, AND INFRASTRUCTURE SHOWN BY THIS PLAN.
 2. THE PROPERTY IS SUBJECT TO THE REZONING AND EXEMPTIONS AS OUTLINED IN THE U.S. PLAT.
 3. THE PROPERTY IS SUBJECT TO THE REZONING AND EXEMPTIONS AS OUTLINED IN THE U.S. PLAT.
 4. THE PROPERTY IS SUBJECT TO THE REZONING AND EXEMPTIONS AS OUTLINED IN THE U.S. PLAT.
 5. THE PROPERTY IS SUBJECT TO THE REZONING AND EXEMPTIONS AS OUTLINED IN THE U.S. PLAT.



TAX CERTIFICATION

ALL TAXES AND FEES HAVE BEEN PAID TO THE SATISFACTION OF THE TAXING AGENCIES AND THE PROPERTY IS NOT SUBJECT TO ANY TAXES OR FEES.

DATE: _____

APPROVED: _____

PLATTED OFFICER: _____

MADE: _____

CONTRACT: _____

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor of the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same is in accordance with the requirements of the Alaska Statutes.

DATE: _____

SURVEYOR: _____

PLAT APPROVAL

PLAT APPROVED BY THE ALASKA PLATTING AUTHORITY THIS _____ DAY OF _____.

PLATTING OFFICIAL: _____

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR THE PUBLIC USE OF THE PROPERTY SHOWN ON THIS PLAT, TO-WIT: _____, AND THE SAME IS HEREBY DEDICATED TO THE PUBLIC USE OF THE MUNICIPALITY OF ANCHORAGE.

DATE: _____

PLATTING OFFICIAL: _____

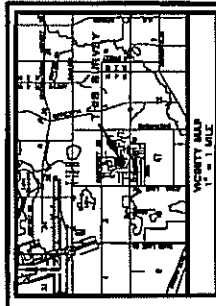
S11091 JUN 4 2003

RECORDED - FILED

ANCHORAGE REC. DIST.

DATE: _____

FILE: _____



CERTIFICATE OF DIMENSION AND DEDICATION

I, the undersigned, being a duly licensed Surveyor of the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same is in accordance with the requirements of the Alaska Statutes.

DATE: _____

SURVEYOR: _____

PLAT APPROVAL

PLAT APPROVED BY THE ALASKA PLATTING AUTHORITY THIS _____ DAY OF _____.

PLATTING OFFICIAL: _____

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR THE PUBLIC USE OF THE PROPERTY SHOWN ON THIS PLAT, TO-WIT: _____, AND THE SAME IS HEREBY DEDICATED TO THE PUBLIC USE OF THE MUNICIPALITY OF ANCHORAGE.

DATE: _____

PLATTING OFFICIAL: _____

ZONED R-2M & R-1 PRELIMINARY

GLADYS WOOD PARK SUBDIVISION TRACT 1

ANCHORAGE, ALASKA

ADDITIONAL INFORMATION: _____

DATE: _____

FILE: _____

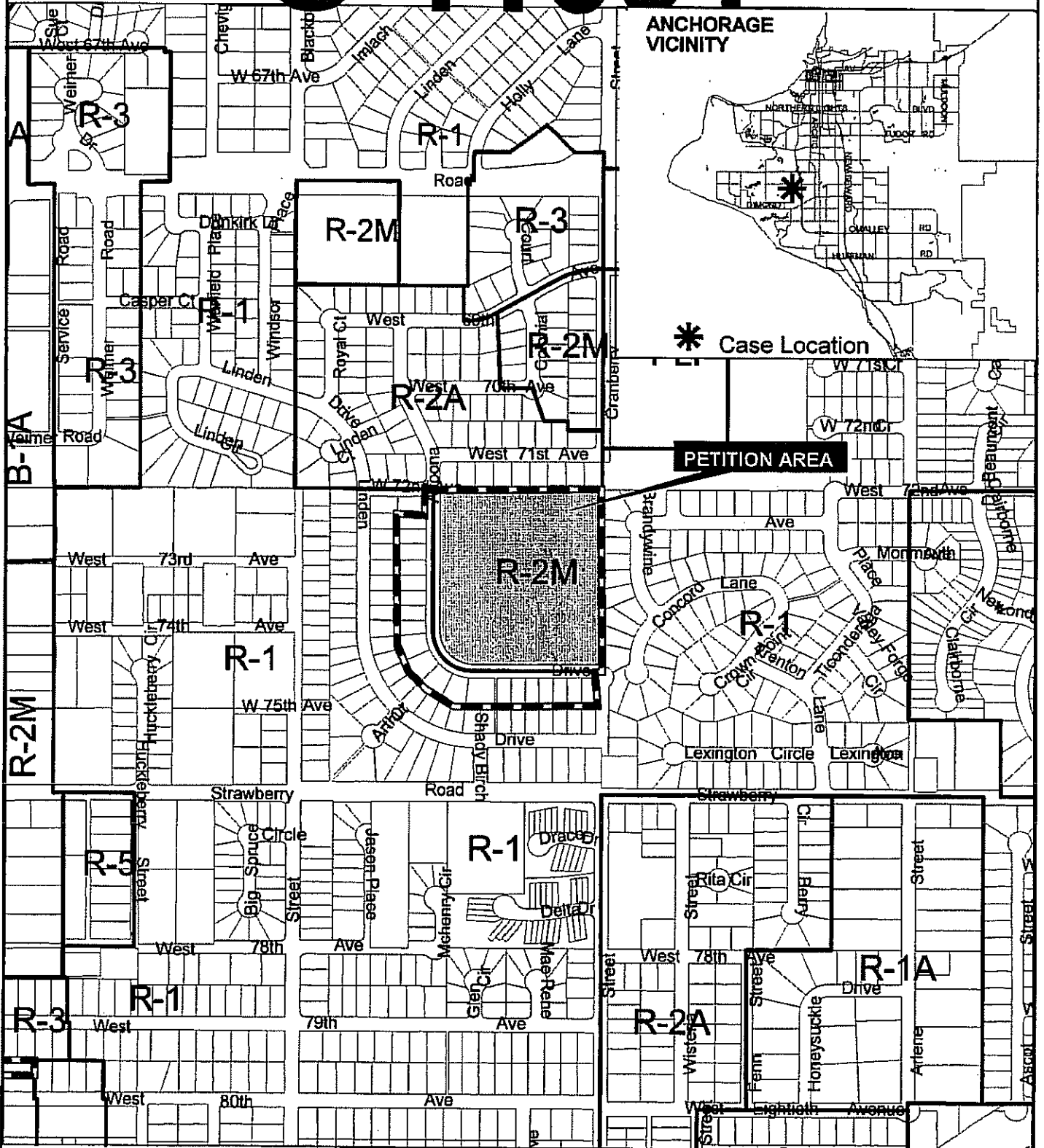
ANCHORAGE PLATTING AUTHORITY

ANCHORAGE, ALASKA

DATE: _____

FILE: _____

S-11091



**Municipality of Anchorage
Planning Department**



Date: APRIL 19, 2003

Flood Limits



100 Year Floodplain.



500 Year Floodplain



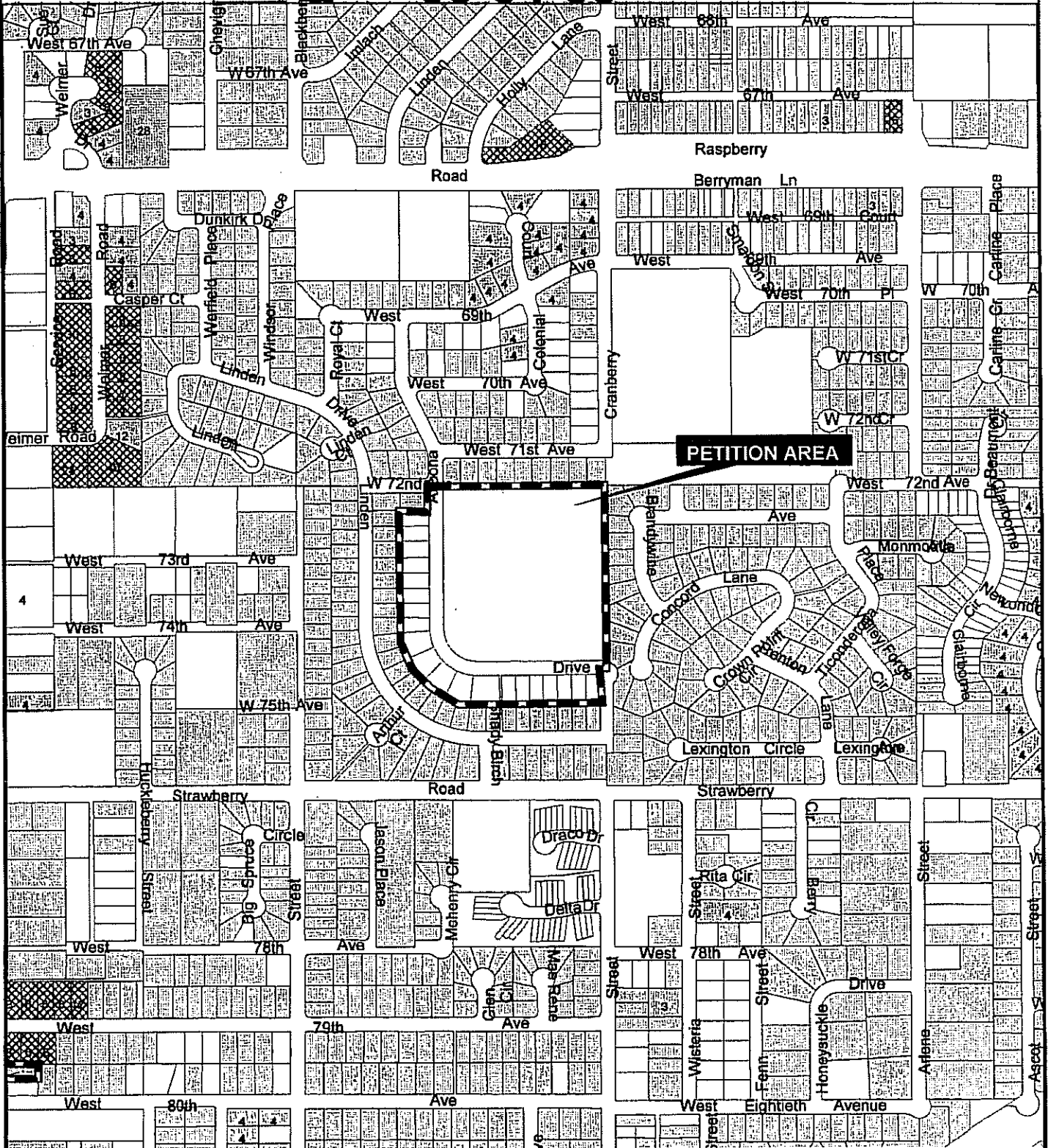
Floodway



0 500 1000 Feet

S-11091

06-04-03



Municipality of Anchorage
Planning Department



Date: APRIL 19, 2003

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

N

0 500 1000 Feet

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

5 11091
Rob Lumpkin - ASCG, Inc
339-5377

written request to AWWU giving details such as length and type of pipes, what the future use will be, justification and reasoning for privatizing, and a drawing showing the existing mains, easements and right-of-way.

- b. The need to carry over the sewer covenant and plat notes from Plat 69-7.
3. Dedicate the west half of Cranberry Street cul-de-sac. P. 36
4. Provide 20' Drainage Easement along the center of the storm drain line on the northern property line or widen the 30' Sewer Easement an additional 10' to the south and rename to 40' Sewer and Drainage Easement.
5. Submit information demonstrating that the well on Lot 5 has been decommissioned or is no longer used as a primary water source to the Planning Department prior to recording a final plat.
6. Show the wetlands boundary on the plat. Provide a plat note indicating that a permit from the Army Corps of Engineers is required for work on the property. *third
Tobin*
7. Resolve need to rezone the property to PLI- p with the Planning Department. *Susan*
8. Correcting the following: Street names: Arthur Ct misspelled. Vicinity map: "Blvd" missing from Arctic Blvd label. Vicinity map: "Hwy" missing from Old Seward Hwy label. "Dr" missing from Minnesota Dr label.

Spoke to Rob
on 10-3. They
will apply for
the rezoning & then
the final plat
can be filed.
A.B

MUNICIPALITY OF ANCHORAGE
PLATTING AUTHORITY RESOLUTION NO. 2003-19

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE VACATION OF A PORTION OF ALTOONA DRIVE ABUTTING LOTS 51-70, BLOCK 2 AND ALL OF BLOCK 5, A $\pm 120'$ X $10'$ DEDICATED WALKWAY ABUTTING LOTS 63 AND 64, BLOCK 2, AND A 400 FOOT WELL SITE EASEMENT WITHIN BLOCK 5, ALL WITHIN SHADY BIRCH TERRACE SUBDIVISION ADDITION NO. 1 (PLAT 69-7), GENERALLY LOCATED SOUTH OF WEST 71ST AVENUE, NORTH OF STRAWBERRY ROAD AND EAST OF LINDEN DRIVE WITHIN THE SW $\frac{1}{4}$ SECTION 2, T12N, R3W, S.M., ALASKA (PROPOSED TRACT 1, GLADYS WOOD PARK).

WHEREAS, a petition has been received from the Municipality of Anchorage to vacate (eliminate) a portion of Altoona Drive abutting Lots 51-70, Block 2 and all of Block 5, a $\pm 120'$ x $10'$ dedicated walkway abutting Lots 63 and 64, Block 2, and a 400 foot well site easement within Block 5, all within Shady Birch Terrace Subdivision Addition No. 1 (Plat 69-7), generally located south of West 71st Avenue, north of Strawberry Road and east of Linden Drive within the SW $\frac{1}{4}$ Section 2, T12N, R3W, S.M., Alaska (proposed Tract 1, Gladys Wood Park Subdivision), and

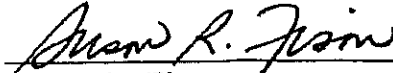
WHEREAS, notices were published, posted and mailed and a public hearing was held on June 4, 2003.

NOW, THEREFORE, BE IT RESOLVED by the Platting Authority that:


1. The Platting Board makes the following findings of fact:
 - a. Lots 51-70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1 are owned by the Municipality having been acquired over a period extending from 1981 to 1999.
 - b. The request to vacate a portion of Altoona Drive right-of-way and the 10-foot walkway has been reviewed and found to be in accordance with the Municipal Vacation Policy and ordinance.
 - c. The portion of Altoona Drive to be vacated has not been constructed and has never been used for traffic circulation or access to adjacent property.
 - d. Vehicular access to surrounding properties is provided by alternate dedicated and constructed rights-of-way. The remaining portion of the 10-foot walkway between Lots 30 and 31, Block 2, Shady Birch Terrace Subdivision No. 1 will continue to provide access from Linden Drive to Gladys Wood Park.

- e. Vacation of this portion of Altoona Drive and the 10-foot walkway easement will not adversely impact vehicular or pedestrian circulation
 - f. The undeveloped portion of Altoona Drive and the 10-foot walkway that is the subject of this vacation will be incorporated into Gladys Wood Park.
 - g. The right-of-way and walkway are found to be surplus to the Municipal need for right-of-way.
 - h. The surrounding property is served with public utilities and the 400-foot protective well radius is not required provided that the well has either been decommissioned in accordance with Alaska Department of Environmental Conservation (ADEC) standards or does not serve as a primary water source for adjacent lots.
- 2. The Platting Board APPROVES the vacation of Altoona Drive right-of-way abutting Lots 51-70, Block 2 and all of Block 5, Shady Birch Terrace Subdivision Addition No. 1 subject to recording a suitable replat within 18 months.
 - 3. The Board APPROVES the vacation of $\pm 120' \times 10'$ dedicated walkway abutting Lots 63 and 64, Block 2, Shady Birch Terrace Subdivision Addition No. 1.
 - 4. The Board APPROVES the vacation of a 400-foot well site easement on Block 5, Shady Birch Terrace Subdivision Addition No. 1 subject to demonstrating that the existing well has been decommissioned or is no longer used as a primary water source.

APPROVED by the Anchorage Platting Authority this 4th day of June 2003.



Susan R. Fison
Secretary



Sharen Walsh
Chair

Case S-11091

Return to: Municipality of Anchorage
Dept. Community Planning & Development
P.O. Box 196650
Anchorage, AK 99519-6650
Attn: Margaret O'Brien

Content Information**Content ID :** 001582

Title: Planning and Zoning Commission Recommendation of Approval to rezone 18.08 acres from R-1 and R-2M to PLI-p (park) for Gladys Wood Park Subdivision, Tract 1; generally located north of Strawberry Road and west of Cranberry Street.

Author: weaverjt**Initiating Dept:** Planning**Date Prepared:** 2/26/04 9:14 AM**Director Name:** Donald S. Alspach**Assembly****Meeting Date** 04/13/04**MM/DD/YY:****Public Hearing** 05/18/04**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	2/26/04 9:16 AM	Checkin	weaverjt	Public	001582
Planning_SubWorkflow	2/26/04 1:23 PM	Approve	alspach	Public	001582
AllOrdinanceWorkflow	2/27/04 10:28 AM	Reject	wiltsep	Public	001582
AllOrdinanceWorkflow	2/27/04 10:59 AM	Checkin	weaverjt	Public	001582
Planning_SubWorkflow	3/1/04 8:22 AM	Approve	alspach	Public	001582
OMB_SubWorkflow	3/4/04 7:40 AM	Approve	pearcydl	Public	001582
AllOrdinanceWorkflow	3/4/04 10:35 AM	Reject	fehlenrl	Public	001582
AllOrdinanceWorkflow	3/9/04 2:54 PM	Checkin	weaverjt	Public	001582
Planning_SubWorkflow	3/10/04 8:02 AM	Approve	alspach	Public	001582
OMB_SubWorkflow	3/15/04 4:51 PM	Approve	pearcydl	Public	001582
Legal_SubWorkflow	3/16/04 4:39 PM	Approve	fehlenrl	Public	001582
MuniManager_SubWorkflow	4/2/04 8:13 AM	Approve	leblancdc	Public	001582
MuniMgrCoord_SubWorkflow	4/2/04 1:59 PM	Approve	katkusja	Public	001582