

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: December 7, 2004

CLERK'S OFFICE

APPROVED

Date: 1-25-05

Anchorage, Alaska
AO No. 2004- 168

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING
2 TRACT 1 OF THE GLADYS WOOD PARK SUBDIVISION, 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 Tract 1, Gladys Wood Park Subdivision, consisting of approximately 18.08 acres as shown on
15 Exhibit A.

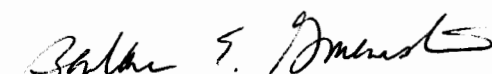
16
17 **Section 2.** The Director of the Planning Department shall change the zoning map accordingly.

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 25th day of
28 January 2005.

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32 Chair

33
34 ATTEST:

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37 
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39 Municipal Clerk

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

AM 886-2004

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2004- 168

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)
Operating expenses	1997	1996
Operating revenues	1997	1996
Operating income	1997	1996
Non-operating income	1997	1996
Income before income taxes	1997	1996
Income taxes	1997	1996
Net income	1997	1996
Other comprehensive income	1997	1996
Comprehensive income	1997	1996

	<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: Jerry T. Weaver Jr., Zoning Administrator Telephone: 343-7939

Validated by OMB: _____ Date: _____

Approved by: _____ Date: _____
(Director, Preparing Agency)

Concurred by: _____ Date: _____
(Director, Impacted Agency)

Approved by: _____ Date: _____
(Municipal Manager)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 886-2004

Meeting Date: December 7, 2004

From: Mayor

Subject: 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 the
6 *Anchorage 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 Tract 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.

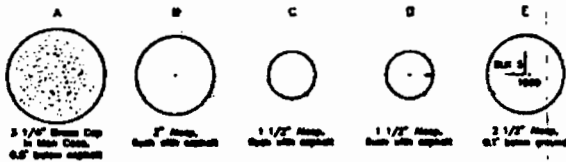
15
16 THE COMMISSION VOTED UNANIMOUSLY TO RECOMMEND APPROVAL
17 TO REZONE AND THE ADMINISTRATION SUPPORTS PLI-P ZONING FOR
18 THE SUBJECT PROPERTY.

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20
21
22 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
23 Concur: Tom Nelson, 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

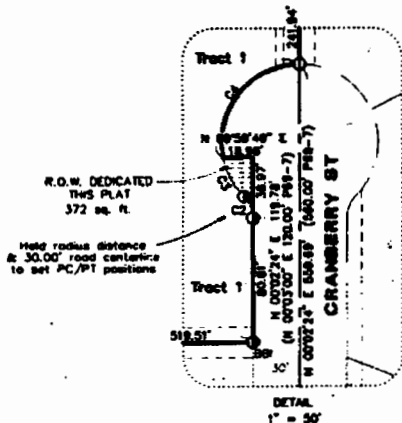
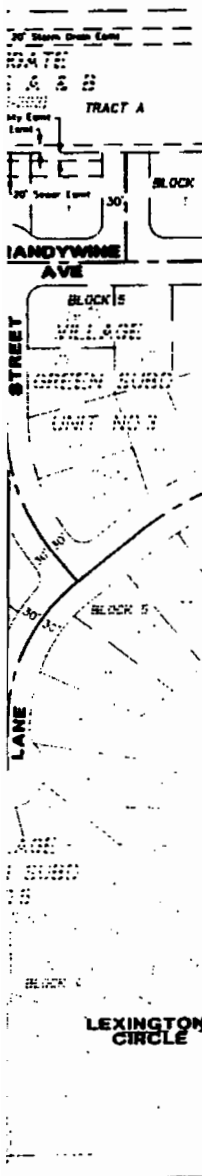
2004-001



001



GLADYS WOOD SCHOOL



TAX CERTIFICATION

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL AND IF APPROVAL IS SOUGHT BETWEEN JANUARY 1ST AND THE TAX DUE DATE, THERE IS ON DEPOSIT WITH THE CHIEF FISCAL OFFICER AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

12-18-03
DATE 1-28-04

12-18-03
AUTHORIZED OFFICIAL

APPROVALS

PLATTING OFFICER

MUNICIPAL SURVEYOR

ENVIRONMENTAL PROTECTION

SURVEYOR'S CERTIFICATE

I, ROBERT O. LUMPHIN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF GLADYS WOOD PARK SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT ALL DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

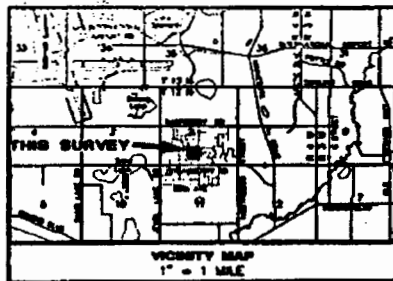
12-11-03
DATE

12-11-03
SIGNATURE OF LAND SURVEYOR



Curve	Radius	Delta	Length	Chord	Chord Brg
C1 (N1)	330.00	89°56'30"	518.03	486.45	S44°34'41"E
C1(P88-7)	(330.00)		(518.03)		
C2	20.00	44°24'55"	15.50	15.12	N22°10'04"W
C3	50.00	32°50'08"	28.65	28.26	S27°52'38"E
C4	50.00	101°34'47"	88.65	77.48	S29°15'00"W

*Curve C1 is Non-Tangential



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION EASEMENT SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.

I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

Owner: Municipality of Anchorage
Manager: Dennis C. LeBlond
PO Box 106650
Anchorage, AK 99510-6650



NOTARY'S ACKNOWLEDGMENT

PERSONALLY APPEARED
SUBSCRIBED AND SHOWN TO BEFORE ME THIS

17th DAY OF December, 2003

Notary for Alaska

My Commission Expires

PLAT APPROVAL

PLAT APPROVED BY THE MUNICIPAL PLATTING AUTHORITY THIS

17th DAY OF December, 2003

Authorized Official

ACCEPTANCE OF DEDICATION BY THE MUNICIPALITY OF ANCHORAGE

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT INCLUDING, BUT NOT LIMITED TO, THE EASEMENTS, RIGHTS-OF-WAY, ALLEYS, ROADWAYS, THOROUGHFARES, AND PARKS SHOWN HEREON DATED AT ANCHORAGE, ALASKA THIS

17th DAY OF December, 2003

ATTEST:

CLERK

1/1/04

CLERK

A PLAT OF GLADYS WOOD PARK SUBDIVISION TRACT 1

A RESUBDIVISION OF LOTS 51 THROUGH 70, BLOCK 2 AND BLOCK 3, SHADY BUNCH TERRACE SUBDIVISION ADDITION No. 1 (88-7) WITH VACATION RESOLUTION NO. 2003-19 AND EASEMENT VACATION

LOCATED WITHIN THE SW 1/4, SECTION 2, TOWNSHIP 12 NORTH, RANGE 4 WEST, SEWARD MERIDIAN, AK ANCHORAGE RECORDING DISTRICT CONTAINING 18.08 ACRES ±

ASCG INCORPORATED

ANCHORAGE, ALASKA 99503-0007

PHONE (907) 330-0000

FAX (907) 330-0000

DATE: 12/11/03

SCALE: 1\"/>

DRAWN: ROL

SHEET: 1 of 1

CHECKED:

P.D. No. 3804

000: 3720

0-10000

2004-4

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**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-070**

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 TRACT 1, GLADYS WOOD PARK SUBDIVISION; GENERALLY LOCATED NORTH OF STRAWBERRY ROAD, WEST OF CRANBERRY.

(Case 2004-001-2; Tax I.D. No.012-151-36 through 57)

WHEREAS, a request has been received from the Municipality of Anchorage to rezone 18.08 acres of land from R-1 and R-2M to PLI-p for Tract 1, Gladys Wood Park Subdivision, 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 July 12, 2004.

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

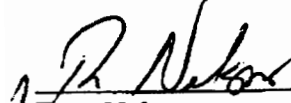
A. The Commission makes the following findings of fact:

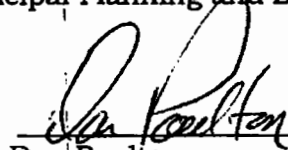
1. Due to an error in the legal advertisement for this case for the January 5, 2004 Planning and Zoning Commission public hearing, and the May 18, 2004 Assembly public hearing, the Administration decided to remand the case back to the Planning and Zoning Commission for a new public hearing with a corrected legal notice.
2. The defective legal description of the property erroneously included a lot that was not part of the rezone petition site. Between the time of the January 5 Planning and Zoning Commission public hearing and the advertised May 18th Assembly public hearing, preliminary plat S-1109 for Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No. 1 was recorded as Plat 2004-4. The new legal description is now Gladys Wood Park Subdivision, Tract 1.
3. The Commission found that this public hearing was a housekeeping action. Having this property zoned PLI-p will provide the community with certainty regarding future uses of the property. This rezoning meets the standards of the Comprehensive Plan and Title 21 rezoning standards.
4. The petition site consists of 18.08 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.

5. 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.
6. Public support for rezoning to PLI for park dedication has been favorable, though no members of the public came forward to present testimony on the rehearing.
7. 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.
8. 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 12th day of July, 2004.


Tom Nelson
Acting Secretary


Don Poulton
Chair

(2004-001-2)
(012-151-36 through 57)

ma

pleased with the snow melt system to discourage the build-up of ice, which presents a hazard to people, particularly going to and from medical facilities.

COMMISSIONER PEASE complimented the petitioner's efforts to mesh the design with the natural setting and commended them for using a peripheral road.

CHAIR POULTON felt this project balances the needs of the hospital with the desires of the city.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Isham

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). Gladys Wood Park Subdivision, Tract 1. Located on Altoona Drive. AKA Gladys Wood Park.

Staff member MARY AUTOR stated 200 public hearing notices had been mailed, 2 were returned in favor, and 2 were categorized as "other." This rezoning was heard and approved by the Commission in January 2004 and it is back before the Commission due to a procedural error. This is a rezoning of 18.08 acres to PLI-p. When the Commission saw this case in January 2004 the plat had not yet been recorded. The property was identified as Lots 51 through 70 of Block 2 of Shady Birch Subdivision Addition #1. That was correct, however, the vicinity map included one extra lot in the rezoning, constituting a procedural error. This case has now been properly identified in the legal description and the vicinity map is correct. This is a housekeeping rezoning to rezone property that has, over the years, been purchased for the development of a park. The property is now assembled and platted. This rezoning designates the park for its use as a park.

COMMISSIONER G. JONES understood that the map on page 11 of the packet is incorrect and the map on 3 of the packet is correct. MS. AUTOR confirmed Mr. Jones's understanding.

The public hearing was opened.

Ms. Autor had spoken on behalf of the petitioner.

No members of the public came forward to present testimony.

The public hearing was closed.

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

COMMISSIONER ISHAM seconded.

COMMISSIONER T. JONES supported the motion, noting that she viewed this as a housekeeping action. Having this property zoned PLI-p will provide the community with certainty regarding future uses of the property.

CHAIR POULTON noted that this rezoning meets the standards of the Comprehensive Plan and Title 21 rezoning standards.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Isham
NAY: None

PASSED

3. 2004-086

Anchorage Water and Wastewater Utility. A Conditional Use, a public facility site plan review, and an administrative site plan review for a wireless communications tower. T13N R2W, Section 7, S.M., AK; Lot 9. Located at 8650 Glenn Highway at the Ship Creek Water Treatment

COMMISSIONER LOTTSFELDT declared a conflict of interest in this case, explaining that he is, for the month of July, the acting director of marketing for ACS and, in that capacity, he advertises its wireless service. He believed that his employer would want him to vote in favor of this case and, therefore, a conflict exists. CHAIR POULTON directed Commissioner Lottsfeldt to not participate in this case.

CHAIR POULTON noted that Commissioner G. Jones also had earlier disclosed a conflict in this case. He offered the petitioner an opportunity to postpone this case based on the number of Commissioners remaining to act in the matter. The petitioner did not wish to postpone.

Staff member MARY AUTOR described the request before the Commission. The property is owned by AWWU. The entity requesting the tower is Alaska Communications Systems (ACS). The property is located south of the Glenn Highway and east of Centennial Park at the current AWWU Ship Creek water treatment facility and it would be located to the

**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 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.

(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:

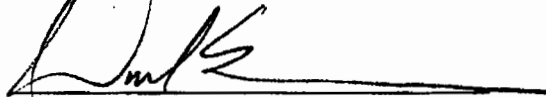
A. The Commission makes the following findings of fact:

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,

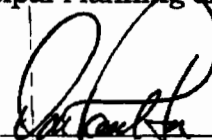
47, 84, and 85. This rezoning meets with the standards of the Comprehensive Plan and AMC 21.20.090.

- 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 Poulton
Chair

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

pleased with the snow melt system to discourage the build-up of ice, which presents a hazard to people, particularly going to and from medical facilities.

COMMISSIONER PEASE complimented the petitioner's efforts to mesh the design with the natural setting and commended them for using a peripheral road.

CHAIR POULTON felt this project balances the needs of the hospital with the desires of the city.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Isham

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). Gladys Wood Park Subdivision, Tract 1. Located on Altoona Drive. AKA Gladys Wood Park.

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The public hearing was opened.

Ms. Autor had spoken on behalf of the petitioner.

No members of the public came forward to present testimony.

The public hearing was closed.

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

COMMISSIONER ISHAM seconded.

COMMISSIONER T. JONES supported the motion, noting that she viewed this as a housekeeping action. Having this property zoned PLI-p will provide the community with certainty regarding future uses of the property.

CHAIR POULTON noted that this rezoning meets the standards of the Comprehensive Plan and Title 21 rezoning standards.

AYE: Pease, T. Jones, Gibbons, Poulton, G. Jones, Lottsfeldt, Isham
NAY: None

PASSED

3. 2004-086

Anchorage Water and Wastewater Utility. A Conditional Use, a public facility site plan review, and an administrative site plan review for a wireless communications tower. T13N R2W, Section 7, S.M., AK; Lot 9. Located at 8650 Glenn Highway at the Ship Creek Water Treatment

COMMISSIONER LOTTSFELDT declared a conflict of interest in this case, explaining that he is, for the month of July, the acting director of marketing for ACS and, in that capacity, he advertises its wireless service. He believed that his employer would want him to vote in favor of this case and, therefore, a conflict exists. CHAIR POULTON directed Commissioner Lottsfeldt to not participate in this case.

CHAIR POULTON noted that Commissioner G. Jones also had earlier disclosed a conflict in this case. He offered the petitioner an opportunity to postpone this case based on the number of Commissioners remaining to act in the matter. The petitioner did not wish to postpone.

Staff member MARY AUTOR described the request before the Commission. The property is owned by AWWU. The entity requesting the tower is Alaska Communications Systems (ACS). The property is located south of the Glenn Highway and east of Centennial Park at the current AWWU Ship Creek water treatment facility and it would be located to the

**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 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.

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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 - REVISED**

DATE: ~~January 5, 2004~~ July 12, 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: Gladys Wood Park Subdivision, Tract 1 (former Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No.1); 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

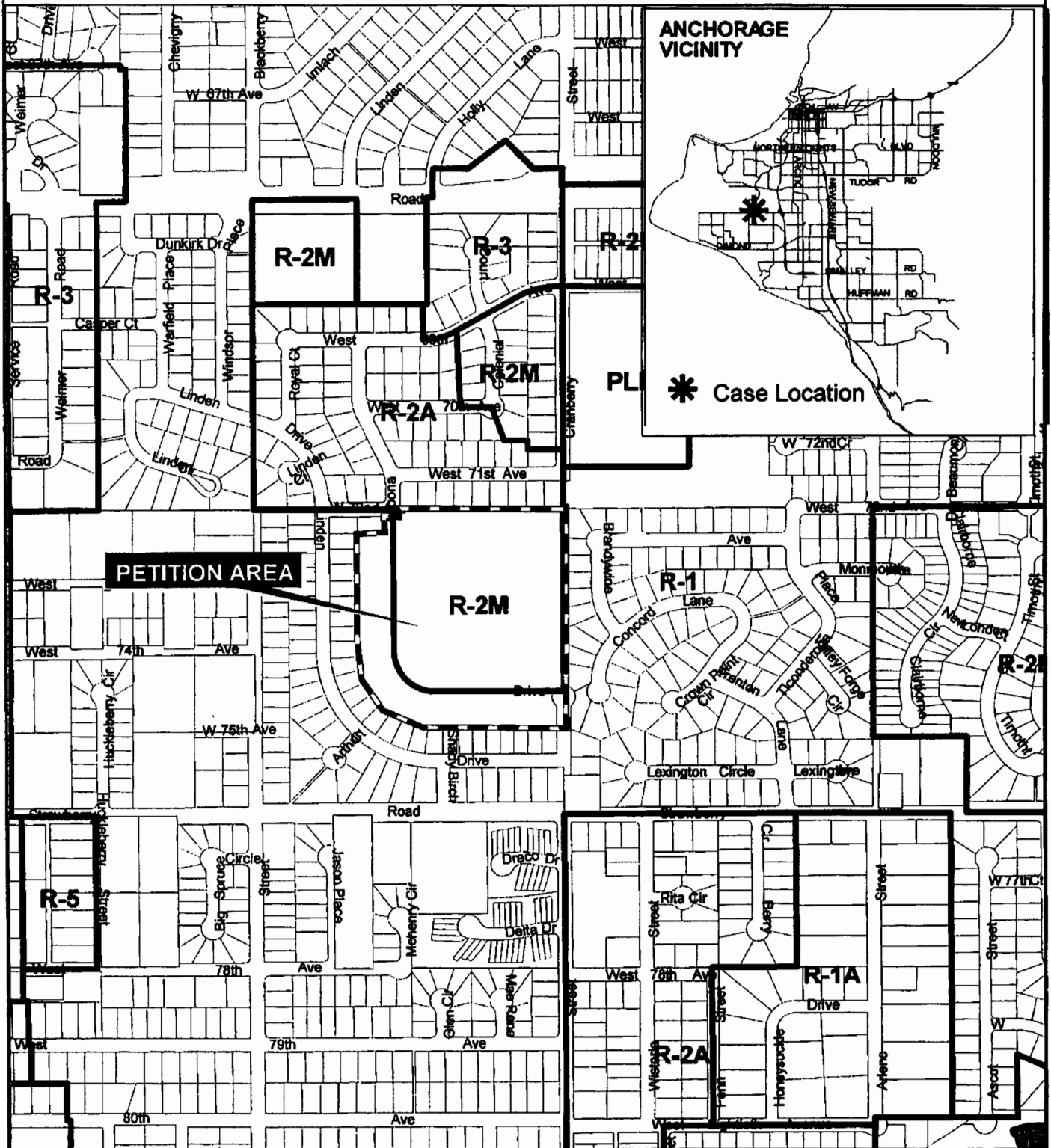
RECOMMENDATION SUMMARY: Approval.

SITE:

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

REZONING

2004-001



**Municipality of Anchorage
Planning Department**



Date: APRIL 29, 2004

Flood Limits



100 Year Floodplain



500 Year Floodplain

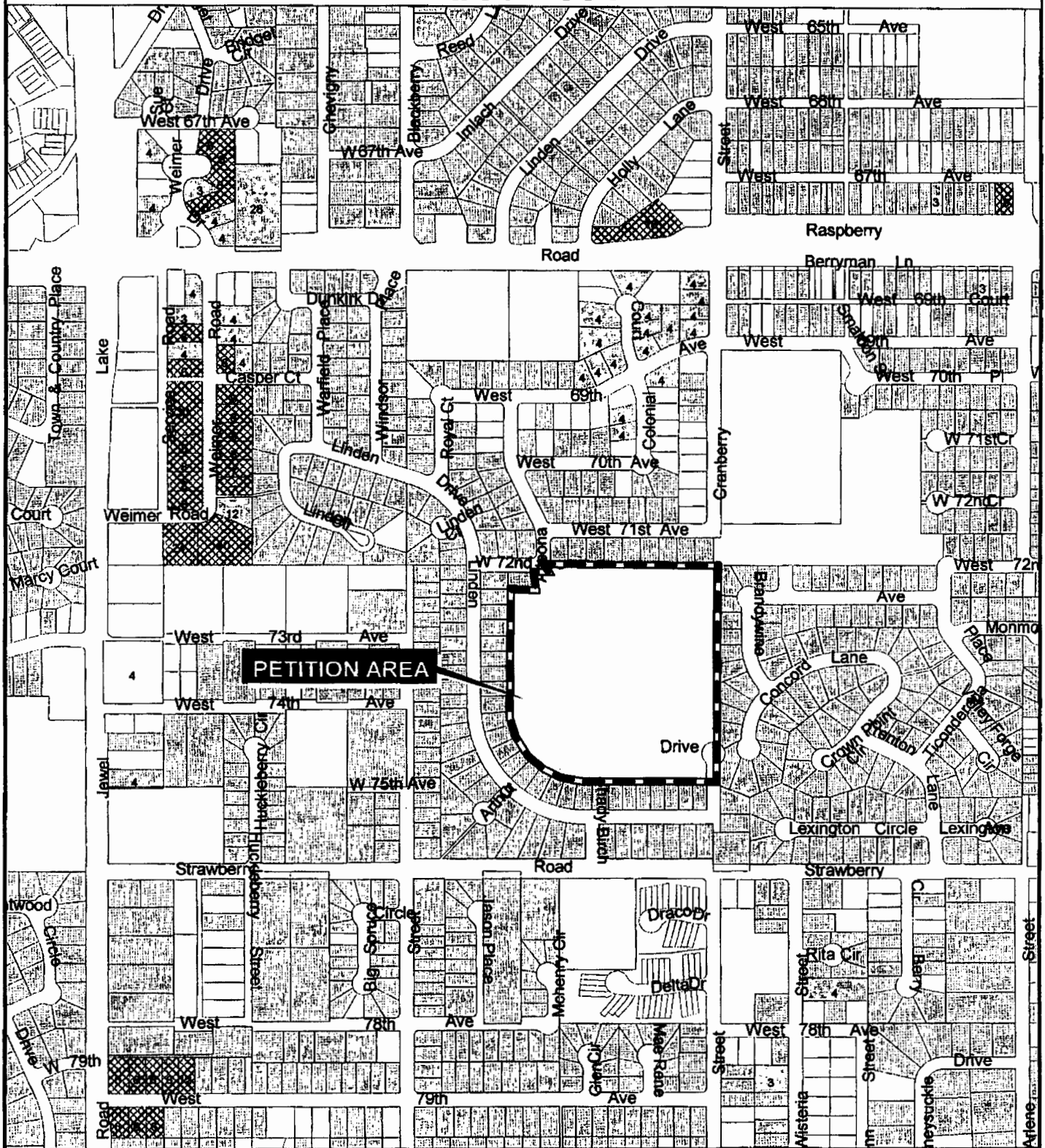


Floodway



0 500 1000 Feet

REZONING 2004-001



Municipality of Anchorage
Planning Department



Date: JUNE 22, 2004

- 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

018



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

BACKGROUND

Planning and Zoning Commission reviewed and approved this rezoning on January 5, 2004. However, due to an error in the public hearing notices mailed to property owners within 500 feet of the subject property for PZC public hearing meeting of January 5, 2004 and for the scheduled May 18, 2004

public hearing before the Municipal Assembly involving the legal description and vicinity map, the Administration decided to remand the case back to PZC for a new public hearing with a corrected legal notice.

The defective legal description of the property erroneously included a lot that was not part of the rezone petition site. The legal description stated the rezone included Shady Birch Terrace #1, Block 5 and Block 2, Lots 50 through 70, when in fact it should have read "Lots 51 through 70." The vicinity map also showed Lot 50 included. This planning staff analysis listed the legal description correctly.

Between the time of the PZC public hearing in January, and the proposed Assembly public hearing in May, preliminary plat S-11091 for Lots 51 through 70, Block 2 and Block 5, Shady Birch Terrace Subdivision Addition No.1 was recorded with the State District Recorder's Office as Plat 2004-4. The new legal description is now Gladys Wood Park Subdivision, Tract 1.

The remainder of this staff analysis is unaffected and the content is the same as was submitted to PZC in January except for the Community Comment section that is updated.

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 6/11/04. One (1) was returned in favor. 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 provides 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:

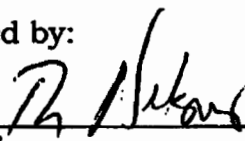
This entire tract has long been ear-marked by the Municipality and the neighborhood as open space/park area. This is not proposed to change. This rezoning proposal is intended to eliminate split-lot zoning and to thus clarify

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:



Tom Nelson
Acting Director

Prepared by:



Mary Aultor
Senior Planner

(Case 2004-001, Tax ID 012-151-36 through 57)

2004-001



Date of Aerial Photography: 1996

026

**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 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.

(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 Poulton
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.

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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

Content Information**Content ID :** 002370

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**Review Depts:** ParksRec

Description: 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.

Date Prepared: 11/10/04 10:11 AM**Director Name:** Tom Nelson**Assembly****Meeting Date** 12/7/04**MM/DD/YY:**

Public Hearing
Date MM/DD/YY: 1/25/05

23

CLERK OF COURSE

2004 NOV 22 PM 4:15

NOV 22

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	11/10/04 10:12 AM	Checkin	weaverjt	Public	002370
Planning_SubWorkflow	11/11/04 1:04 PM	Approve	nelsontp	Public	002370
ECD_SubWorkflow	11/12/04 9:51 AM	Approve	thomasm	Public	002370
ParksRec_SubWorkflow	11/15/04 3:04 PM	Approve	dillonrj	Public	002370
OMB_SubWorkflow	11/17/04 10:08 AM	Approve	pearcydl	Public	002370
Legal_SubWorkflow	11/17/04 11:21 AM	Approve	gatesdt	Public	002370
MuniManager_SubWorkflow	11/22/04 8:24 AM	Approve	leblancdc	Public	002370
MuniMgrCoord_SubWorkflow	11/22/04 2:32 PM	Approve	katkusja	Public	002370