CLERK'S OFFICE
AMENDED AND APPROVED
Date: 5-17-05

Submitted by:	Chair of the Assembly at the Request of the Mayor
Prepared by:	Planning Department
For reading:	March 29, 2005

Anchorage, Alaska
AO 2005-37

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.8 ACRES, FROM R-1A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-O SL (RESIDENTIAL-OFFICE DISTRICT WITH SPECIAL LIMITATIONS) FOR LOT 1, BLOCK 3, HIGHLANDS SUBDIVISION, AND A PORTION OF TRACT D2, ATWOOD SUBDIVISION; GENERALLY LOCATED AT 2000 ATWOOD DRIVE.

(Turnagain, and South Addition Community Councils) (Planning and Zoning Commission Case 2004-174)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-O SL (Residential-Office with Special Limitations) zone:

Lot 1, Block 3, Highlands Subdivision, and a portion of Tract D2, Atwood Subdivision, containing approximately 2.8 acres, as shown on Exhibit A (Platting Case S-11308 identified as Tract B Atwood Estates Subdivision, preliminarily approved October 11, 2004, but not yet recorded).

Section 2. This zoning map amendment is subject to the following special limitations:

1) Permitted principal uses and structures are limited to:

   a) Single-family residential per R-1A District.

   b) Headquarters or administrative offices for charitable or eleemosynary organizations such as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature, but only one charitable or eleemosynary organization at any particular time to limit the intensity of the use.

2) Accessory uses:

   a) The accessory uses permitted per the underlying zoning district.

   b) Separate accessory structure(s), such as storage sheds, shall resemble the principal structure in color, materials and style as far as practical.

3) Conditional uses: planned unit development not to exceed six dwellings per acre.

4) Prohibited uses:

   a) Those uses prohibited in the underlying R-1A district.

5) Additional Limitations:

   a) There shall be no modification to the footprint of the existing principal structure "Atwood Mansion" for as long the structure continues in use.

   b) All structures and uses are subject to height limitations of the R-1A district.

   c) Outdoor functions hosted at the property may not begin earlier than 10 a.m. and must concluded no later than 11 p.m.

   d) When the number of invitees to the property exceeds the number of off street parking spaces, alternative means of transportation that does not require parking on the street shall be provided.

   e) There shall be no more than six employees working in the facility.

   f) There shall be no more than six outdoor events per year.

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

PASSED AND APPROVED by the Anchorage Assembly this 17th day of May 2005.

Anna L. Fairclough
Chair

ATTEST:

Municipal Clerk

(Planning Case Number 2004-174)
(Tax Identification 001-131-05; -11)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2005-37

Title: Planning and Zoning Commission, Case 2004-174; recommendation of approval for a rezoning from R-1A (Single Family Residential District) to R-O SL (Residential-Office District with Special Limitations) for Lot 1 Block 3, Highlands Subdivision, and a portion of Tract D2, Atwood Subdivision.

Sponsor:
Preparing Agency:
Others Impacted:

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

	FY05	FY06	FY07	FY08
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 rezone should have no significant impact on the public sector.

Property Appraisal Notes: The zoning change would positively impact the market value of the portion dedicated to RO-SL use. However, as the remainder retains the R-1A use, no significant impact is estimated for this area. The net effect of this change is estimated at approximately a 30% to 40% increase in the total land valuation for the parcel.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. If approved, the Atwood Mansion will continue to be used as headquarters for the non profit foundation.

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 147-2005

Meeting Date: March 29, 2005

From: Mayor

Subject: Planning and Zoning Commission recommendation of approval for a rezoning from R-1A (Single-Family Residential District) to R-O SL (Residential-Office District with Special Limitations) for Lot 1, Block 3, Highlands Subdivision and a portion of Tract D2, Atwood Subdivision; generally located at 2000 Atwood Drive.

The Robert B. Atwood Living Trust, represented by Sandra Wicks, has made application to rezone this property from R-1A to R-O SL. The property is the site of the "Atwood Mansion" which serves as headquarters for the Atwood Foundation. Until recently, the structure was used as a dwelling by Atwood family members, and included some special foundation events.

The structure is no longer being used as a dwelling and cannot be used for the Atwood Foundation headquarters without a rezoning. The Foundation has applied for a rezone to the R-O district to allow the mansion to operate just as Foundation headquarters. The special limitations further limit the use to headquarters for charitable organizations, or if the vacant portion of the property is ever developed residentially, the property must conform to planned unit development R-1A standards.

The Planning and Zoning Commission recommends rezoning the property to R-O SL. The Commission found that this site is identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan* as appropriate for this use and if the property is residentially developed, the density, as limited by the special limitations, is compatible with what exists in the area.

The neighborhood had concern that the original language of the ordinance would allow multiple charitable organizations to operate at the same time and the Planning and Zoning Commission recommended the ordinance be amended to include the following language: "but only one charitable or eleemosynary organization at any particular time to limit the intensity of the use."

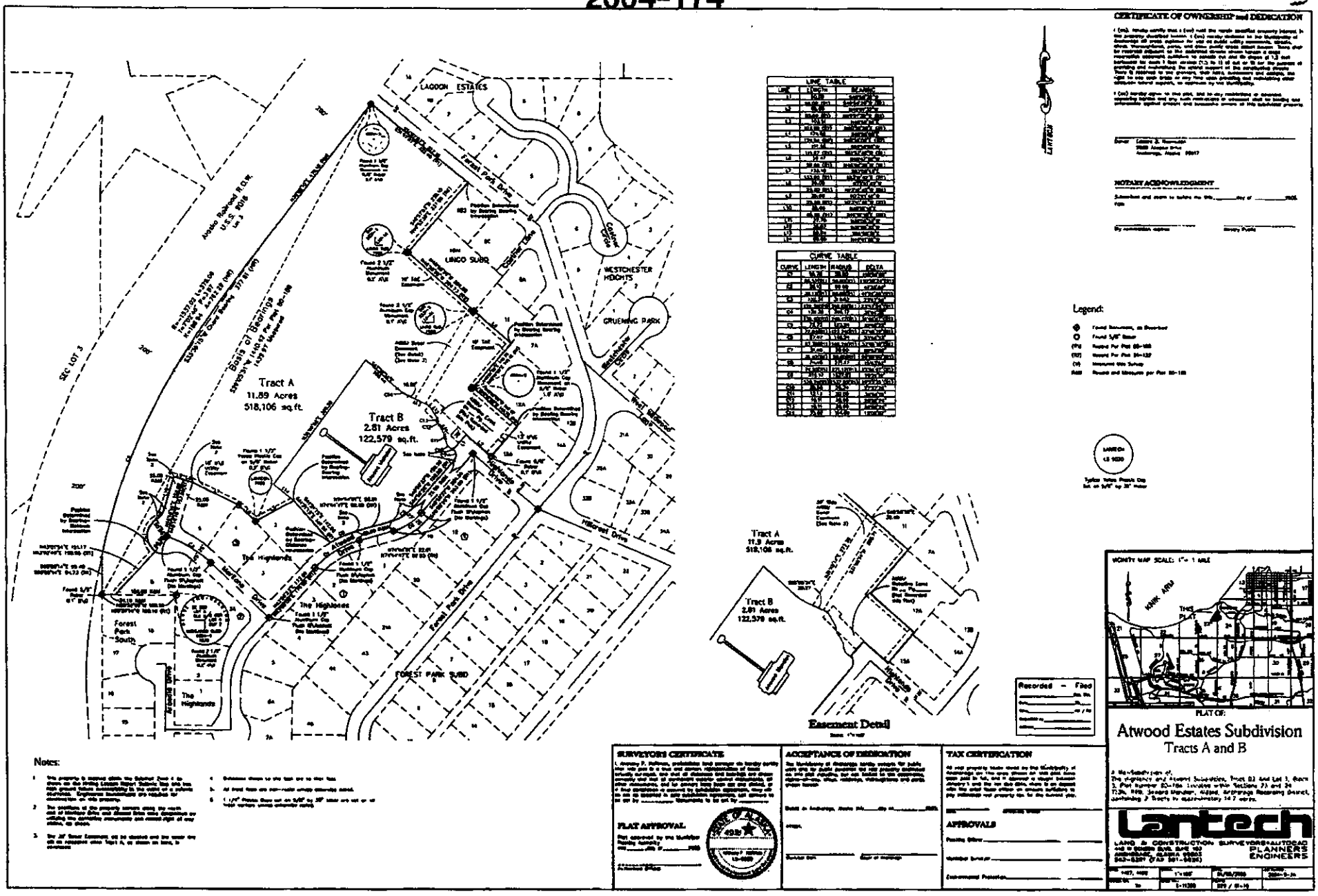
THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
Concur: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director, Office of Economic and Community Development
Concur: Denis C. LeBlanc, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

EXHIBIT - A

2004-174

001



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-084

A RESOLUTION APPROVING A REZONING FROM R-1A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-O SL (RESIDENTIAL OFFICE WITH SPECIAL LIMITATIONS) DISTRICT FOR HIGHLANDS SUBDIVISION BLOCK 3, LOT 1, AND A PORTION OF ATWOOD SUBDIVISION, TRACT D2; GENERALLY LOCATED AT 2000 ATWOOD DRIVE.

(Case 2004-174, Tax I.D. No. 001-131-05; -11)

WHEREAS, a request has been received from Sandra J. Wicks representing the Robert Atwood Trust, owner of the subject property, to rezone the property totaling approximately 2.8 acres from R-1A to R-O SL for Highlands Subdivision Block , generally located at Huffman Road and Silver Spruce Drive, and

WHEREAS, notices were published, posted and 84 public hearing notices were mailed and a public hearing was held on December 6, 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 is 2.8 acres which will become Tract B Atwood Estates Subdivision once the plat is approved (preliminary plat case S-11308, Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2).

2. The Anchorage 2020 plan does not specifically designate this area. The property is just outside the West Anchorage Planning Area. The 1982 plan lists the area as residential, low to moderate density, 3 to 6 dwelling units per acre.

3. The properties in the area are R-1A and developed as low density single family residential. Lots in the neighborhood range from 8,000 to 26,000 square feet.

4. The proposal for rezoning to R-O is consistent with the Anchorage 2020 plan. The use of the structure as an office for a charitable institution is a historic use and any residential development will be at single family R-1A standards or as a conditional use Planned Unit Development developed at R-1A standards and subject to a public hearing.

5. The issues of density, lot size, buffers, building heights, building appearance, etc. will be addressed if there is ever a conditional use application.

6. The Commission approved the proposal, subject to the conditions in the report and adding the condition of requiring the height limitation of the R-1A district, by a vote of 8 - aye, 0 – nay.

B. The Commission recommends approval subject to the following Special Limitations:

1) Permitted principal uses and structures are limited to:

   a) Single family residential per R-1A standards (AMC 21.40.030).

   b) Headquarters or administrative offices for charitable or eleemosynary organizations such as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature, but only one organization at any particular time to limit the intensity of the use.

2) Accessory uses per the underlying zoning district. Separate accessory structure(s), such as storage sheds, are allowed per the underlying zoning district and shall be resemble the principal structure in color, materials and style as far as practical.

3) Conditional uses: planned unit development not to exceed six dwelling units per acre, as a public hearing.

4) Prohibited uses per the R-1A district.

5) There shall be no modification to the footprint of the existing principal structure (Atwood Mansion) for as long the structure continues in use.

6) All structures and uses are subject to height limitations of the R-1A district.

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

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 6th day of December 2004.

Tom Nelson
Secretary

Don Poulton
Chair

(04-174) (001-131-05; -11)

COMMISSIONER PEASE supported the motion partly based on her understanding that the condition of approval did not have a strong driving force behind it and partly because the economic conditions along this roadway have been unpredictable. She hoped the Commission would not make it a practice to lock into long time extensions, given the dynamic nature of land use standards and mapping.

AYE: Isham, Pease, T. Jones, Gibbons, Poulton, G. Jones, Wielechowski
NAY: None
ABSTAIN: Simonian

PASSED

E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS – None

F. REGULAR AGENDA - None

G. PUBLIC HEARINGS

1. 2004-174 Sandra J. Wicks. A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density; and a conditional use for Residential Planned Unit Development (P.U.D.).The Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2. Located at 2000 Atwood Drive.

Staff member AL BARRETT stated 84 public hearing notices were mailed; the Turnagain Community Council responded with a letter supporting the rezoning, but not supporting the condition allowing a conditional use of a PUD to be developed residentially. Two other comments were received in opposition, generally citing issues including noise, density, and traffic. This request is to rezone the property immediately surrounding the Atwood mansion and Lot 1 in Hiland Subdivision located immediately to the southeast of the mansion. A newspaper article that ran three weeks ago dealt with the property to the south and west of the mansion, which is not part of this application. The rezone request before the Commission is for R-O with special limitations, most significantly that permitted uses would be limited to a headquarters for charitable organizations or a single

family residential subdivision, and that a conditional use for a PUD to be developed residentially generally at R-1A standards. The property has been approved for a preliminary plat, the conditions of approval for which are included in the Staff analysis. Staff recommends approval of the rezoning to R-O SL, finding that it is consistent with the Comprehensive Plan Policies 3, 5, 7 and 8 that generally deal with density, compatibility of scale and appropriateness of use, appropriate infill, etc. Policies 45, 46, 47, 48, 50, 51, and 60 deal generally with design standards and environmental issues that would be addressed if and when future development occurs on this site.

COMMISSIONER PEASE asked if the requirement for a conditional use for residential development under R-1A standards is an edit to the Staff conditions. MR. BARRETT added to condition 3 "to be developed residentially, generally at R-1A standards." COMMISSIONER PEASE asked whether there has been a determination that this is an historic building or site. MR. BARRETT replied that an historic designation has something to do with significant use of a structure, design by a famous architect, or even the historic significance of materials in the construction. The strongest argument in support of historic significance is Mr. and Mrs. Atwood being residents of the mansion, but Staff did not take this issue any further.

The public hearing was opened.

SANDRA WICKS, representative of the estate of Sarah Elaine Atwood, which owns this tract and the one behind it, stated there will be a separate conditional use hearing related to development of the latter. The request before the Commission at this time is to allow use of the Atwood mansion as a residence and an office of the Atwood Foundation; the residents are gone now but the Atwood Foundation continues. The intent of this rezoning is to legalize the use of the mansion as it was used previously as an accessory use, that being the headquarters of the Atwood Foundation. The only zoning district that fits this well is R-O because it includes a principal use of headquarters of a charitable organization. At the same time, the desire is to not to exclude a residential use. MS. WICKS amended the ordinance she proposed in order to address the situation of a residential PUD not being included in the uses under the R-O district. The R-O zone allows a PUD, but there are no standards for residential. She therefore proposed that Section 2, paragraph C.1 state "Planned unit developments at a residential density not to exceed 6 dwelling units per acre" because that is the R-1A limit for PUDs. The R-1A district presently allows single family dwellings, as well as many other things, and the petitioner is proposing to keep only single family dwellings as a conditional use. The option is being retained to do a PUD if at some point in the future the mansion is not being used for the Atwood Foundation.

COMMISSIONER G. JONES stated the Staff packet includes graphics that include three sites. He asked for explanation of the boundaries of the site before the Commission this evening. MS. WICKS stated there is a short plat shown on page 35 depicting Tract B and on page 44 is the short plat. That plat is approved, but has not yet been finalized; it will be final before the rezoning goes to the Assembly.

COMMISSIONER T. JONES asked why the term "residential" did not preface Section 2 paragraph C.1 in the ordinance so there is no ambiguity. MS. WICKS explained that after Mr. Barrett explained the catch that the residential PUD standards in AMC 21.50.130 do not mention R-O, but that business PUD's does include R-O and says that residential is permitted in the R-O, the language of paragraph C.1 was changed to jibe with Title 21. She noted that an R-O residential PUD would allow up to 180 units per acre, but the intent is not for a density of 180 units per acre; so instead the ordinance proposes the 6 dwelling units per acre (DUA) limit that is in the R-1A district.

COMMISSIONER PEASE asked if there is any intent that commercial development would be part of the PUD. MS. WICKS replied that there is no such intention. COMMISSIONER PEASE explained she raised this issue because under the residential PUD guidelines in 21.50.130.C.4, the permitted uses include accessory uses such as convenience establishments or personal or professional services. MR. BARRETT stated 21.50.130.C does not apply because in an R-O zoning, only a business PUD is allowed, but it can contain residential uses. The PUD is per the R-O zone, but that zone allows only business PUDs, while the proposed R-O SL ordinance will limit residential development to a density of 6 DUA. COMMISSIONER PEASE noted that the suggested new language referred to "R-1A standards" not "R-1A density." MR. BARRETT explained the intent was to not tie the applicant to anything other than R-1A standards. Therefore, if the reference is to R-1A standards, all of 21.40 would apply, but the special limitation limits density to 6 DUA. MS. WICKS indicated that the petitioner would accept whatever language is suggested in the attempt to address this oddity in the code.

JON ISAACS, resident at 2418 Forest Park Drive, representing the Turnagain Community Council, thanked the Atwood Foundation, their representative, and their consultant for sharing information with the Council and working with the Council. In general, the Council supports the proposed rezoning of Tract B. The Council supports two of the three special limitations office use for a charitable organization and single family residential use, but the majority of the Council members oppose a special limitation to allow a PUD for a residential use. He believed part of that concern is what type of PUD would be allowed. With regard to parking, the Council understands the recently developed parking lot and driveway will accommodate up to 35 vehicles and the Foundation has given

assurance that for large events there will excess parking and arrangements for using West High. Parking and on-street parking do remain a concern and the Council is interested in what parking requirements apply to this zoning and how that might be addressed through a condition of approval. Traffic remains the primary concern of immediate neighbors and the neighborhood at large. Traffic associated with Foundation events would continue to enter and leave via Hiland Drive, which intersects with the corner of Forest Park Drive and Hillcrest Drive. This is the only outlet for this residential neighborhood. There is concern with the safety of extra traffic, particularly at the 90 degree corner off of Forest Park Drive, especially under winter conditions. The Council would like to pursue solutions to this problem under the anticipated application for a PUD for the remaining Tract A. The Council would not support solutions that involve widening either Forest Park Drive or Hillcrest Drive. The Council is also unclear what building height limitations would apply. MR. ISAACS reiterated that the neighborhood and Council look forward to working with the Atwood Foundation on future development. One individual commented that if the PUD is granted, it should be approved at the density the applicant suggests.

COMMISSIONER PEASE asked whether the Council voted on the proposed density limit of the PUD. MR. ISAACS replied that the vote was on a PUD in general and did not look at density or other conditions that might be applied. COMMISSIONER PEASE asked if the concern was mostly with respect to density. MR. ISAACS thought the concerns were uses other than residential in the PUD, but mostly the ambiguity of what could be done under a PUD. COMMISSIONER PEASE asked Staff to respond to the concern regarding traffic. MR. BARRETT noted that the parking area has been expanded and the Traffic Department did not comment on the petitioner's parking proposal, so he assumed they were satisfied.

COMMISSIONER WIELECHOWSKI asked what are the Council's specific concerns with respect to the PUD. MR. ISAACS replied that from his observations at the meeting, the concerns were the extent of uses permitted under the PUD and what limitations might exist on the PUD. He speculated that, if the Commission approved the PUD and conditioned it to residential use only at a density of 6 DUA, that might address some concerns.

COMMISSIONER SIMONIAN asked if the Council was aware that a PUD would have to undergo a public hearing review. MR. ISAACS indicated that this was explained to the Council.

COMMISSIONER T. JONES noted that the request before the Commission is a rezoning, not the PUD.

VIVIAN MURRAY, resident at 2010 Atwood Drive, supported the rezoning under four conditions. She expressed support for two of the three special limitations:

the office use as a charitable foundation, support single family residence. She did not favor the special limitation to allow residential as conditional use. If the use of the property as an office for a charitable foundation changed in the future, she would want the opportunity for a new public process before the property is redeveloped as a PUD. She thought that people were unclear that the petition would undergo a public review at that time. She asked that this point be clarified. She stated the current Atwood house complies with the R-1A height limitations. If the property is rezoned to R-O, the height limitations are unclear and she believed the R-O would increase the height allowable on the current structure. She asked that there be a public process if there is a desire to increase the height of the current structure. MS. MURRAY was also concerned with parking. In the past the neighborhood has expressed concern with parking associated with large gatherings at the Atwood house. In response to these concerns and the R-O zoning requirements, an additional parking lot has been added. In the case of a larger gathering, the Foundation has offered to shuttle guests from the West High parking lot to the Atwood house. The only access to the house is on Hiland Drive and on-street parking creates a one-lane situation. She asked that the Commission clearly state the parking conditions for Foundation activities. Traffic at the corner coming into Hiland is of concern. Hiland intersects at 90 degrees onto Atwood and it is on an incline. She asked that a traffic consultant study that corner and that action be taken to improve it.

BARBARA BOWERMAN, resident at 2141 Forest Park Drive for 40 years, stated her concern was the fact that there was no information for area residents prior to this evening. Her concern was that if the Foundation ever leaves the house, a PUD application will be proposed; the neighborhood is leery of that possibility. The neighborhood is unaware of the changes that could occur and what possibly could be developed. She was also concerned if West High has an event that is coincident with an event at the Atwood house so that it is not possible to shuttle people to the Atwood house.

COMMISSIONER WIELECHOWSKI asked, if this rezoning were approved to allow a PUD, what rights would the community have in the future. MR. BARRETT replied that approving the rezoning only allows the potential for the property to submit an application for a PUD and that request would be reviewed through a public hearing. The proposal before the Commission includes a PUD as one of the conditional uses, as it is now under R-1A. COMMISSIONER WIELECHOWSKI asked what standards would be applied to such a request to approve or deny. MR. BARRETT replied that there would be a complete review, modified by whatever is applicable in the special limitations.

CHERILYN HOLTZ, resident at 2026 Hillcrest, explained that he home is across the street from the corner of Hillcrest and Atwood. She thought that without a second outlet from this area, building houses on the Atwood property would create health and safety hazards.

DAVID BANNON, resident at 2130 Atwood Drive, stated the lot that would be included in this rezone, which is part of the Hiland Subdivision, is currently vacant. He was concerned whether a house built on that lot would be governed by the covenants for Hiland Subdivision. He also had concern regarding the traffic situation, as was expressed by other speakers; Hiland Drive is the only access to this petitioner's property.

MITCHELL GOTTFRIED, resident at 2015 Atwood Drive, reiterated concern with the 90 degree turn from Hiland onto Atwood, which is treacherous, particularly in the winter when snow is piled up. He stated this situation has been mentioned numerous times to previous planners for this project, and while there have been oral assurances, there is nothing in writing. He stated there should be a requirement that, if the Atwood mansion burns and it is rebuilt, it be at the same height.

DONALD PAGE, resident at 2101 Atwood Drive, did not support a rezone that would allow a business that is set up to throw parties in a the middle of a residential neighborhood. He stated the Foundation has not presented a long-term plan, such as what would happen to the house 30 years from now. He felt the proposed use of an office use that also throws parties is incompatible with existing homes. He felt the Foundation should rent an office downtown or rent a hall to throw parties. He felt that this proposal was not a harmonious use in this residential neighborhood. He had concern with alcohol being served at events while his children could be playing outside in front of his home. He noted that the Foundation's intention and current use of the Atwood home contradicts the rules Bob Atwood and Bob Richards implemented via the Hiland covenants. He noted that Lot 1, Block 3 of Hiland, per the Hiland Subdivision covenants, is supposed to be used as a residential lot. He noted that many residents located in Hiland Subdivision did not receive a public hearing notice. He explained he is trying to raise a family, yet this proposal is an office that is set up to throw parties. He stated that when he started to press the issue, he began to get word from the Foundation that everyone in the neighborhood agrees with this proposal and, if there is not agreement, a large number of homes could be built on the property.

COMMISSIONER PEASE asked if the Foundation activities have been disruptive to Mr. Page to date. MR. PAGE stated that when parties are thrown he would assume there would be disruption. COMMISSIONER PEASE asked if the current operation of the Foundation have been disruptive. MR. PAGE presumed that the Foundation would continue to have six or seven parties that would congest the area. He also assumed alcohol would be served when charitable parties are held and he did not want people driving through his neighborhood while he is trying to raise his family.

In rebuttal, MS. WICKS wished to make it clear the Atwoods built the house in 1968, lived there, gave private parties, and had the Foundation office in their home. Approximately 6 to 8 times a year the Foundation would have public functions related to the work of the Foundation. This is not a business that throws parties and fills the neighborhood streets with cars. She noted that Mr. Page has lived in the neighborhood a couple of months and has not experienced the functioning of the Foundation over any period of time. She noted this is a public street and there is nothing that can be done about its configuration. The Foundation has created more parking in order that vehicles will not have to make the 90-degree turn or park on the street. The slope and turn that exists has been there since the subdivision was created. Nothing about having the Foundation continue to operate in the house changes the way that road has always been. The long-term plan is to continue using the house in its current physical condition. The Foundation is expected to continue doing its charitable work for a long time. MS. WICKS stated with regard to Lot 1 and the Hiland Subdivision covenants, nothing will happen on Lot 1. It is included in Tract B and serves as a buffer between the mansion and the R-1A single family subdivision. She did not object to limiting the height of the mansion to R-1A height. She noted that the mansion could be taken down and the property could be developed at R-1A density. The request is simply to allow R-1A with the possibility of a PUD, which would permit buildings to be moved around on a lot rather than cutting up individual lots. A conditional use process is required to develop a PUD. An R-1A subdivision would require a replat. Both of these would require a public process. BOB REEVES, President of the Atwood Foundation, stated he knew the Atwoods for over 40 years and, as far as the activities in that house, the Foundation would probably do one-tenth of what Evangeline Atwood did for 38 years. The Foundation has tried to address the parking situation and has added parking spaces behind the house to ensure there are no cars on the street. He noted that a reception for the Prague Philharmonic Orchestra was held at the Atwood house recently while West High was also having a function, so people were bused from the Hotel Captain Cook to the house. He reassured the Commission and the public in attendance, that there would be no parking congestion problem at the mansion.

COMMISSIONER T. JONES asked for confirmation that the petitioner agrees to the R-1A height limitations. MS. WICKS stated this was correct, explaining there are no plans to change the mansion.

COMMISSIONER WIELECHOWSKI asked if there would be no significant traffic increase if the rezoning is approved. MS. WICKS replied there is actually a decrease from the traffic that was associated with a very social family that previously lived in this house. COMMISSIONER WIELECHOWSKI asked that Staff address the situation of public notification. MR. BARRETT replied that 84 notices were mailed to a 600-foot radius. The site is run through the computer, a

line is drawn 600 feet around the site, and property owners are mailed a public hearing notice.

COMMISSIONER T. JONES asked what type of language should be included in this ordinance to ensure that, should there be drastic changes to Title 21 regarding PUDs, the public would be protected. MR. BARRETT noted that R-O will go away, so there is a legitimate concern. He suggested the special limitation should state that the conditional use is limited to a PUD to be developed residentially at R-1A standards, which addresses height, setbacks, density, etc. COMMISSIONER T. JONES noted that if the section on PUDs is eliminated in the rewrite of Title 21, there would be nothing in this ordinance to imply there is a public hearing. She asked if this language adequate as written, or should it be amended. MR. BARRETT stated that this would still fall under a conditional use, which is a public hearing.

The public hearing was closed.

COMMISSIONER SIMONIAN asked if the language of the conditional use is "R-1A standards," would the scenario of 10% of the PUD being used for business purposes be possible. MR. BARRETT replied that would not be possible, but that is already forbidden in the list of permitted uses.

COMMISSIONER WIELECHOWSKI moved for approval of a rezoning from R-1A to R-O SL subject to Staff conditions 1 through 5 and adding a height limitation at R-1A.

COMMISSIONER G. JONES seconded.

CHAIR POULTON asked that Staff repeat the additional language for condition 3. MR. BARRETT suggested that condition 3 read "Conditional use is limited to planned unit developments to be developed residentially generally at R-1A standards." COMMISSIONER WIELECHOWSKI included this in his motion, with the approval of his second.

COMMISSIONER WIELECHOWSKI felt this rezoning complies with Anchorage 2020. He felt it dealt with all the concerns raised by the public. In particular, there was great concern with regard to traffic and there was testimony that this proposal would not impact traffic. There was also concern with regard to height and the language in the conditions requires that the height of the existing structure cannot be increased. There was a concern whether PUDs can be built without public input and he believed this rezone does ensure that there will be public involvement; the petitioner will be required to return for public hearing if a PUD is proposed.

COMMISSIONER G. JONES noted that AMC 21.15.030 and the five pages following that section have very detailed requirements for any project under a conditional use to come back for public review. Any PUD on this site would be subject to those procedures.

COMMISSIONER PEASE asked if the height restriction applies to condition 5. COMMISSIONER WIELECHOWSKI *clarified that this was the intent of his motion*. COMMISSIONER PEASE felt the Commission listened carefully to parking and traffic concerns; she did not believe parking would increase from what it has been in the past and the petitioner is being creative in using busing from other locations, as necessary. Traffic exits onto Atwood Drive, which has a right angle, but that is a public street and that situation cannot be dealt with through this process. The neighborhood should have an opportunity to address access during future development.

COMMISSIONER T. JONES noted that the use proposed for this parcel is not changed from what exists currently. She noted that there would be no need for this request, if the owners were residing in this structure.

COMMISSIONER WIELECHOWSKI noted for the record that if Title 21 is changed to no longer require public hearings on PUDs, it is his intent that a public hearing be held on this PUD.

COMMISSIONER ISHAM supported the motion, finding this rezoning is an administrative change to allow the mansion to be used as headquarters for the Atwood Foundation. The approval allows this property to be built to R-1A standards, as is the surrounding property. He noted that the Foundation is being creative by busing people from other locations. The condition of the roads cannot be dealt with in this action.

COMMISSIONER GIBBONS supported the motion, finding that the density question has been adequately addressed by the petitioner and buttressed by the comments of Staff. He found that the current use will be reduced relative to the past use and will integrate well into the area. He added that any issues of concern would be addressed through a future public process associated with redevelopment of the property.

CHAIR POULTON supported the motion for the reasons stated. He thanked the Foundation for bringing this matter forward in a timely manner.

COMMISSIONER SIMONIAN also supported the motion. She understood the neighborhood's concern with regard to the ambiguity in the PUD, but she felt that conditions 3 and 5 would restrict the use of the property to what it is now under R-1A. She felt that a site plan review would allow the community to participate in how the development will look.

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

PASSED

2. 2004-172 Alaska Showcase Homes LLC. A request to rezone approximately 2.10 acres from R-2A (Two Family Residential) to R-2M (Multiple Family Residential). T12N R3W, Section 9, S,M., AK Lot 16A. Located at 7627 Lake Otis Parkway.

Staff member ANGELA CHAMBERS stated that 113 public hearing notices were mailed and 16 were returned in opposition, primarily relating to the issue of density. The applicant is seeking a rezone the property in order to allow the construction of 36 units in a townhouse configuration on a single lot comprised of six buildings and a central private open space. Development would occur in conformance with newly adopted AMC 21.90 and AR 2004-108 (S-2)(aa). The Department finds that the proposed zoning is consistent with the Comprehensive Plan and the range of density called for in the policy map and associated policy of a minimum of 8 dwelling units per acre (DUA) adjacent to transit-supportive development corridors, of which Lake Otis is one. The Department does not find that a special limitation that would dictate a single type of housing style or the number of units is needed when Title 21 allows for a variety of design possibilities and methods for development. Anchorage 2020 encourages higher density. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080. The Department proposes an effective clause on the rezoning to enter into an agreement to construct Lore Road with required sidewalks from Lake Otis to the east end of the petition site, subject to review and approval by the Municipality of Anchorage. The approval would involve several municipal agencies. The Traffic Department recognizes the need to construct Lore Road to this site. There are also discussions with a petitioner that previously came to the Commission regarding the L-shaped property directly to the south to get access from these parcels out to Lore Road and then Lake Otis. Project Management and Engineering would also like to review the issue of access.

The public hearing was opened.

JOE STIMSON, representing the petitioner, introduced Harvey Pickett, president of Alaska Showcase Homes and designer of this development. He thanked the

G.1.

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE:	December 6, 2004
CASE NO.:	2004-174
APPLICANT:	Edward B. Rasmuson, Successor Trustee of the Robert B. Atwood Living Trust UTA, dated April 30, 1983, as amended.
REPRESENTATIVE:	Sandra J. Wicks
REQUEST:	A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-O SL (Residential-Office) with special limitations.
LOCATION:	Existing: Lot 1, Block 3, The Highlands Subdivision, and a portion of Tract 2, Atwood Subdivision. Plat No. 80-188 Proposed Tract B, Atwood Estates Subdivision (Case S-11308, a portion of Lot1, Block 3, and Tract D-2, the Highlands and Atwood Subdivision. Prelim plat S-11308
SITE ADDRESS:	2000 Atwood Drive
COMMUNITY COUNCIL:	Turnagain, South Addition
TAX NUMBER:	001-131-05; -11

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: Approval of R-O SL

SITE:

Acres:	2.8 acres
Vegetation:	Residential Landscaping
Zoning:	R-1A

Topography: Level
Existing Use: 2-Story Home
Soils: Public Sewer and Community Water

COMPREHENSIVE PLAN:

Classification: Residential
Density: 3-6

APPLICABLE LAND USE REGULATIONS:

	Existing R-1A Zoning	PROPOSED R-O SL Zoning
Height limitation:	30-Feet	Unrestricted/FAA
Minimum lot size:	8,400 SF/70 feet	6,000 SF/50 feet (but to be developed at standards per the SL)
Lot coverage:	30%	30%
Density/acre:	5 DUA/Gross	7-10
Special Limitations	N/A	See application & narrative
Permitted Uses	Single family, elementary Schools, high schools on a class I street, parks/playgrounds, branch libraries, family residential care, churches, some antenna towers with a permitted non-residential use.	Single-family at R-1A density Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.
Accessory uses	Home occupations, non-commercial greenhouses, family care, bed&breakfast with 3 or fewer guestrooms, bed&breakfast with 4 guestrooms by admin site plan review.	Accessory uses as permitted in the underlying zoning district
Conditional Uses	Commercial greenhouse, airstrips/heliports, utility substations, nursing homes, convalescent homes and	Planned unit development

	similar institutional uses, art schools, music schools, dancing schools and the like, residential P.U.D., natural resource extraction on not less than five acres, privately owned neighborhood community recreation centers, quasi-institutional houses, day care, bed&breakfast with five bedrooms, roof mounted satellite dishes greater than one meter, snow disposal.	
Prohibited Uses	Mobile homes, Quonset huts. Any use which may cause excessive noise, dust, vibration, odor, etc.	Uses as prohibited in the underlying zoning district.
SL's		There shall be no modification of the footprint of the existing principal structure for so long as the existing structure continues to be used. This limitation is not intended to prohibit an accessory structure, such as a storage building, except that the exterior of an accessory structure shall be sided and painted to match the principal structure.

SURROUNDING AREA:

	NORTH	EAST	SOUTH	WEST
Zoning:	R-1A	R-1A	R-1A	R-1A
Land Use:	ARR r-o-w then Single Family	Single Family	Single Family	ARR r-o-w then Single Family

PROPERTY HISTORY:

3-14-50	Plat P-141A	Earliest plat on record Lingo SD
3-15-79	Plat 79-27	Highlands SD
12-12-80	Plat 80-188	Highlands and Atwood SD
Original City of Anchorage	Rezone	Areawide R-1A

PROPOSAL:

This is a request to rezone the petition site from R-1A to R-O SL with the special limitations as proposed by the applicant. If approved, the rezoning would allow the Atwood Mansion to be continued in use as headquarters for a charitable organization as the primary use. Under the current R-1A zoning, the primary use of the mansion must be as a single family residence and the charitable headquarters operation in the mansion may operate as an accessory use. In other words, if the rezoning is approved the mansion need no longer be used as a residence.

SITE DESCRIPTION

The petition site is a 2.8 acre portion of the Atwood Subdivision plus one adjacent lot of the Highlands Subdivision. The preliminary plat, and the maps and summary of action are included in this report. The remaining acreage of the Atwood Subdivision will be the subject of a separate application.

The property is generally even and level and public water and sewer are available. The Atwood Mansion stands on the property and will remain. An accessory building may be added. The property will be developed as R-O SL. The application specifically states that the only principal permitted uses would be single family residential at R-1A density and headquarters for administrative offices of charitable organizations. The only conditional use allowed would be a PUD with the density to be determined by the Commission. No development is currently anticipated and no timetable has been proposed. The neighborhood is R-1A and developed as single family homes on lots ranging from 9,000 to 25,000 square feet.

This site is not located within a designated area as shown on the *Anchorage 2020* Anchorage Bowl Comprehensive Plan. The 1982 Plan designates the area as low to moderate density residential with 3 to 6 units per acre.

Forest Park Drive is a local residential street, but the Official Streets and Highways Plan classifies Hillcrest Drive as a class 1C neighborhood collector (2 lane, 60' r-o-w), but currently built to approximately 24 ft, plus curb and gutter. There are no immediate plans for improvements, but there has been discussion regarding street improvements. Other streets in the area are residential streets.

COMMUNITY COMMENTS:

There were 84 public hearing notices (PHN) mailed. The Turnagain Community Council voted to support the request except they oppose the PUD conditional use. The CC expressed some other concerns: parking, the intersection at Atwood Dr. and Highland Dr., and building heights. One other PHN expressing concern with the Atwood/Highland intersection was received.

FINDINGS:

21.20.090 Standards for Zoning Map Amendments and 21.05.080

A. **Conformance to the Comprehensive Plan.**

The *Anchorage 2020* Anchorage Bowl Comprehensive Plan Land Use Policy Map does not designate this area. It lies just outside the West Anchorage Planning Area. The 1982 plan General Residential Intensity Plan indicates 3 to 6 units per acre.

Along with the maps, *Anchorage 2020* Policy numbers 3, 5, 7, 8, 45, 46, 47, 48, 50, 51, 55, and 60 are related to this proposal.

Policies 3, 5 and 7:

These three policies deal with the number of dwelling units allocated for this area of Anchorage, density, and compatibility of scale and use between the existing situation and what is proposed. This area of Anchorage is slated to accommodate an additional 7,000 to 9,000 dwelling units by 2020. The proposed zone district of R-O, but to be developed as a PUD or R-1A standards, is consistent and compatible with existing R-1A and single family construction. All uses in the area are largely residential. The use of the mansion as headquarters for a charitable organization (which is the current use) is not incompatible with existing nearby uses. The mansion is well setback, more than 100 feet, from any property line and there is adequate parking for the administrative staff.

The proposal is consistent with these policies.

Policy 8: This policy calls for urban density (more than 1 dwelling unit per acre) in the urban services area. With only one unit, the mansion, this property is under utilized. If the 2.8 acres is further developed the SL for a conditional use PUD will regulate density, design, parking, open space, etc.

The proposal is consistent with this policy.

Policies 45, 46, 47, 48, 50, 51, 55:

These policies are all related to design and environmental issues. As no change is currently proposed to the property, these policies are not generally impacted. However, if the conditional use PUD is ever exercised, these policies will all be part of the review.

Policy 60:

This policy relates to design standards suited to the environs. This will be applied to any new structures (proposed storage building) as well as to the residential PUD.

AMC 21.05.080.C. provides zoning map amendments shall conform to the land use classification maps, except where the approving authority finds one of the following:

- **Existing uses that do not conform to the land use classification maps are integrated compatibly into the area;**

  See discussion under *Anchorage 2020* Policies 3, 5, 7, and 8 above.

- **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**

  The special limitations proposed by the petitioner will regulate design and density and be subject to a conditional use public hearing. That will ensure the mansion and any future construction will be compatible with existing development.

  The proposed use does not conflict with the Anchorage Bowl Comprehensive Plan goals and policies pertaining to the surrounding neighborhood or the general area. Zoning map amendments at a boundary between land use categories shall be subject to design standards that will make the zoning map amendment compatible with land uses in the adjacent land use category.

  See discussion of Comprehensive Plan Policies above. The Department supports this proposal since the orientation of the building, setbacks, design and parking are consistent with the zoning code and the comprehensive plan.

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 and 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. The use of the mansion is not changing so no additional impact is expected. The remaining property, if developed will be low density residential which is the existing use pattern in the area.

Transportation/Drainage

There will be no change for the mansion portion of the property. If the remaining vacant land on the 2.8 acres is developed, it will be done as R-1A single family or RO-SL as a PUD. Drainage and the road network will be reviewed as part of any plat or during the PUD.

Public Services and Facilities

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA).

Utilities: water, sewer, gas and electrical utilities are available to this property.

Schools: There will no change in the impacts to schools as the mansion will not serve as a residence. Impacts from a future residential PUD would be evaluated during the conditional use review.

Parks: The 1997 Areawide Trails Plan indicates a proposed multi-use paved trail along the west side of the railroad right of way, adjacent to the subject property. The rezone to R-O will not impact parks and/or trail systems. If the remaining property is developed it will be appropriate to discuss the need for trail access as part of the residential PUD.

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 affect. The change to R-O will still allow residential development at the existing R-1A standards.

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.

   Not applicable. Services are in place and the existing structure and use are not changing.

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.

   Uses and densities are not changing beyond what is called for in the comprehensive plan. The proposal is consistent with the plan, see above, primarily as it is applying densities appropriate for the urban service area.

RECOMMENDATION:

The Department recommends approval of rezoning to R-O SL, subject to the applicants narrative and special limitations.

1. Permitted principal uses and structures are limited to:

   a. single family residential per R-1A standards (AMC 21.40.030).

   b. headquarters or administrative offices for charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.

2. Accessory uses are limited to those in the underlying zoning district. Separate accessory structure(s), such as storage sheds, are allowed per the underlying zoning district and shall resemble the principal structure in color, materials and style as far as practical.

3. Conditional use is limited to residential planned unit development.

4. Prohibited uses per the underlying district.

5. There shall be no modification to the footprint of the existing principal structure (Atwood Mansion) for as long the structure continues in use.

Reviewed by:

Tom Nelson
Director

Prepared by:

Alfred Barrett
Senior Planner

(001-131-05; 001-131-11)

2

HISTORICAL MAPS AND AS-BUILTS

80-188

DEED OF TRUST BENEFICIARIES

Small Business Administration

NOTARY'S ACKNOWLEDGEMENT

NOTARY'S ACKNOWLEDGEMENT

LEGEND

TYPICAL ALCAP MARKING

Note:
Tract D-1 and D-2 of "The Highlands" Subdivision as shown on the recorded Plat No. 79-27 shall be changed to Tracts D-1 and D-2 of Atwood Subdivision.

80-188

79-27

NOTES

1. Existing zoning R-1A
2. 5'X5'X30", refer to for set of all lot corners.
3. Driveway centerline for Lot 1 & 2, Block 2 shall be only towards Back Drive. Driveway for Tract D-1 shall be only Highlands Drive.
4. All street centerline PC and PT's, street intersection and cul-de-sac centers shall be monumented with 2 1/2" alloy survey monument as a 5/8X 6" rebar and Punch with the capital. Monuments are to be set within 60 days of the completion of the street improvements.
5. Tract D-3 is hereby dedicated for open space and drainage easement. This tract may also be used for recreation and maintenance of drainage and utilities.
6. The Private connecting Atwood Drive and Arcadia Drive shall be maintained by the Owners of the lots in "The Highlands" Subdivision.

CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING
1	90°00'00"W	30.00	31.42	20.00	28.28	S
2	90°00'00"W	30.00	3.14	2.00	2.83	S
3	90°00'00"W	30.00	31.42	20.00	28.28	S
4	90°00'00"W	175.00	44.24	22.20	44.10	S
5	90°00'00"W	175.00	44.24	22.20	44.10	S
6	90°00'00"W	175.00	44.24	22.20	44.10	S
7	90°00'00"W	175.00	44.24	22.20	44.10	S
8	90°00'00"W	175.00	44.24	22.20	44.10	S
9	90°00'00"W	175.00	44.24	22.20	44.10	S
10	90°00'00"W	175.00	44.24	22.20	44.10	S
11	90°00'00"W	175.00	44.24	22.20	44.10	S
12	90°00'00"W	175.00	44.24	22.20	44.10	S
13	90°00'00"W	175.00	44.24	22.20	44.10	S
14	90°00'00"W	175.00	44.24	22.20	44.10	S
15	90°00'00"W	175.00	44.24	22.20	44.10	S
16	90°00'00"W	175.00	44.24	22.20	44.10	S
17	90°00'00"W	175.00	44.24	22.20	44.10	S
18	90°00'00"W	175.00	44.24	22.20	44.10	S
19	90°00'00"W	175.00	44.24	22.20	44.10	S
20	90°00'00"W	175.00	44.24	22.20	44.10	S
21	90°00'00"W	175.00	44.24	22.20	44.10	S
22	90°00'00"W	175.00	44.24	22.20	44.10	S
23	90°00'00"W	175.00	44.24	22.20	44.10	S
24	90°00'00"W	175.00	44.24	22.20	44.10	S
25	90°00'00"W	175.00	44.24	22.20	44.10	S
26	90°00'00"W	175.00	44.24	22.20	44.10	S
27	90°00'00"W	175.00	44.24	22.20	44.10	S
28	90°00'00"W	175.00	44.24	22.20	44.10	S
29	90°00'00"W	175.00	44.24	22.20	44.10	S
30	90°00'00"W	175.00	44.24	22.20	44.10	S
31	90°00'00"W	175.00	44.24	22.20	44.10	S
32	90°00'00"W	175.00	44.24	22.20	44.10	S
33	90°00'00"W	175.00	44.24	22.20	44.10	S
34	90°00'00"W	175.00	44.24	22.20	44.10	S
35	90°00'00"W	175.00	44.24	22.20	44.10	S
36	90°00'00"W	175.00	44.24	22.20	44.10	S
37	90°00'00"W	175.00	44.24	22.20	44.10	S
38	90°00'00"W	175.00	44.24	22.20	44.10	S
39	90°00'00"W	175.00	44.24	22.20	44.10	S
40	90°00'00"W	175.00	44.24	22.20	44.10	S
41	90°00'00"W	175.00	44.24	22.20	44.10	S
42	90°00'00"W	175.00	44.24	22.20	44.10	S
43	90°00'00"W	175.00	44.24	22.20	44.10	S
44	90°00'00"W	175.00	44.24	22.20	44.10	S
45	90°00'00"W	175.00	44.24	22.20	44.10	S
46	90°00'00"W	175.00	44.24	22.20	44.10	S
47	90°00'00"W	175.00	44.24	22.20	44.10	S
48	90°00'00"W	175.00	44.24	22.20	44.10	S
49	90°00'00"W	175.00	44.24	22.20	44.10	S
50	90°00'00"W	175.00	44.24	22.20	44.10	S
51	90°00'00"W	175.00	44.24	22.20	44.10	S
52	90°00'00"W	175.00	44.24	22.20	44.10	S
53	90°00'00"W	175.00	44.24	22.20	44.10	S
54	90°00'00"W	175.00	44.24	22.20	44.10	S
55	90°00'00"W	175.00	44.24	22.20	44.10	S
56	90°00'00"W	175.00	44.24	22.20	44.10	S
57	90°00'00"W	175.00	44.24	22.20	44.10	S
58	90°00'00"W	175.00	44.24	22.20	44.10	S
59	90°00'00"W	175.00	44.24	22.20	44.10	S
60	90°00'00"W	175.00	44.24	22.20	44.10	S
61	90°00'00"W	175.00	44.24	22.20	44.10	S
62	90°00'00"W	175.00	44.24	22.20	44.10	S
63	90°00'00"W	175.00	44.24	22.20	44.10	S
64	90°00'00"W	175.00	44.24	22.20	44.10	S
65	90°00'00"W	175.00	44.24	22.20	44.10	S
66	90°00'00"W	175.00	44.24	22.20	44.10	S
67	90°00'00"W	175.00	44.24	22.20	44.10	S
68	90°00'00"W	175.00	44.24	22.20	44.10	S
69	90°00'00"W	175.00	44.24	22.20	44.10	S
70	90°00'00"W	175.00	44.24	22.20	44.10	S
71	90°00'00"W	175.00	44.24	22.20	44.10	S
72	90°00'00"W	175.00	44.24	22.20	44.10	S
73	90°00'00"W	175.00	44.24	22.20	44.10	S
74	90°00'00"W	175.00	44.24	22.20	44.10	S
75	90°00'00"W	175.00	44.24	22.20	44.10	S
76	90°00'00"W	175.00	44.24	22.20	44.10	S
77	90°00'00"W	175.00	44.24	22.20	44.10	S
78	90°00'00"W	175.00	44.24	22.20	44.10	S
79	90°00'00"W	175.00	44.24	22.20	44.10	S
80	90°00'00"W	175.00	44.24	22.20	44.10	S
81	90°00'00"W	175.00	44.24	22.20	44.10	S
82	90°00'00"W	175.00	44.24	22.20	44.10	S
83	90°00'00"W	175.00	44.24	22.20	44.10	S
84	90°00'00"W	175.00	44.24	22.20	44.10	S
85	90°00'00"W	175.00	44.24	22.20	44.10	S
86	90°00'00"W	175.00	44.24	22.20	44.10	S
87	90°00'00"W	175.00	44.24	22.20	44.10	S
88	90°00'00"W	175.00	44.24	22.20	44.10	S
89	90°00'00"W	175.00	44.24	22.20	44.10	S
90	90°00'00"W	175.00	44.24	22.20	44.10	S
91	90°00'00"W	175.00	44.24	22.20	44.10	S
92	90°00'00"W	175.00	44.24	22.20	44.10	S
93	90°00'00"W	175.00	44.24	22.20	44.10	S
94	90°00'00"W	175.00	44.24	22.20	44.10	S
95	90°00'00"W	175.00	44.24	22.20	44.10	S
96	90°00'00"W	175.00	44.24	22.20	44.10	S
97	90°00'00"W	175.00	44.24	22.20	44.10	S
98	90°00'00"W	175.00	44.24	22.20	44.10	S
99	90°00'00"W	175.00	44.24	22.20	44.10	S
100	90°00'00"W	175.00	44.24	22.20	44.10	S

CERTIFICATE OF OWNERSHIP & DEDICATION

NOTARY'S ACKNOWLEDGEMENT

PLAT APPROVAL

ACCEPTANCE OF DEDICATION

SURVEYOR'S CERTIFICATE

Plat of
"The Highlands" & Atwood Subd
A Subdivision of
Tract "D", Lingo Subdivision
Located in
Sec. 23 & Sec. 24, T.13N., R.4W., S.M.
Containing 17.65 Acres, 30 Lots, 3 Tracts

BESSE ENGINEERING

DETAIL OF EAST 1/4 COR., SEC. 23
NOT TO SCALE

(80-188) (79-27) F.O.

(1979-346) 1980-747

S20

79-27

DEED OF TRUST BENEFICIARIES

NOTARY'S ACKNOWLEDGEMENT

NOTARY'S ACKNOWLEDGEMENT

LEGEND

TYPICAL ALCAP MARKING

NOTES

CURVE DATA

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DETAIL OF EAST 1/4 COR., SEC. 23
NOT TO SCALE

Plat of
"The Highlands"
A Subdivision of
Tract "D", Lingo Subdivision
Located in
Sec. 23 & Sec. 24, T13S., R4W, S.M.
Containing 27.25 Acres, 30 Lots, 3 Tracts

DESIGN ENGINEERING

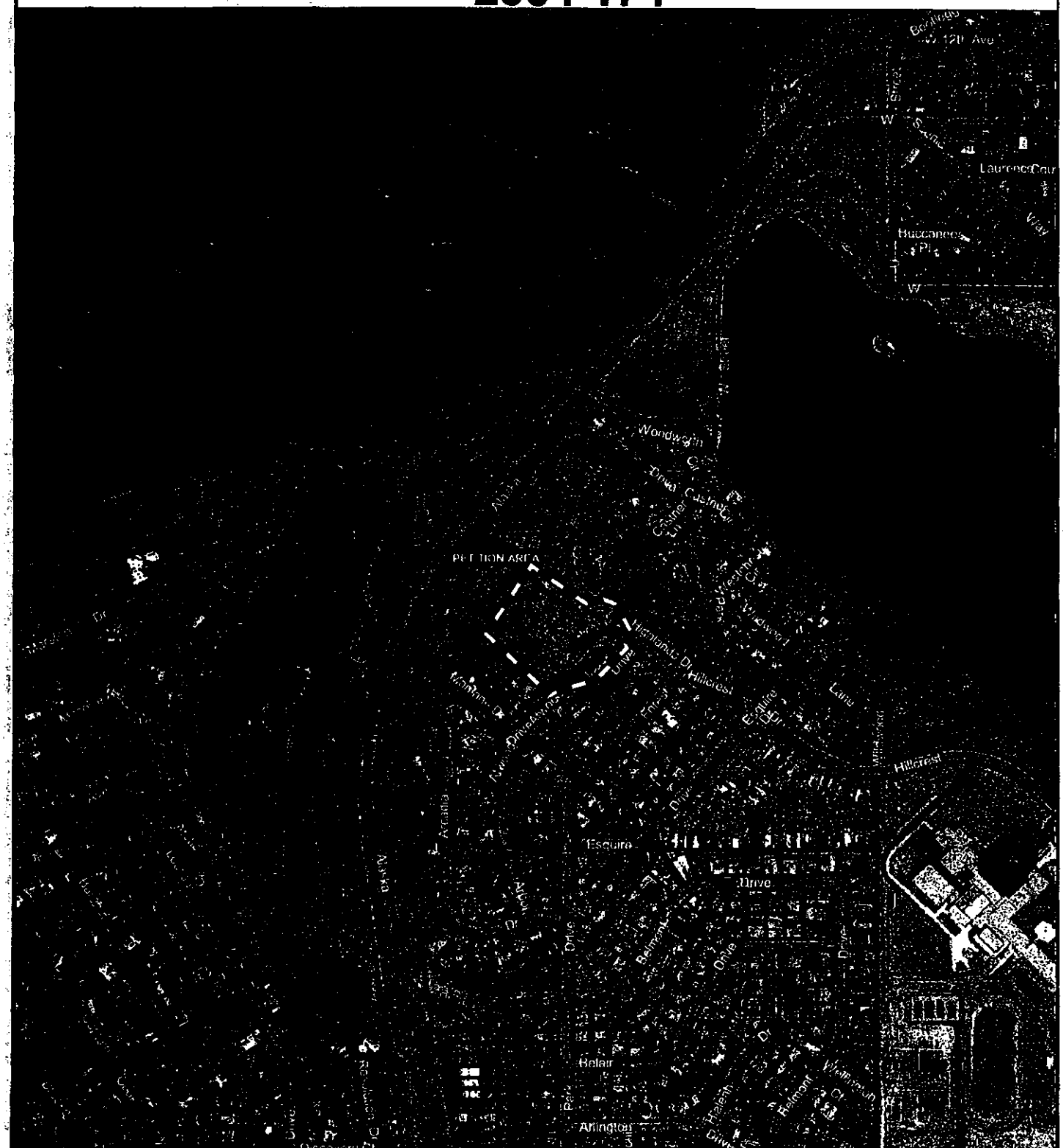
79-27FO

1979-346

126

LINGO 3-14-80

REZONING
2004-174



Municipality of Anchorage
Planning Department

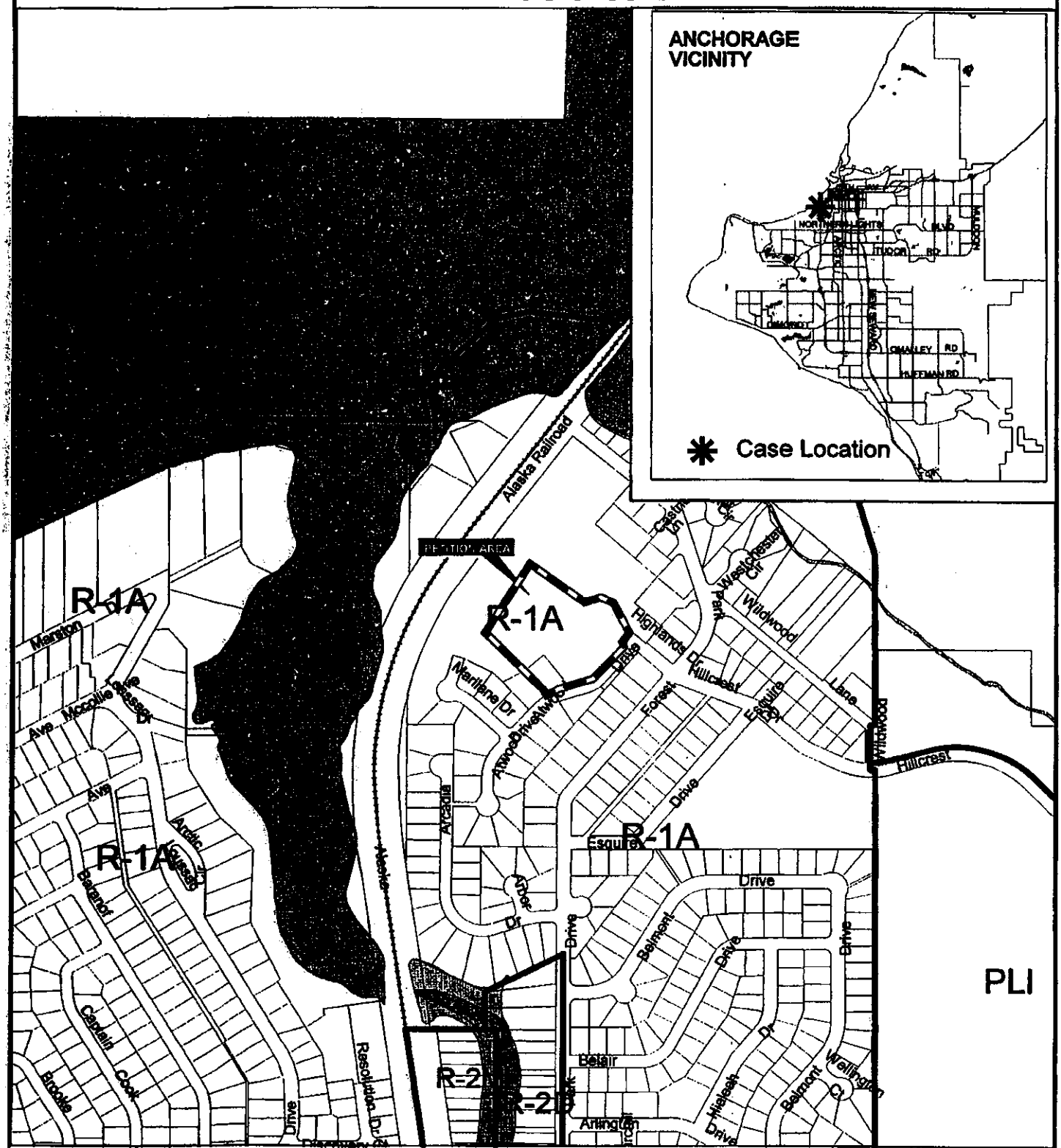
Date: OCTOBER 12, 2004

N

0 500 1000 Feet

Date of Aerial Photography: 2001

EXHIBIT - A
2004-174



Municipality of Anchorage
Planning Department

Date: OCTOBER 12, 2004

Flood Limits
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

N

0 500 1000 Feet

3

DEPARTMENTAL COMMENTS

Centers. The Transit-Supportive Development Corridor concept is supported by Transportation Policies #30, #34, and #37; General Land Use Policy #3; and Residential Policy #9. Policy #34 characterizes transit-supportive corridors as having average residential densities equal to or greater than 8 dua occur within up to ¼-mile of the major street at the center of the corridor. Policy #3 calls for employing development strategies in order to accommodate approximately 5,000-7,000 new dwelling units in the central planning sector by the year 2020.

Although the applicant has stated that the transportation requirements will be addressed during the subdivision process, it should be noted that under the proposed R-2M zoning district, the site can be developed with multiple structures without the benefit of further subdivision. The property to the south was recently rezoned to R-2M.

Arterial landscaping is required along Lake Otis Parkway and visual enhancement with issuance of the building permit. 1997 *Areawide Trails Plan* shows an existing paved trail along the east side of Lake Otis Pkwy.

The *Wetlands Management Plan* (p.79) shows the site is covered with "C" wetlands, which requires a Municipal Wetlands Permit. Drainage and potential surface streams need to be identified in accordance and developed in accordance with AMC 21.45.210.

Staff recommends approval of the R-2M zoning district.

2004-174 Rezone R-1A to R-OSL

The (1982) *Anchorage Comprehensive Plan* designates this area as residential use with a density of 3 to 6 dwelling units per acre. Staff recognizes that this site has been utilized for a residence and charitable office use in the past and with the proposed special limitations the use will remain the same. The R-O zoning district is proposed to be eliminated with the Title 21 rewrite and will be reviewed on a case by case basis during an areawide rezoning.

Staff has no objection to the rezoning.

Municipality of Anchorage
Development Services Department
Building Safety Division

MEMORANDUM

RECEIVED
NOV 09 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: November 8, 2004

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

FROM: Daniel J. Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due November 8, 2004

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

2004 – 166 Site plan review for a large retail/commercial establishment I-1SL Light industrial district with special limitations

No objection

2004 – 172 Rezoning to R-2M Multiple-family residential district

No objection

2004 – 174 Rezoning to R-OSL Residential-office district with special limitations

No objection

2004 – 176 Zoning conditional use for an off street parking lot

No objection

MUNICIPALITY OF ANCHORAGE
Traffic Department

TRAFFIC DEPARTMENT

MEMORANDUM

RECEIVED
NOV 01 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: November 1, 2004

TO: Planning and Zoning Commission

FROM: Jon Spring, Senior Transportation Planner

SUBJECT: Comments for November 2004 PZC Cases

Case No. 2004-174

No comment.

Case No. 2004-172

The proposed rezoning from R-2A to R-2M will result in an increase in residential density and consequently support improved transit service along the Lake Otis transit-supportive development corridor. Access to the parcel should be restricted to Lore Road.

It should also be pointed out that Lore Road does not extend all the way to the eastern end of the parcel nor does it appear to have any sidewalks on the south side of the street. Sidewalks are an essential element of the transit supportive development corridor. Without good pedestrian access to transit stops along Lake Otis transit service increases will not attract the ridership envisioned in Anchorage 2020. As a condition of the zoning approval, the applicant should be required to extend Lore to the eastern end of the parcel and construct sidewalk improvements on the south side.

Case No. 2004-166

According to the Anchorage Trails Plan, a paved multi-use trail is proposed for the south side of the Glenn Highway between Bragaw Street and Airport Heights. This trail will provide an important pedestrian connection between Mountain View and the Northway Mall retail area. (There currently appears to be an informal trail system along the right-of-way that attest to its usage.) According to photo number 26, submitted with the application, there appears to be an existing paved path connecting the northeast corner of the old K-Mart site with the Glenn Highway right-of-way. In order to ensure that this connection is retained for future use, a pedestrian easement should be required that connects the northeast portion of the site to the future trail within the Glenn Highway right-of-way.

FRANK H. MURKOWSKI, GOVERNOR

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

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

RECEIVED
NOV 03 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

November 1, 2004

RE: Zoning Case Review

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

Dear Mr. Weaver:

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

2004-166 Penland Park Tr D-21B 400 Rodeo Place Home Depot
2004-168 Ordinance amending Title 21 for Temporary Uses in the PLI
2004-169 East Addition Lot 7A Blk 26D 731 E. 5th Ave/Variance: setback
2004-171 Ordinance amending Title 21 for AMC 21.50 Standards for Conditional Uses and Site Plans
2004-172 Lot 16A Sec 9 T12N R3W SM 7627 Lake Otis Pkwy / Rezone: R-2M
2004-173 Nunaka Valley Blk N Lot 3/5702 Armstrong Ln/Variance: non-conformingstructure and encroachment
2004-174 Atwood Estates Subd Tract B 2000 Atwood Drive Rezone: R-OSL
2004-175 Tudor Square Blk1 Lot A 4300 Old Seward Highway El Tango/Conditional use permit
2004-176 McKay Subd Lot B 337 E 4th Ave/Conditional use: B-2C to off street parking
2004-177 East Additional Blk 16 Lot 1A 642 E 5th Ave/Conditional use: restaurant-serving alcohol
2004-178 Fairview Extension Blk 11 Lot 10 A 4133 Mt View Dr Noble's Dinner: Conditional use
2004-180 Zodiak Manor Alaska Subd Blk 5 Lot 18 8900 Jupiter Dr/ Variance Harboring Chickens

Thank you for the opportunity to comment.

Sincerely,

Sandra L. Cook
Anchorage Area Planner

/eh

MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division

Development Services Department

MEMORANDUM

DATE: November 2, 2004

NOV 0 2 2004

TO: Planning Department, Zoning and Platting Division

THRU: Jack L. Frost, Jr., Right of Way Supervisor JLF

FROM: Lynn McGee, Senior Plan Reviewer

SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of December 6, 2004.

Right of Way has reviewed the following case(s) due November 8, 2004.

04-166 **Penland Park, Tract D-21B, grid 1235**
(Site Plan Review, Large Retail/Commercial Establishment)
Should the petitioner apply for a re-plat and wish to vacate the Rodeo Drive right of way, the Right of Way Division and Street Maintenance Department would have no objection.
Review time 15 minutes.

04-168 **Ordinance Amendment**
(Title 21 for Temporary Uses in the PLI)
Right of Way Division has no comments at this time.
Review time 15 minutes.

04-172 **Section 9, T12N R3W Lot 16A, grid 2234**
(Rezoning Request, R-2A to R-2M)
Right of Way Division has no comments at this time.
Review time 15 minutes.

04-174 **Atwood Estates, Tract D-2, and The Highlands, Block 3, Lot 1, grid 1427, 1428**
(Rezoning Request, R-1A to R-OSL)
Right of Way Division has no comments at this time.
Review time 15 minutes.

04-176 **McKay, Lot B, grid 1231**
(Conditional Use, Off Street Parking Lot)
Right of Way Division has no comments at this time.
Review time 15 minutes.

RECEIVED
NOV 0 4 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

MUNICIPALITY OF ANCHORAGE

OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

PARKS & RECREATION

MEMORANDUM

DATE: November 4, 2004

TO: Jerry T. Weaver, Supervisor, Zoning and Platting Division, Planning Department

FROM: Tom Korosei, Park Planner

SUBJECT: Planning and Zoning Case Reviews

Parks and Recreation has the following comments:

CASE NO.	CASE
2004-172	**Rezoning approx. 2.10 acres from R-2A two-family residential to R-2M multiple family residential district** (Lake Otis Pkwy. at Lore Rd). The *Areawide Trails* Plan shows a multi-use paved trail and planned bicycle route along adjoining Lake Otis Pkwy. Parks and Recreation would encourage application of appropriate site planning and landscaping and architectural design for any development of the site so that such development might enhance the visual character of the neighborhood and community, including the adjoining trail.
2004-174	**Rezoning approx. 2.80 acres from R-1A one-family residential to R-OSL residential office district with special limitations** (2000 Atwood Dr.). No objection for use as described.
2004-175	**Request for concept/final approval for a conditional use permit for a restaurant serving alcohol** (El Tango restaurant, 4300 Old Seward Hwy.). No comment, other than to note that the *Areawide Trails Plan* shows existing and planned multi-use paved trails along the adjoining streets.

Cc: Jeff Dillon, Director

pzcrshrg1204.doc

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: October 19, 2004

TO: Zoning and Platting Division, OPDPW

FROM: Hallie Stewart, Engineering Technician

SUBJECT: Public Hearing date of December 6, 2004
AGENCY COMMENTS DUE November 8, 2004

OCT 1 9 2004

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

04-174 Atwood Estates, platting case S-11308 (rezone) Grids 1427 & 1428

1. AWWU water and sanitary sewer mains are located within the area and are available to the proposed tracts.
2. A 30' wide easement must be located over the water main that extends onto the proposed Tract A near the corner of Highlands Drive and Atwood Drive. The easement must also provide protection for the existing fire hydrant.
3. Petitioner must resolve the location and use of existing water and sanitary sewer service connections with AWWU Field Services. Unused and unnecessary service connections must be removed or abandoned according to AWWU requirements.
4. AWWU has no objection to the proposed rezone from R-1A to R-OSL.

If you have any questions, please call me at 343-8009 or the AWWU Planning Section at 564-2739.

To:

OCT 2 5 2004

MUNICIPALITY OF ANCHORAGE
PLANNING DIVISION

PM&E

FLOOD HAZARD REVIEW SHEET for PLATS

Date: 10-25-04

Case: 2004-174

Flood Hazard Zone: C

Map Number: 0230

☐ 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

MUNICIPALITY OF ANCHORAGE
Traffic Department

TRAFFIC DEPARTMENT

MEMORANDUM

RECEIVED
OCT 2 6 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: October 22, 2004

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

THROUGH: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Comments, Planning & Zoning Commission, December 6, 2004

04-172 Sec 9, Lot 16A; Rezone from R-2A to R-2M; Grid 2234

As discussed in the pre-application meeting, Traffic requires that no access to Lake Otis be granted with the development of this property. Traffic has no other comment on the re-zone.

04-174 Atwood Estates, Tract B; Rezone from R-1A to R-OSL; Grid 1427-1428

Traffic has no comment.

04-176 McKay, Lot B; Conditional Use for an off-street parking area; Grid 1231

Traffic has no comment.

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

FIRST CLASS MAIL

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84
Mailed 11/9/04

NOTICE OF PUBLIC HEARING - - Monday, December 06, 2004

Planning Dept Case Number: 2004-174

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

CASE:	2004-174
PETITIONER:	Sandra J Wicks
REQUEST:	Rezoning to R-OSL Residential-office district with special limitations
TOTAL AREA:	2.800 acres
SITE ADDRESS:	2000 ATWOOD DR
CURRENT ZONE:	R-1A One-family residential district
COM COUNCIL(S):	1—Turnagain 2—South Addition
LEGAL/DETAILS:	A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density; and a conditional use for Residential Planned Unit Development (P.U.D.). The Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2. Located at 2000 Atwood Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, December 06, 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: _____

Address: _____

Legal Description: _____

Comments: _____

November 8, 2004

RECEIVED
NOV 1 5 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Zoning Administrator
Municipality of Anchorage
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

Re: Case #2004-174, Atwood Estates Subdivision

The Turnagain Community Council (TCC) is pleased to submit comments on Case # 2004-174, rezoning of Tract B, Atwood Estates Subdivision. TCC has established a subcommittee to work with the Atwood Foundation on matters related to the proposed subdivision, rezoning, and planned unit development of the Atwood Estates Subdivisions. The Atwood Foundation and their representatives, including Bob Reeves, Bill Gamel, and Tony Hoffman, have been extremely helpful in sharing plans and information with the subcommittee and the TCC at large.

In general, TCC believes the Atwood Foundation intends to conduct Atwood Foundation activities in a manner in character with the surrounding neighborhood, and develop a quality residential development. The Atwood Foundation has indicated that charitable activities will remain roughly the same, with large events a half dozen times a year, and occasional dinners and other events such as weddings, as approved by the Foundation

We have the following comments on the Rezoning of Tract B:

Special Limitations:

The TCC supports two of the three special limitations: office use as a charitable foundation and single-family residential use. However, after discussion during the November 4th TCC meeting, the Council voted to oppose the special limitation allowing planned unit development as a conditional use.

Parking

It is our understanding that the recently developed parking lot and driveway will allow parking for up to 35 vehicles, and additional parking required by larger events would take place at West High, with guests shuttled to the Atwood Foundation. There would be no on-street parking, which is a concern to surrounding neighbors for safety reasons. TCC would like to know what parking requirements would be placed on the rezoning.

Traffic Circulation

Traffic associated with Atwood Foundation events would enter and leave the area via Highland Drive, which intersects with the corner of Forest Park Drive and Hillcrest Drive. This is the only outlet from the area serving both the residential neighborhood and Atwood Foundation guests. Neighbors are concerned with the safety associated with extra traffic moving through the 90-degree turn at Atwood Drive and Highland, particularly when snow is present. The TCC would like to pursue solutions to this problem under the anticipated application for Planned Unit Development. The neighborhood does not support solutions that would involve widening of either Forest Park Drive or Hillcrest Drive.

Building Height Limitations

It is unclear what building height limitations would apply to the rezoning, given the special limitations. TCC has no problems with the height of the current structure or R1A height limitations, but would oppose RO height limitations that increase the allowed height over the current structure.

Representatives of the TCC plan to testify in support of the rezoning with the comments and recommendations presented above. Should you have any questions regarding this correspondence, please contact me at 245-2213.

Sincerely,

Mark Wiggin

Mark Wiggin
President, Turnagain Community Council
2213 Douglas Dr.
Anchorage, AK 99517
907) 245.2213

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

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GODFRED MITCHEL D &
SCHRADER-GODFRED BONNIE
2015 ATWOOD DRIVE
ANCHORAGE, AK 99517

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MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

NOTICE OF PUBLIC HEARING -- Monday, December 06, 2004

55517 1334 0000

Planning Dept Case Number: 2004-174

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

CASE:	2004-174
PETITIONER:	Sandra J Wicks
REQUEST:	Rezoning to R-OSL Residential-office district with special limitations
TOTAL AREA:	2.800 acres
SITE ADDRESS:	2000 ATWOOD DR
CURRENT ZONE:	R-1A One-family residential district
COM COUNCIL(S):	1—Turnagain 2—South Addition
LEGAL/DETAILS:	A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density, and a conditional use for Residential Planned Unit Development (P.U.D.). The Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2. Located at 2000 Atwood Drive.

The Planning and Zoning Commission will hold a public hearing [illegible] above matter at 6:30 p.m., Monday, December 06, 2004 in the Assembly Hall of the Z. J. Loussac Library, 3600 F[illegible] Anchorage, Alaska.

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Name: MITCHELL GODFRED

Address: 2015 ATWOOD DR., ANCH. 99517

Legal Description:

Comments: THE 90 DEGREE INTERSECTION OF HIGHLANDS AND ATWOOD IS A MAJOR PROBLEM. INCREASED TRAFFIC WILL MAKE THIS PROBLEM WORSE. IT NEEDS TO BE FIXED WITH THIS NEW DEVELOPMENT.

M Godf

REZONING/RESIDENTS--PLANNING COMMISSION

142

4

APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Rasmuson, Edward B. *	Name (last name first) Wicks, Sandra J.
Mailing Address 2000 Atwood Drive Anchorage, Alaska 99517	Mailing Address 3237 W. 31st Ave. Anchorage, AK 99517
Contact Phone: Day: 274-4900 Night: —	Contact Phone: Day: 243-7611 Night: 243-7611
FAX: 274-2415	FAX: 243-7606
E-mail: atwoodfoundation@gci.net	E-mail: sjwanch@aol.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax #(000-000-00-000): 00113105-000 & 00113111-000

Site Street Address: 2000 Atwood Drive

Current legal description: (use additional sheet if necessary)

Tract B, Atwood Estates Subdivision, Case S 11308, which is a portion of Lot, Block 3, and Tract D-2, the Highlands and Atwood Subdivision, Plat No. 80-188

* Successor Trustee of the Robert B. Atwood Living Trust UTA, dated April 30, 1983, as amended.

Zoning: R-1A	Acreage: 2.8 acres	Grid # 1427, 1428

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, 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, the Planning and Zoning Commission or the Assembly for administrative reasons.

Date	Signature (Agents must provide written proof of authorization)
10/11/04	Sandra J. Wicks

Accepted by:	Poster & Affidavit	Fee	Case Number
AC	AC	$6,000	2004-174

20-002 (Rev. 01/02)*Front

Application for Zoning Map Amendment continued

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ Rural

Anchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

☐ Major Employment Center ☐ Redevelopment/Mixed Use Area ☐ Town Center
☐ Neighborhood Commercial Center ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions
☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study
☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification:	☐ None	☐ "C"	☐ "B"	☐ "A"	
Avalanche Zone:	☐ None	☐ Blue Zone	☐ Red Zone		
Floodplain:	☐ None	☐ 100 year	☐ 500 year		
Seismic Zone (Harding/Lawson):	☐ "1"	☒ "2"	☐ "3"	☐ "4"	☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☐ Rezoning - Case Number:

☒ Preliminary Plat ☐ Final Plat - Case Number(s): S 11308

☐ Conditional Use - Case Number(s):

☐ Zoning variance - Case Number(s):

☐ Land Use Enforcement Action for

☐ Building or Land Use Permit for

☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

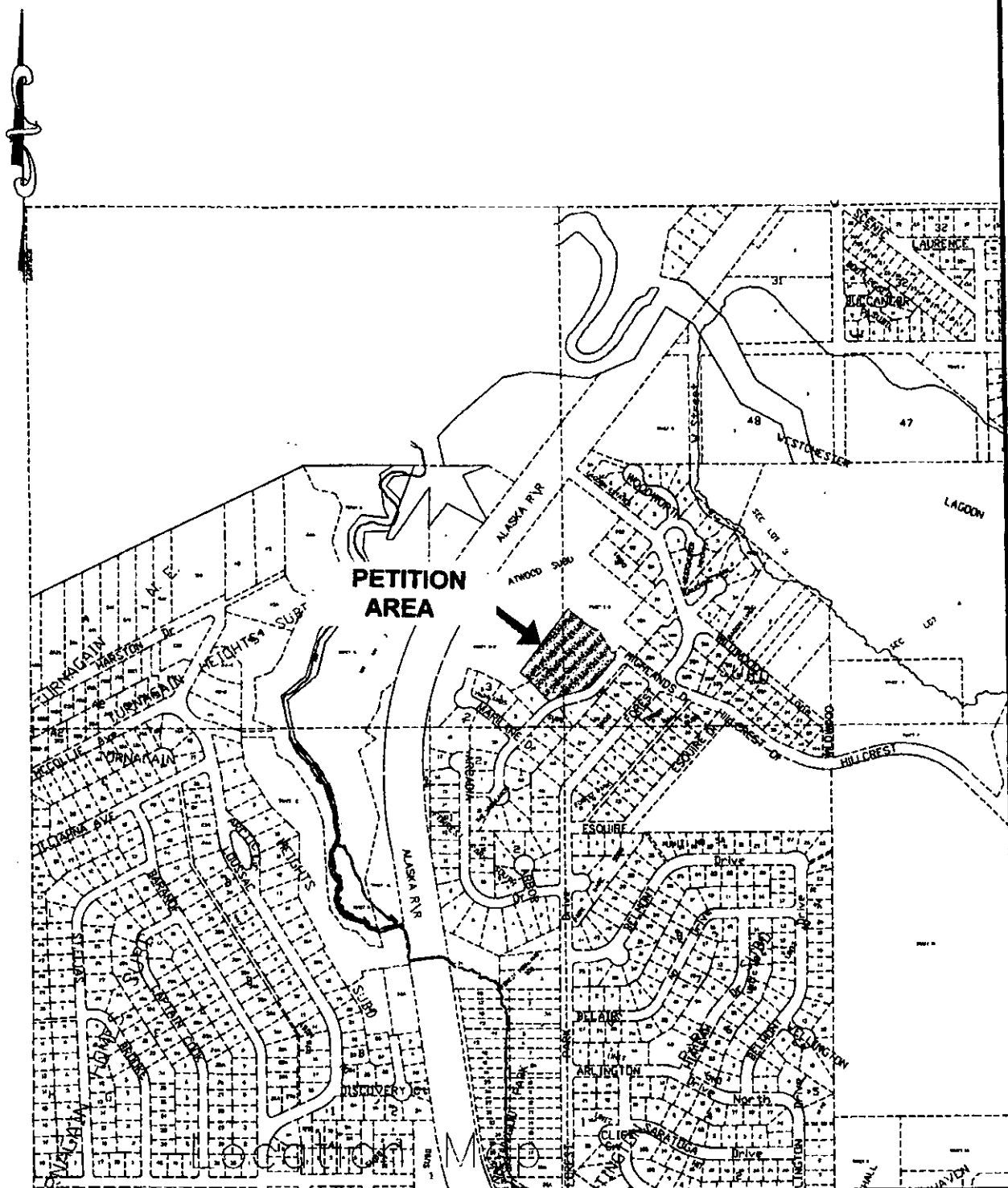
APPLICATION ATTACHMENTS

Required:
☒ Area to be rezoned location map ☐ Signatures of other petitioners (if any)
☒ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
☒ Draft Assembly ordinance to effect rezoning.

Optional:
☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations
☒ Special limitations in AO ☐ Traffic impact analysis ☐ Site soils analysis
☒ Photographs

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.



lantech

LAND & CONSTRUCTION SURVEYORS-PLANNERS-ENGINEERS
440 WEST BENSON BLVD. # 103 (fax) 561-6626
ANCHORAGE, ALASKA 99503 (907) 562-5291

WORK ORDER NUMBER:	DATE:		SCALE:	PLAT NUMBER:
2004-S-24	Oct 8, 2004		1"=1/4 Mile	
	DRAWN BY: TH	CHECKED BY:	GRID NUMBER: 1427/1428	BOOK/PAGE:

Rezoning Application

Proposed

Atwood Subdivision

Tract "B"

Rezoning Narrative for Tract B, Atwood Estates Subdivision

1. Need and Justification. Petitioner seeks to rezone Tract B, Atwood Estates Subdivision, from R-1A to R-OSL. Tract B is a tract of land owned by the Robert B. Atwood Living Trust that has been carved out of the larger property owned by the trust. Tract B surrounds the mansion that Bob and Evangeline Atwood built in 1968-69. This landmark building served as the Atwoods' principal residence until their deaths. During the lifetimes of Bob and Evangeline Atwood, their home also served as the principal office of the Atwood Foundation. This rezoning is for the purpose of allowing the Trust to maintain the Atwood residence as the office of the Atwood Foundation without the necessity of having a permanent resident also occupying the structure, as would be necessary under the R-1A zoning district provisions.

The R-O zoning district allows as a principal permitted use the offices of charitable and eleemosynary organizations. Other uses permitted in the R-O district, however, would not be compatible with the surrounding R-1A district. For that reason, the rezoning is proposed with special limitations that eliminate almost all of the principal and conditional uses permitted in the R-O zone. The uses permitted under the proposed R-OSL zoning ordinance are the charitable office use, single-family use at R-1A density as permitted principal uses, and a residential planned unit development as a conditional use. The present intended use of the property, however, is to keep the mansion as it is and allow it to function as it has in the past as the office of the Atwood Foundation. There is a limitation in the proposed ordinance that the footprint of the existing structure will not be changed for as long as the existing structure is in use. (A map showing the footprint of the Atwood mansion is attached to this application.)

The Atwood mansion is one of the few truly landmark category residential structures in Anchorage, and it has been used since it was built to host social and charitable functions and many visiting dignitaries. The Atwood Foundation is an important charitable institution in this community, and it makes sense to maintain both the mansion and its function as the office of the Atwood Foundation as they have been in the past.

2. Proposed Land Use and Development. The proposed land use has been described above, essentially to maintain the use as it has been in the past, but without having to have a permanent resident living there. No further development is anticipated except an outbuilding for purposes of storage. The on-site parking area has already been enlarged. A limitation in the proposed rezoning ordinance requires that any accessory outbuildings on the property be sided and painted to match the principal structure.

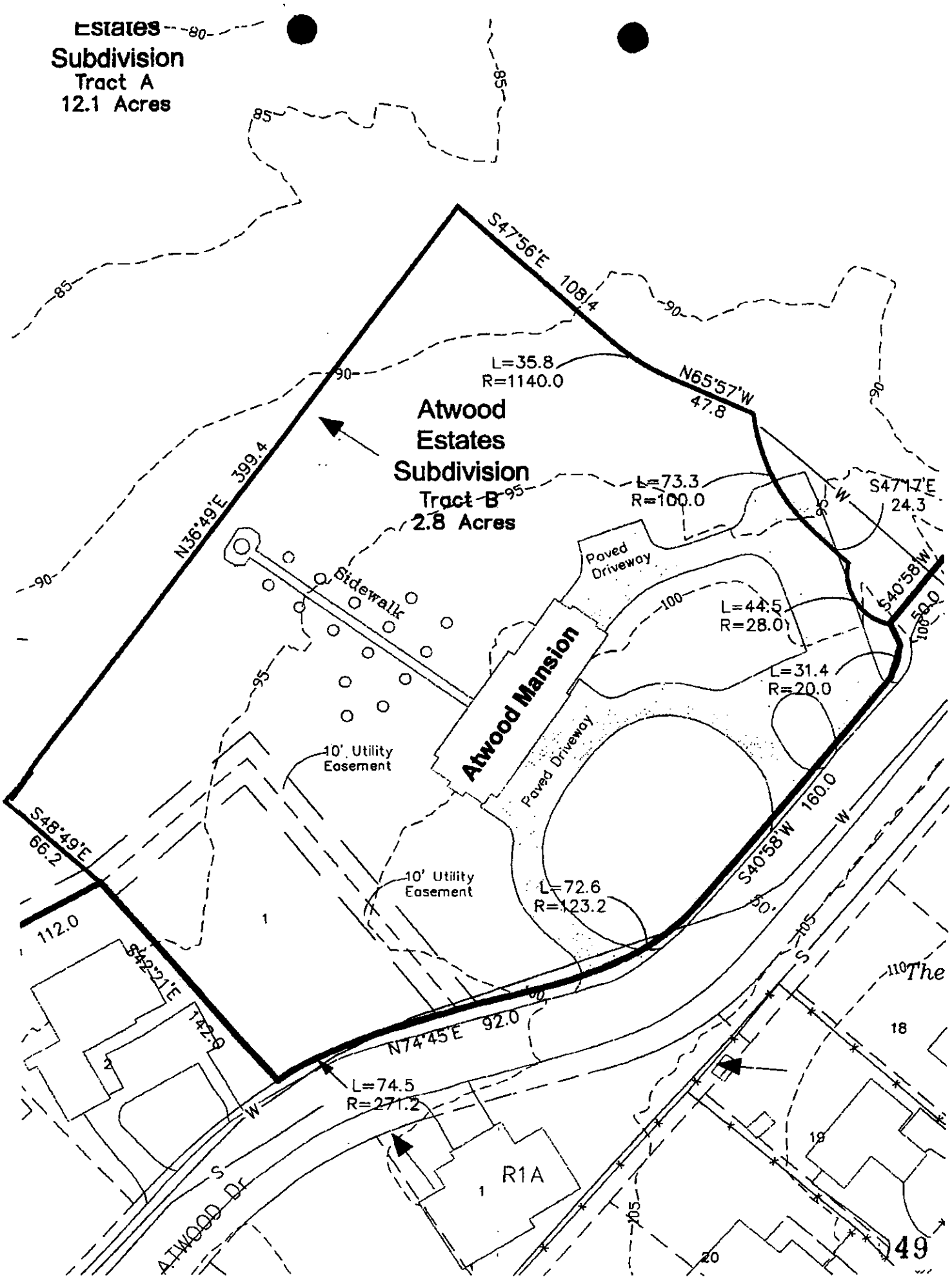
3. Probable Timeframe for Development. With the exception of the accessory outbuilding, no further development of the property is proposed. No time has presently been set for construction of an outbuilding.

AMC 21.20.090 Standards for approval.

A. Conformity with comprehensive plan. The comprehensive plan does not really address issues such as the one in this rezoning. While neither the 7 key planning issues nor any other policy in the Anchorage 2020 plan is applicable, changing the zoning to maintain the office use of the property without the residential use certainly does not contradict anything in the comprehensive plan, especially where the residential appearance of the mansion will continue.

B. Conditions of approval.

1. Changing the zoning but maintaining the existing office use will not place any different burdens on the neighborhood or demands on public services.
2. There is no land supply question involved in this rezoning and there is no comparable property.
3. Development has already occurred, and all of the public services necessary for the use are already in place.
4. The effect of this rezoning on the distribution of land uses and residential densities is negligible, since on only one residential lot will what had been an accessory use become a principal use. The comprehensive plan does not address changes of zoning at this fine a level of detail.


Estates
Subdivision
Tract A
12.1 Acres
Atwood
Estates
Subdivision
Tract B
2.8 Acres
S47°56'E 108.4
L=35.8
R=1140.0
N65°57'W
47.8
S47°17'E
24.3
N36°49'E 399.4
L=73.3
R=100.0
Sidewalk
Paved Driveway
L=44.5
R=28.0
S40°58'W
50.0
L=31.4
R=20.0
Atwood Mansion
Paved Driveway
10' Utility Easement
10' Utility Easement
S48°49'E
66.2
112.0
S42°21'E
142.9
L=72.6
R=123.2
S40°58'W 160.0
N74°45'E 92.0
L=74.5
R=271.2
R1A
ATWOOD Dr
The
18
19
20
49

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO 2004-_____

AN ORDINANCE APPROVING THE REZONING OF 2.8 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) FOR ATWOOD ESTATES SUBDIVISION, TRACT B, LOCATED AT 2000 ATWOOD DRIVE.

(Turnagain Community Council; Case 2004-???)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-O SL (Residential-Office District) with Special Limitations zone:

Atwood Estates Subdivision, Tract B, consisting of 2.8 acres as shown on Attachment "A."

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

A. Only the following shall be permitted as principal uses and structures:

1. Single-family residential at R-1A density.

2. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.

B. Accessory uses:

1. The accessory uses permitted in the underlying zoning district.

C. Only the following are permitted as Conditional uses:

1. Residential planned unit developments.

D. Prohibited Uses:

1. The uses prohibited in the underlying zoning district.

E. Additional Limitations:

1. There shall be no modification of the footprint of the existing principal structure for so long as the existing structure continues to be used. This limitation is not intended to prohibit an accessory structure, such as a storage building, except that the exterior of an accessory structure shall be sided and painted to match the principal structure.

Section 3. Pursuant to AMC subsection 21.20.130A.2, this ordinance shall become effective within 10 days after the Director of the Department of Planning has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. If written consent is not received within 120 days after the date of passage of this ordinance, this ordinance shall not be effective and shall terminate without further Assembly action.

Section 4. After this ordinance is passed and approved, and the requirements in Section 4 have been met, the Director of the Planning Department shall change the zoning map.

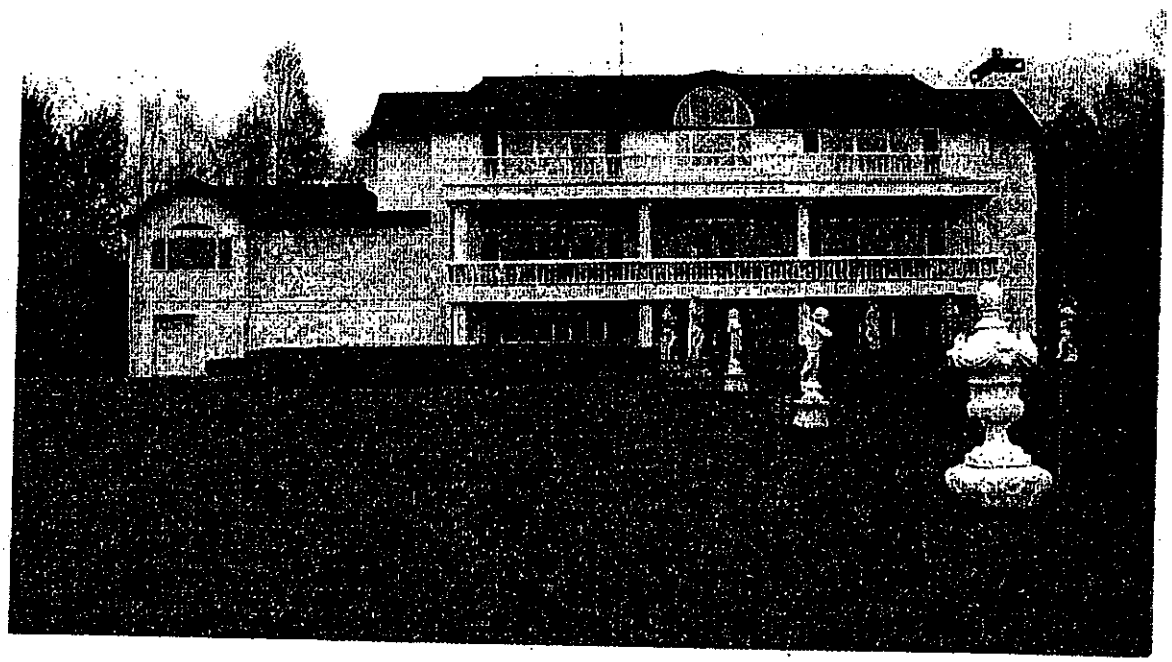
PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2004.

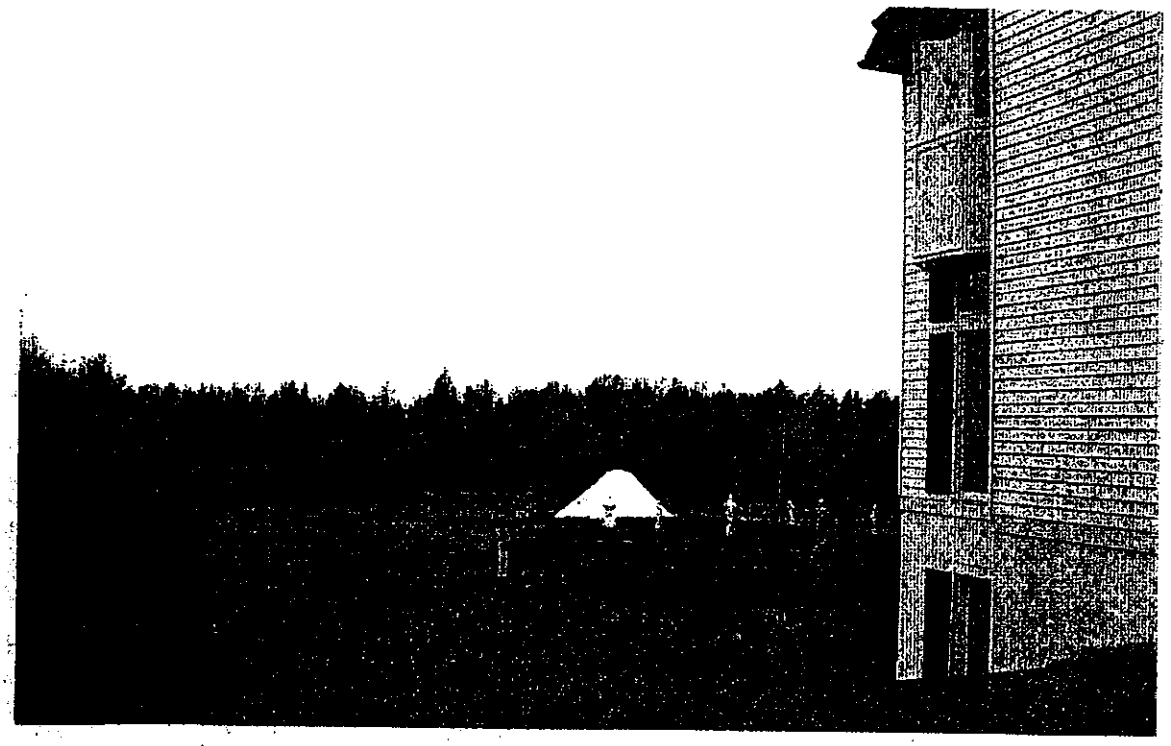
_____
Chairman of the Assembly

ATTEST:

_____
Municipal Clerk

(2004-00????)
(Tax ID. No. 00113105 and 00113111)





EDWARD B. RASMUSON
K3212-051
PO BOX 196127
ANCHORAGE, ALASKA 99519

October 11, 2004

Planning Department
Municipality of Anchorage

To Whom It May Concern:

By this letter, I, Edward B. Rasmuson, successor trustee of the Robert B. Atwood Living Trust, hereby authorize Sandra J. Wicks to act as the petitioner's representative in the rezoning of Tract B, Atwood Estates Subdivision, from R-1A to R-OSL.

Sincerely,

Edward B. Rasmuson

Short Plat
Summary of Action
October 11, 2004

S-11308 Atwood Estates Subdivision

Approval of the plat for 18 months subject to the following conditions:

1. Resolving utility easements.

2. Resolving with AWWU field services, the location and use of existing water and sanitary sewer service connections. Unused and unnecessary service connections must be removed or abandoned according to AWWU requirements

3. Resolving with AWWU the location and size of easements to be shown on this plat for water and sanitary sewer and for protection of the existing fire hydrant.

4. Resolving with Development Services, Right-of-Way Division, the driveway for proposed Tract B which encroaches into proposed Tract A by relocation; access agreement; access easement, or reconfiguration of Tract B to encompass the driveway.

5. Correcting the street name of "Forest Lane" to Forest Park Drive.

6. Drawing the final plat to a scale of 1" = 100' as required by AMC 21.

7. Placing the following note on the plat:

   This property is located within the Seismic Zone 4 as shown on the Harding Lawson Report Seismic Map and has high ground failure susceptibility in the event of a seismic occurrence. Engineered foundations are required for construction on this property.

Jerry T. Weaver, Jr.
Platting Officer

Municipality of Anchorage

P.O. Box 196650 * Anchorage, Alaska 99519-6650 *Telephone: (907) 343-7900
Physical Address: 4700 Bragaw Street * Anchorage, Alaska 99507 * www.muni.org/planning

Mayor Mark Begich

Planning Department

MAILED
OCT 14 2004

October 13, 2004

Robert B. Atwood Living Trust UTA Robert B. Atwood / Trustee
2000 Atwood Drive
Anchorage, AK 99517

Dear Applicant:

On Monday, October 11, 2004, the Platting Authority acted on your petition S11308-1, Atwood Estates.

The petitition was APPROVED.

Special Conditions, in addition to those of Title 21, attached by the Platting Authority are on the enclosed Summary of action. If you have any questions on these conditions or changes, please call our office at 343-4267.

PRELIMINARY APPROVAL IS VALID ONLY FOR 18 MONTHS or as otherwise stated in the Summary of Action. Within that time, you must accomplish the following to finalize your request:

1. Negotiate a subdivision agreement with the Department of Public Works, if required.

2. Meet the conditions specified by the Platting Authority which are included in the attached Summary of Action in addition to those of Title 21 of the AMC.

3. Comply with all applicable provisions of the Municipal Land Subdivision Regulations.

4. In the case of subdivision, submit to the Department of Planning a properly executed final plat ready for filing.

If you wish to appeal this decision or any of the condtions, we will furnish copies of our appeal procedures. Please note that all appeals must be made within fifteen (15) days of the Platting Board's action.

Sincerely,

DEPARTMENT OF PLANNING
Zoning and Platting Section

cc: Lantech, Inc.
Tom Dreyer
440 W. Benson Blvd.
Suite 103
Anchorage, AK 99503

DEED OF TRUST BENEFICIARIES

NOTARY'S ACKNOWLEDGEMENT

NOTARY'S ACKNOWLEDGEMENT

LEGEND

TYPICAL ALCAP MARKING

NOTES

CURVE DATA

CERTIFICATE OF OWNERSHIP & DEDICATION

OWNER

NOTARY'S ACKNOWLEDGEMENT

PLAT APPROVAL

ACCEPTANCE OF DEDICATION

SURVEYOR'S CERTIFICATE

DETAIL OF EAST 1/4 COR., SEC. 23
NOT TO SCALE

Plat of
"The Highlands" & Atwood Subd
A Subdivision of
Tract "D", Linge Subdivision
Located in
Sec. 23 & Sec. 24, T13N, R4E, S.M.
Containing 23.00 Acres, 39 Lots, 6 Tracts

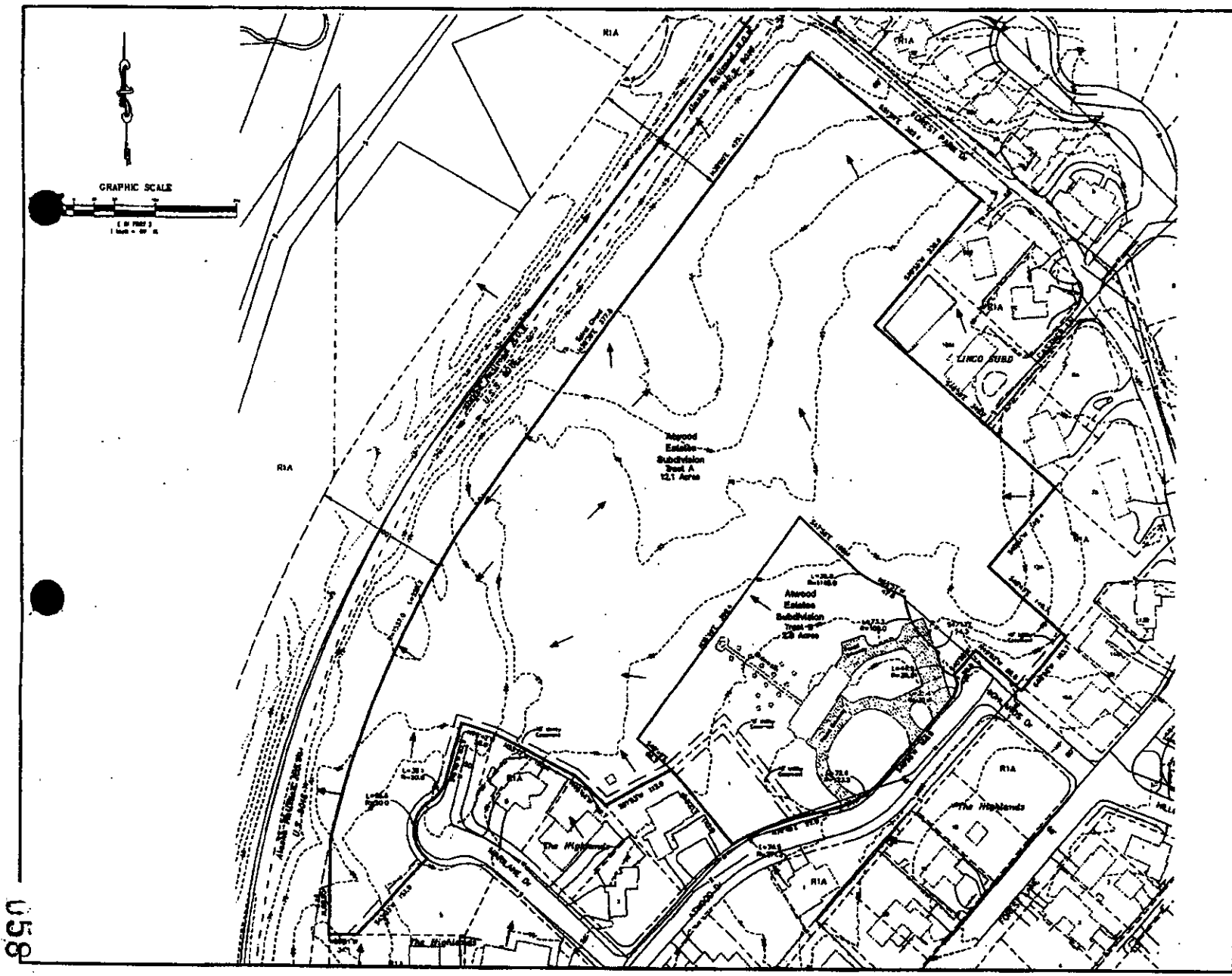
DESIGN ENGINEERING

(1979-346) 1980-747

80-188 (79-271 F.O.)

0557

S113108 OCT 11 2004



Certificate of Ownership and Dedication

Notary Acknowledgment

SURVEYOR'S CERTIFICATE

PLAT APPROVAL

Legend

Notes

ZONING: R1A

A PRELIMINARY PLAT OF:

ATWOOD ESTATES SUBDIVISION

TRACTS A and B

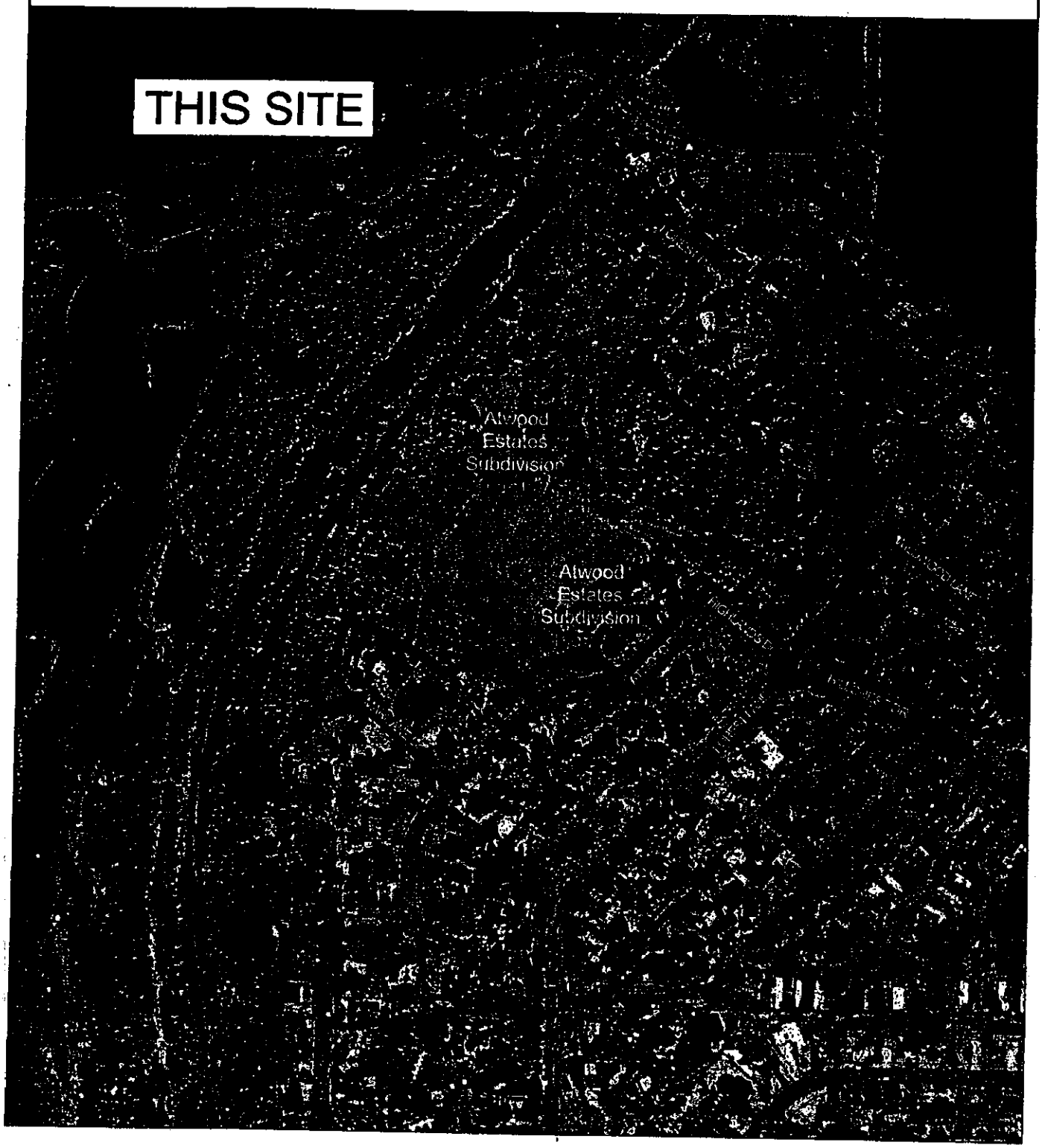
Lantech

LAND & CONSTRUCTION SURVEYORS/AUTOCAD
PLANNERS
ENGINEERS

058

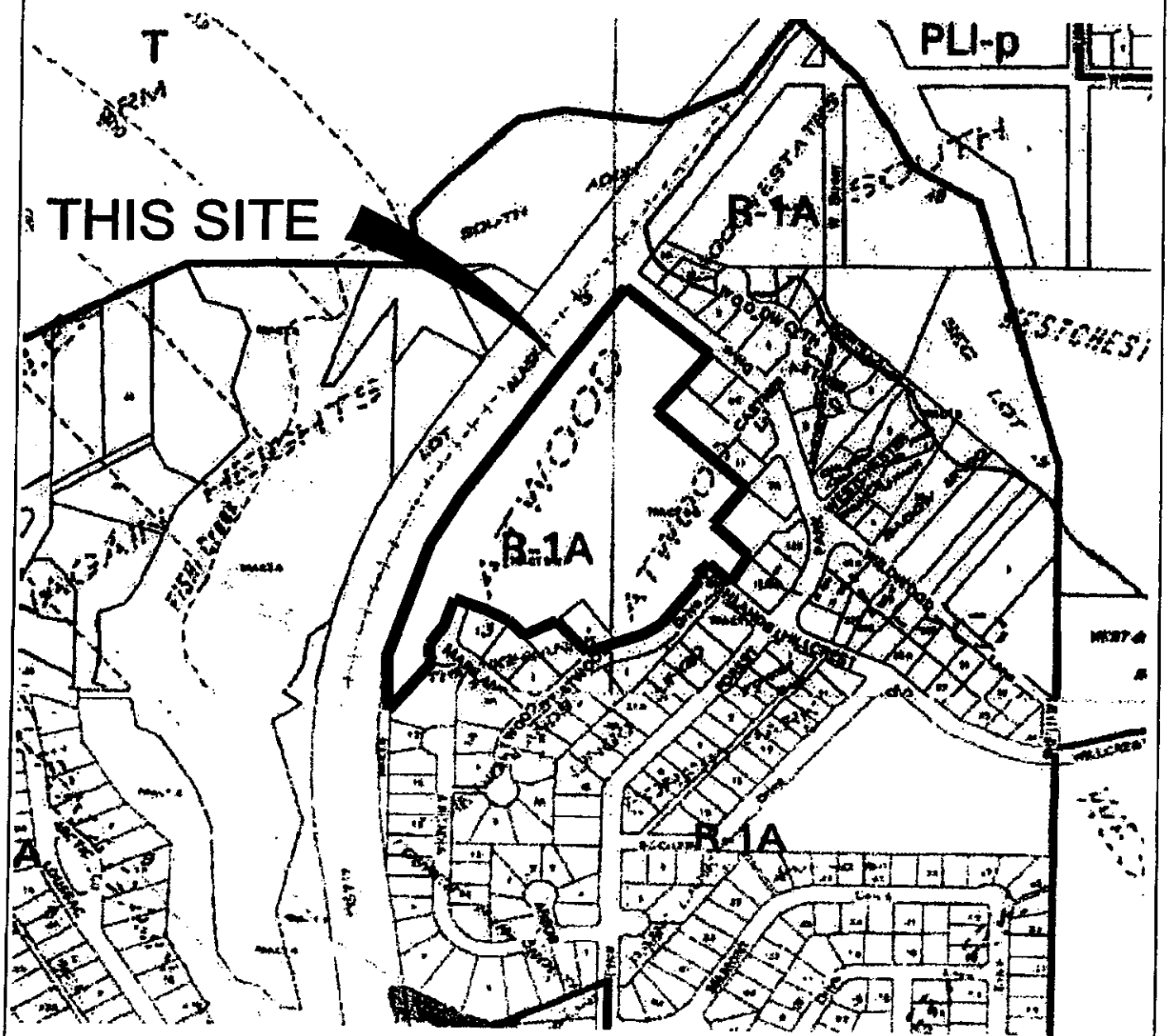
Aerial Photo

S 11308 OCT 1 1 2004



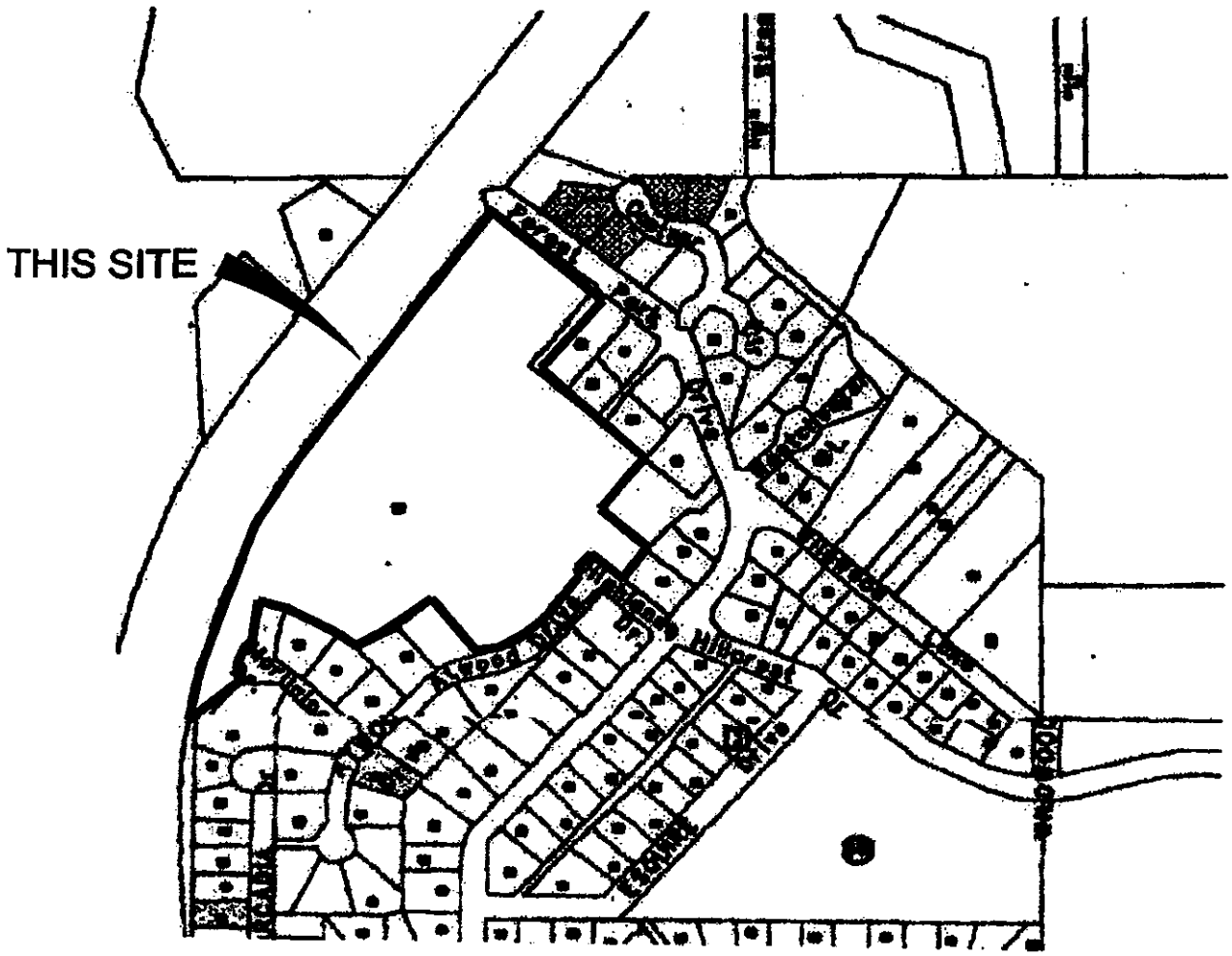
Zoning Map

S 11308 OCT 1 1 2004



Housing Stock Map

S 11308 OCT 1 1 2004



5

POSTING

AFFIDAVIT

AFFIDAVIT OF POSTING

RECEIVED
NOV 10 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & DEVELOPMENT DIVISION

Case Number: 2004-174

I, William E. Gamel, 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 Rezone To RO SL. The notice was posted on 11/8/04 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 10 day of November, 2004

William E. Gamel
Signature

LEGAL DESCRIPTION

Tract or Lot_____
Block_____
Subdivision_____

Planning Department

6

HISTORICAL INFORMATION

Reference number :	001305	Reference coment :	BZAP - TEXT REFERENCE
Print date :	12/07/99	Date TEXT created:	04/03/92
Requested by :	RAK	Executed from :	BZAP/BZ20
Action number :	S-4734		
Action date :	03/27/79	Expiration date :	/ /
Reference type :	PN	Description :	PLAT NOTES
Reference status :	APR	Description :	RULING APPROVED

- 1 page follows -

Plat: 79-27
date: march 27, 1979
case: s-4734
legal: tracts d-1, d-2, d-3, block 1, lots 1-10, block 2, lots 1-5, block 3, lots 1-5, the highlands
note:
3. Driveway access for lots 1 and 2, block 2 shall be onto arcadia drive. Driveway access for tract d-1 shall be onto highlands drive.
5. Tract d-3 is hereby dedicated for open space and screening easement, this tract may also be used for construction and maintenance of underground facilities.
6. The fire lane connecting atwood drive and arcadia drive shall be maintained by the owners of the lots in the highlands subdivision.

Parcels--Basic Layers

Tue Nov 02, 12:31:16, 2004

Map: Parcels--Basic Layers

N

Scale 1:8000

Legend:

PARCELS

CityView™
Municipality of Anchorage

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ATWOOD
TR D2

 # Descr SINGLE FAMILY
Site Addr 2000 ATWOOD DR

Parcel 001-131-05-000
Owner ATWOOD ROBERT B
LIVING TRUST UTA
ATWOOD ROBERT B/TRUSTEE
2000 ATWOOD DRIVE
ANCHORAGE AK 99517 1333

#

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F= New to Old	Q = New to Old
Renumber	**Combine**	**Lease**
N = New to Old	C = Old to New	L = GIS to Lease
X = Old to New	P = New to Old	M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

Case Number 2004-174 **# of Parcels** 2 **Hearing Date** 12/06/2004
Case Type Rezoning to R-OSL Residential-office district with special limitations
Legal A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density; and a conditional use for Residential Planned Unit Development (P.U.D.).

PLAT

Case Number S11308 **Grid** SW1427 **Proposed Lots** 1 **Existing Lots** 2
Action Type Short Plat only **Action Date** 10/11/2004
Legal Atwood, Tract D2 & The Highlands, Block 3, Lot 1, located within the S1/2 NE1/4 of Section 23 and the S1/2 NW1/4 of Section 24, T13N, R4W, S.M., Alaska

PERMITS

Permit Number
Project
Work Desc
Use

BZAP

Action No. S4734
Action Date 03/27/1979
Resolution
Status APR Ruling Approved
Type PN Plat Notes

ALCOHOL LICENSE

Business
Address
License Type
Status
Applicants Name
Conditions

Parcels--Basic Layers

Tue Nov 02, 12:30:05, 2004

Map: Parcels--Basic Layers

N

Scale 1:8000

Legend:

Txt STRNAMES

PARCELS

CityView™
Municipality of Anchorage

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal THE HIGHLANDS
BLK 3 LT 1

Descr VACANT LAND
Site Addr 2004 ATWOOD DR

Parcel 001-131-11-000
Owner ATWOOD ROBERT B
LIVING TRUST
ATWOOD ROBERT B/TRUSTEE
2000 ATWOOD DRIVE
ANCHORAGE AK 99517 1333

#

RELATED CAMA PARCELS

Related Parcel(s) | XRef Type | Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link
E = Old to New
I = New to Old

Replat
R = Old to New
F= New to Old

Uncouple
U = Old to New
Q = New to Old

Renumber
N = New to Old
X = Old to New

Combine
C = Old to New
P = New to Old

Lease
L = GIS to Lease
M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

Case Number
Case Type
Legal

# of Parcels

Hearing Date

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

Permit Number
Project
Work Desc

Use

BZAP

Action No. S4734
Action Date 03/27/1979
Resolution

Status APR Ruling Approved
Type PN Plat Notes

ALCOHOL LICENSE

Business
Address

License Type
Status

Applicants Name
Conditions

PLANNING & ZONING COMMISSION PUBLIC HEARING December 6, 2004

SUPPLEMENTAL INFORMATION

G.1. Case 2004-174 Rezone to R-OSL

Double-sided

Zoning and Platting Cases On-line

View Case Comments

Submit a Comment

** These comments were submitted by citizens and are part of the public record for the cases **

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942.**

1. Select a Case: 2004-174 View Comments

2. View Comments:

Case Num: 2004-174
Rezoning to R-OSL Residential-office district with special limitations

Site Address: 2000 ATWOOD DR
Location: A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density; and a conditional use for Residential Planned Unit Development (P.U.D.). The Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2. Located at 2000 Atwood Drive.

Details | Staff Report | submit a comment

Public Comments

11/24/04
Donald and Christine Page
2101 Atwood Drive
Anchorage AK 99517
We have read all of the disclosures, CC&Rs, and the Planning Staff's analysis. Summary: We do not consider a business that throws parties and a gated area as being a harmonious neighborhood. We would like to maintain a neighborhood of homes, rather than having one of the homes turned into an office that holds numerous parties throughout the year. If the gated duplex plan, whatever it is, does not go through, some Highland residents were told that the property will be sold to a developer who can do anything to the land, such as knock down the mansion and build an enormous amount of homes which could really lead to congestion. The Atwood Foundation should ensure that whoever develops the property will abide by the same rules as Bob Richards had to when he bought the Highlands subdivision from Bob Atwood. In the Highland's CC&Rs which were co-written by Robert Atwood, Bob Atwood wanted expensive, single family homes on large lots. Why not stay with his vision and only construct the same standard of homes for the new development? Creating a gated subdivision will draw more attention and traffic and become a nuisance to the Highland residences. The Mansion will always be known as "The Atwood" mansion, even if it is sold to as a residential home. Robert Atwood's biggest monuments are constructed downtown. The residents of the Highlands should not be threatened by the amount of homes developed on the Atwood property. If the foundation keeps in concert with Robert Atwood's vision for the Highlands, only a limited amount of homes will be built. Hypotheses = this permit and proposed development is about generating money, rather than creating a harmonious neighborhood: •

Atwood stressed strict CCRs to the Highland's subdivision, what kind of homes were built, and what they were going to used for • Atwood's home is going to become an office that throws numerous parties throughout the year • Duplexes are being built in a sterile or gated community, i.e., a gated community is not harmonious to the neighborhood We do understand: • The land will be developed Primary Concern: • We don't want an office that throws parties located in the middle of a residential-zoned community we live in Addtional Concern: • I could be wrong, but I beleive Block 3, Lot 1 belongs to the Highland's association – the CC&Rs state it needs to be used for a home

Zoning & Platting Cases On-line website

PLANNING & ZONING COMMISSION PUBLIC HEARING December 6, 2004

SUPPLEMENTAL INFORMATION

G.1. Case 2004-174 Rezone to R-OSL

Double-sided

Sandra J. Wicks
Attorney-at-Law

3237 W. 31st Avenue
Anchorage, Alaska 99517

Telephone (907) 243-7881
Telecopier (907) 243-7606
E-mail: sjwanch@aol.com

November 23, 2004

Mr. Al Barrett, Senior Planner
Planning Department, Zoning Division
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99516-6650

RE: Rezone Case # 2004-174
Atwood Estate

Dear Al:

This letter follows our exchange of e-mail yesterday about the wording of one section of the proposed rezoning ordinance in this case. The Atwood estate is seeking to rezone what will become Tract B, Atwood Estates Subdivision, from R-1A to R-0 for the sole purpose of maintaining the Atwood mansion as the headquarters of the Atwood Foundation. To that end, we have limited the principal permitted uses to only offices of charitable institutions or residential development at R-1A density. In addition, to provide flexibility for some far distant future re-use of the property, we have included as a conditional use "residential planned unit developments".

You have pointed out that because of the strange way in which Title 21 is written with regard to conditions for planned unit developments, specifically in AMC 21.50.130, we should not say in our ordinance "residential" planned unit development. That is because, in an apparent oversight, Section 21.50.130 does not provide standards for residential planned unit developments in the R-0 zone. On the other hand, residential uses are permitted in a planned unit development in the R-0 district under 21.50.130.D, which deals with business planned unit developments. The permitted dwelling unit density, however, is extremely high, especially for the neighborhood around the Atwood estate. Therefore, I have revised our proposed ordinance to insert the same dwelling unit density that would apply for a residential planned unit development in the R-1A district. A copy of the ordinance is attached and, if you would like it in electronic form, I will e-mail it to you, as well.

We want to make it absolutely clear to you, the Planning and Zoning Commission, and the community that the Atwood estate has no desire or intention to develop a business PUD on the estate property. In fact, there are no present plans to do anything except maintain the Atwood mansion exactly as it is, with the possible addition of a storage building in keeping with the design of the mansion. Having some redevelopment options in this rezoning ordinance merely makes it unnecessary in the future to go back through the rezoning process if redevelopment becomes desirable. We would like to have the parameters of that residential redevelopment spelled out in this ordinance, and all we want to be able to develop is something comparable to what is going to be developed on Tract A, the rear part of the Atwood estate property.

Please let me know if you want to have the revised ordinance in electronic form or if you have any other questions or concerns about this case.

Sincerely,

SANDRA J. WICKS
Attorney-at-Law

Sandra J. Wicks

Enclosure

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO 2004-_____

AN ORDINANCE APPROVING THE REZONING OF 2.8 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) FOR ATWOOD ESTATES SUBDIVISION, TRACT B, LOCATED AT 2000 ATWOOD DRIVE.

(Turnagain Community Council; Case 2004-174)

THE ANCHORAGE ASSEMBLY ORDAINS:

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Atwood Estates Subdivision, Tract B, consisting of 2.8 acres as shown on Attachment "A."

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

A. Only the following shall be permitted as principal uses and structures:

1. Single-family residential at R-1A density.

2. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.

B. Accessory uses:

1. The accessory uses permitted in the underlying zoning district.

C. Only the following are permitted as Conditional uses:

1. Planned unit developments at a residential density not to exceed 6 dwelling units per acre.

D. Prohibited Uses:

1. The uses prohibited in the underlying zoning district.

E. Additional Limitations:

1. There shall be no modification of the footprint of the existing principal structure for so long as the existing structure continues to be used. This limitation is not intended to prohibit an accessory structure, such as a storage building, except that the exterior of an accessory structure shall be sided and painted to match the principal structure.

Section 3. Pursuant to AMC subsection 21.20.130A.2, this ordinance shall become effective within 10 days after the Director of the Department of Planning has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. If written consent is not received within 120 days after the date of passage of this ordinance, this ordinance shall not be effective and shall terminate without further Assembly action.

Section 4. After this ordinance is passed and approved, and the requirements in Section 4 have been met, the Director of the Planning Department shall change the zoning map.

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

_____
Chairman of the Assembly

ATTEST:

_____
Municipal Clerk

(2004-174)
(Tax ID. No. 00113105 and 00113111)

Sandra's version

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO 2004-____

AN ORDINANCE APPROVING THE REZONING OF 2.8 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) FOR ATWOOD ESTATES SUBDIVISION, TRACT B, LOCATED AT 2000 ATWOOD DRIVE.

(Turnagain Community Council; Case 2004-174)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-O SL (Residential-Office District) with Special Limitations zone:

Atwood Estates Subdivision, Tract B, consisting of 2.8 acres as shown on Attachment "A."

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

A. Only the following shall be permitted as principal uses and structures:

1. Single-family residential at R-1A density.

2. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of a noncommercial nature.

B. Accessory uses:

1. The accessory uses permitted in the underlying zoning district.

C. Only the following are permitted as Conditional uses:

1. Planned unit developments at a residential density not to exceed 6 dwelling units per acre.

D. Prohibited Uses:

1. The uses prohibited in the underlying zoning district.

E. Additional Limitations:

1. There shall be no modification of the footprint of the existing principal structure for so long as the existing structure continues to be used. This limitation is not intended to prohibit an accessory structure, such as a storage building, except that the exterior of an accessory structure shall be sided and painted to match the principal structure.

Section 3. Pursuant to AMC subsection 21.20.130A.2, this ordinance shall become effective within 10 days after the Director of the Department of Planning has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. If written consent is not received within 120 days after the date of passage of this ordinance, this ordinance shall not be effective and shall terminate without further Assembly action.

Section 4. After this ordinance is passed and approved, and the requirements in Section 4 have been met, the Director of the Planning Department shall change the zoning map.

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

_____
Chairman of the Assembly

ATTEST:

_____
Municipal Clerk

(2004-174)
(Tax ID. No. 00113105 and 00113111)

fic engineer that the patrons and employees of the land use will generate a lower parking demand than anticipated by the supplementary district regulations. The burden of proof and demonstration of the lower parking demand lie with the property owner. Information that could demonstrate the lower parking demand may include mass transit routing, carpooling, joint parking arrangements or other parking and transit means as set out in a written parking and transportation impact plan submitted to the traffic engineer for approval. Variances to section 21.45.080, pertaining to minimum off-street parking requirements, may be granted by the administrative official in this use district upon the recommendation of the traffic engineer. Any change in the land use to which the variance was granted shall automatically terminate the variance granted by the administrative official. Any variances granted shall be executed by the recording of a standard parking agreement.

K. *Loading area.* Adequate off-street loading area shall be provided in connection with any permitted use, with the minimum for each use to be as provided in the supplementary district regulations.

L. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

M. *Refuse collection and outside storage screening.* Refuse collection facilities shall be screened on at least three sides either by a wall, a fence or landscaping in accordance with the supplementary district regulations. Outside storage shall be visually screened from the street and adjacent properties by a fence, wall, landscaping or earthen berm.

N. The procedures stated in section 21.15.015 shall be followed for all permitted uses allowed by this section, regardless of their nature.

(GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03)

Cross references—Zoning map; districts designated, § 21.40.010.A.1.

21.40.030 R-1 and R-1A single-family residential districts.

The following statement of intent and use regulations shall apply in the R-1 and R-1A districts:

A. *Intent.* These districts are intended as urban and suburban single-family residential areas with low population densities. R-1 and R-1A use regulations are identical, but existing dimensional differences in lot width and area are intended to be preserved. Structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of such areas are permitted within such districts or are permissible as conditional uses subject to restrictions intended to preserve and protect their single-family residential character.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. Only a single principal structure may be allowed on any lot or tract.

2. Public, private and parochial academic elementary schools.

3. High schools with primarily academic curricula, provided that prin-

cipal access to such school shall be directly from a street of class I or greater designation upon the official streets and highways plan.

4. Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district.

5. Public branch libraries.

6. Family residential care.

7. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions, but excluding day care uses, which shall be permitted only if they are otherwise allowed in accordance with this title. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.

8. With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Home occupations, subject to provisions of the supplementary district regulations.

2. Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits.

3. Private garages.

4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all other titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line.

5. Family care.

6. Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.

7. Keeping honey bees, Apis mellifera, in a manner consistent with the requirements of all titles of this Code. Colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:

   a. At least 25 feet from any lot line not in common ownership; or

   b. Oriented with entrances facing away from adjacent property; or

   c. Placed at least eight feet above ground level; or

   d. Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in both directions.

   No more than four hives shall be placed on lots smaller than 10,000 square feet.

8. Bed and breakfast with three or less guestrooms.

9. Bed and breakfast with four guestrooms only by administrative site plan review.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Commercial greenhouses and tree nurseries.

2. Airstrips and heliports, if adequate approach and noise buffer areas are provided.
3. Utilities substations.
4. Nursing homes, convalescent homes and similar institutional uses, subject to the provisions of the supplementary district regulations.
5. Art schools, music schools, dancing schools and the like.
6. Residential planned unit developments.
7. Natural resource extraction on tracts of not less than five acres.
8. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval.
9. Quasi-institutional houses.
10. Day care.

Continued on next page

11. Bed and breakfast with five guestrooms.

12. Roof mounted satellite dishes greater than 1 meter in diameter on residential structures or structures accessory to a residential use (except satellite dishes up to two meters in diameter may be used until December 31, 2002.).

13. Snow disposal site.

14. Community interest and local interest towers that do not meet the supplementary district regulations.

E. *Prohibited uses and structures.* The following uses and structures and prohibited:

1. Storage or use of mobile homes or quonset huts.

2. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. *Minimum lot requirements.*

1. Except as provided in subsection 2 of this subsection, a lot shall have the following minimum area and width:

District	*Lot Area (square feet)*	*Lot Width (feet)*
R-1	6,000	50
R-1A	8,400	70

2. In a cluster housing development conforming to section 21.50.210, all lots not part of the common area shall have a minimum area and width in accordance with that section.

G. *Minimum yard requirements.* Minimum yard requirements are as follows:

1. Front yard: 20 feet.

2. Side yard: Five feet.

3. Rear yard: Ten feet.

H. *Maximum lot coverage by all buildings.* Maximum lot coverage by all buildings is 30 percent, provided that a cluster housing development under section 21.50.210 shall conform to the maximum lot coverage requirements of that section.

I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal structure shall exceed 30 feet in height. Accessory garages and carports which are not an integral part of a principal structure shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height.

J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, as specified in section 21.45.080.

L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

(GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-216; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 98-53(S), § 1, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 4, 5-11-99)

21.40.040 R-2A two-family residential district (large lot); R-2D two-family residential district.

The following statement of intent and use regulations shall apply in all R-2A and R-2D districts:

A. *Intent.* The R-2A and R-2D use districts are intended as low-density urban and

083

PLANNING & ZONING COMMISSION PUBLIC HEARING December 6, 2004

SUPPLEMENTAL INFORMATION

G.1. Case 2004-174 Rezone to R-OSL

Double-sided

Sandra J. Wicks
Attorney-at-Law

3237 W. 31st Avenue
Anchorage, Alaska 99517

Telephone (907) 243-7882
Telecopier (907) 243-7606
E-mail: sjwanch@aol.com

November 23, 2004

Mr. Al Barrett, Senior Planner
Planning Department, Zoning Division
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99516-6650

RE: Rezone Case # 2004-174
Atwood Estate

Dear Al:

This letter follows our exchange of e-mail yesterday about the wording of one section of the proposed rezoning ordinance in this case. The Atwood estate is seeking to rezone what will become Tract B, Atwood Estates Subdivision, from R-1A to R-0 for the sole purpose of maintaining the Atwood mansion as the headquarters of the Atwood Foundation. To that end, we have limited the principal permitted uses to only offices of charitable institutions or residential development at R-1A density. In addition, to provide flexibility for some far distant future re-use of the property, we have included as a conditional use "residential planned unit developments".

You have pointed out that because of the strange way in which Title 21 is written with regard to conditions for planned unit developments, specifically in AMC 21.50.130, we should not say in our ordinance "residential" planned unit development. That is because, in an apparent oversight, Section 21.50.130 does not provide standards for residential planned unit developments in the R-0 zone. On the other hand, residential uses are permitted in a planned unit development in the R-0 district under 21.50.130.D, which deals with business planned unit developments. The permitted dwelling unit density, however, is extremely high, especially for the neighborhood around the Atwood estate. Therefore, I have revised our proposed ordinance to insert the same dwelling unit density that would apply for a residential planned unit development in the R-1A district. A copy of the ordinance is attached and, if you would like it in electronic form, I will e-mail it to you, as well.

We want to make it absolutely clear to you, the Planning and Zoning Commission, and the community that the Atwood estate has no desire or intention to develop a business PUD on the estate property. In fact, there are no present plans to do anything except maintain the Atwood mansion exactly as it is, with the possible addition of a storage building in keeping with the design of the mansion. Having some redevelopment options in this rezoning ordinance merely makes it unnecessary in the future to go back through the rezoning process if redevelopment becomes desirable. We would like to have the parameters of that residential redevelopment spelled out in this ordinance, and all we want to be able to develop is something comparable to what is going to be developed on Tract A, the rear part of the Atwood estate property.

Please let me know if you want to have the revised ordinance in electronic form or if you have any other questions or concerns about this case.

Sincerely,

SANDRA J. WICKS
Attorney-at-Law

Sandra J. Wicks

Enclosure

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Planning Department
For reading:

ANCHORAGE, ALASKA
AO 2004-_____

AN ORDINANCE APPROVING THE REZONING OF 2.8 ACRES FROM R-1A (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) FOR ATWOOD ESTATES SUBDIVISION, TRACT B, LOCATED AT 2000 ATWOOD DRIVE.

(Turnagain Community Council; Case 2004-174)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-O SL (Residential-Office District) with Special Limitations zone:

Atwood Estates Subdivision, Tract B, consisting of 2.8 acres as shown on Attachment "A."

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

_____
Chairman of the Assembly

ATTEST:

_____
Municipal Clerk

(2004-174)
(Tax ID. No. 00113105 and 00113111)

Zoning and Platting Cases On-line

View Case Comments

Submit a Comment

** These comments were submitted by citizens and are part of the public record for the cases **

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942.**

1. Select a Case: 2004-174 View Comments

2. View Comments:

Case Num: 2004-174
Rezoning to R-OSL Residential-office district with special limitations

Site Address: 2000 ATWOOD DR.
Location: A request to rezone approximately 2.8 acres from R-1A (Single Family Residential) to R-OSL (Residential Office with Special Limitations). The special limitations are restricted to permitted uses including Charitable office use and single family residential at R1A density; and a conditional use for Residential Planned Unit Development (P.U.D.). The Highlands Subdivision, Block 3, Lot 1 and a portion of Atwood Subdivision, Tract D2. Located at 2000 Atwood Drive.
Details | Staff Report | submit a comment

Public Comments

1/17/05
Tyler Norene
Anchoage AK
I wish this project was going to be new single family homes on large lots. There is no shortage of small lot/ high density projects in Anchorage. On the surface (and I was wrong once), this sounds like an older developer creating a gated retirement community for his wealthy "snow bird" associates. They can lock up and be gone for the winter & have social events in the mansion during the summer. This will be fun for a few years, until they pass on themselves. I think old Atwood would role over in his grave if he knew this type of higher density developement was going into his front yard and will become the permanent legacy of his land. I encourage the developer to envision this project 20 years from now...will there be enough room to let a kid play outside on the parents lot, or will they be pinned indoors playing video games like the rest of the kids in Anchorage? I would be knocking down the developers door for one of these lots if it was big enough to raise a family on, but my generation of lifelong Alaskans is not in charge of this town yet. By the time we are in charge, we'll want a gated retirement community, on small easy to care for lots, with a large mansion we can party in...Thanks for your time and please pass on that some of us would like to purchase an R1 lot for a nice big beautiful "new" home. Where tired of living in cramped duplex's and townhouses, or if we want a little more lot space, living in poorly designed older generation homes.

Nov. 17, 2004

RECEIVED
NOV 2 2 2004
MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

Turnagain Community Council:

Re: Planning Dept. Case No. 2004-174 (Atwood Subdivision)

Gentlemen:

Let me suggest that you examine the ramifications of subject rezoning case. I've followed the various presentations of this proposed development, mainly because of its potential traffic problems. If, however, I lived immediately abutting the development I would be concerned about the changes taking place with each submittal by the developer (verbal and public meetings); for example, at one point they were talking (second-hand information to me) about development without having to rezone, involving some 22 multifamily dwelling units and about 2.5 acres set aside for the Atwood foundation (or whatever). I attended a public meeting at the Turnagain school where they were still talking about the 2.5 acre set-aside, but were now talking of some 25 or 26 units.

Now, in looking at the rezoning notice, I see that the proposed set-aside has been increased to about 2.8 acres (as a result of adding Lot 1 to the mix), and changing R1A zoning of the set-aside to RO. If I lived abutting Lot 1, I would anticipate looking at a three-story four-plex combination office/dwelling structure at development conclusion.

In looking at the size (area) of this project, and considering the rezoning proposal and Planned Unit Development aspect, I would anticipate seeing at least 36 (and probably more) dwelling units at project completion.

Though I'm a "pro-development" person, I am also sympathetic to feelings of the neighbors.

Please circulate the above thoughts to those in the petition area abutting the proposed development.

Sincerely,

Eugene R. Leavens
1933 Forest Park Drive
Anchorage, AK 99517

Ph: 277-5927

Content Information

Content ID : 002615

Type: Ordinance - AO

Title: Planning and Zoning Commission recommendation of approval for a rezoning from R-1A (Single-Family Residential District) to R-O SL (Residential-Office District with Special Limitations) for ***Lot 1, Block 3, Highlands Subdivision*** and a portion of Tract D2, A

Author: weaverjt

Initiating Dept: Planning

Description: Planning and Zoning Commission recommendation of approval for a rezoning from R-1A (Single-Family Residential District) to R-O SL (Residential-Office District with Special Limitations)

Date Prepared: 2/8/05 2:37 PM

Director Name: Tom Nelson

Requested Assembly Meeting Date MM/DD/YY: 3/29/05

Requested Public Hearing Date MM/DD/YY: 5/3/05

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	2/8/05 2:42 PM	Checkin	weaverjt	Public	002615
Planning_SubWorkflow	2/10/05 10:21 AM	Approve	nelsontp	Public	002615
ECD_SubWorkflow	2/10/05 10:40 AM	Approve	thomasm	Public	002615
OMB_SubWorkflow	2/10/05 4:10 PM	Approve	pearcydl	Public	002615
AllOrdinanceWorkflow	2/10/05 4:24 PM	Reject	fehlenrl	Public	002615
AllOrdinanceWorkflow	2/10/05 4:32 PM	Checkin	weaverjt	Public	002615
Planning_SubWorkflow	2/10/05 5:48 PM	Approve	nelsontp	Public	002615
ECD_SubWorkflow	2/14/05 12:29 PM	Approve	thomasm	Public	002615
OMB_SubWorkflow	2/14/05 1:56 PM	Approve	pearcydl	Public	002615
Legal_SubWorkflow	2/14/05 4:22 PM	Approve	fehlenrl	Public	002615
MuniManager_SubWorkflow	2/18/05 9:10 AM	Approve	leblancdc	Public	002615
MuniMgrCoord_SubWorkflow	2/21/05 3:11 PM	Approve	abbottmk	Public	002615