

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: May 17, 2005

**CLERK'S OFFICE**

**APPROVED**

Date: 6-14-05  
~~IMMEDIATE RECONSIDERATION~~  
FAILED 6-14-05

Anchorage, Alaska  
AO 2005-70

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 6,250 SQUARE FEET, FROM B-3 (GENERAL  
BUSINESS DISTRICT) TO R-4 (MULTIPLE FAMILY RESIDENTIAL DISTRICT), FOR  
LOT 20, BLOCK 9, FAIRVIEW SUBDIVISION; GENERALLY LOCATED NORTH OF MT.  
VIEW DRIVE AND ON THE EAST SIDE OF NORTH BRAGAW STREET.

(Mountain View Community Council) (Planning and Zoning Commission Case 2005-022)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described property as  
R-4 (Multiple Family Residential):

Lot 20, Block 9, Fairview Subdivision, containing approximately 6,250 square feet, as  
shown on Exhibit A.

**Section 2.** 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 rezoning  
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 14<sup>th</sup> day of  
June 2005.

ATTEST:

Anna L. Fairclough  
Chair

Brian E. Drenter  
Municipal Clerk

(Tax Identification 005-028-33)

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2005-70

**Title:** Planning and Zoning Commission recommendation of approval for a rezoning from B-3 (General Business District) to R-4 (Multiple-Family Residential District) for Lot 20, Block 9, Fairview Subdivision; Case 2005-022.

**Sponsor:**

Preparing Agency: Planning Department

**Others Impacted:**

**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>
<b>Operating Expenditures</b>				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
<b>TOTAL DIRECT COSTS:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
<b>FUNCTION COST:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**REVENUES:**

**CAPITAL:**

**POSITIONS: FT/PT and Temp**

### PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector.

### PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector.

Property Appraisal notes: Based on current valuations there would be an increase of \$6,100 in the valuation of the subject property if the rezone is approved.

Prepared by: Jerry T. Weaver Jr., Zoning Administrator

Telephone: 343-7939

Validated by OMB: \_\_\_\_\_

Date:

Approved by: \_\_\_\_\_  
(Director, Preparing Agency)

Date: \_\_\_\_\_

Concurred by: \_\_\_\_\_  
(Director, Impacted Agency)

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
(Municipal Manager)

Date: \_\_\_\_\_



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 344-2005

Meeting Date: May 17, 2005

**From:** Mayor

**Subject:** Planning and Zoning Commission Recommendation of Approval for the Rezoning from B-3 (General Business District) to R-4 (Multi-Family Residential District) for Lot 20, Block 9, Fairview Subdivision.

Habitat for Humanity Anchorage wishes to rezone the subject property from B-3 to R-4 with no proposed special limitations. The property is located five lots north of Mt. View Drive on the east side of North Bragaw Street. This property is on the edge of B-3 zoned property that juts into an established R-4 neighborhood.

Habitat for Humanity – Anchorage developed the three duplex dwellings immediately north of the subject property. They propose to construct a similar single duplex structure that will mirror the duplexes to the north. The design of the duplex will utilize the alley access to provide parking off the alley.

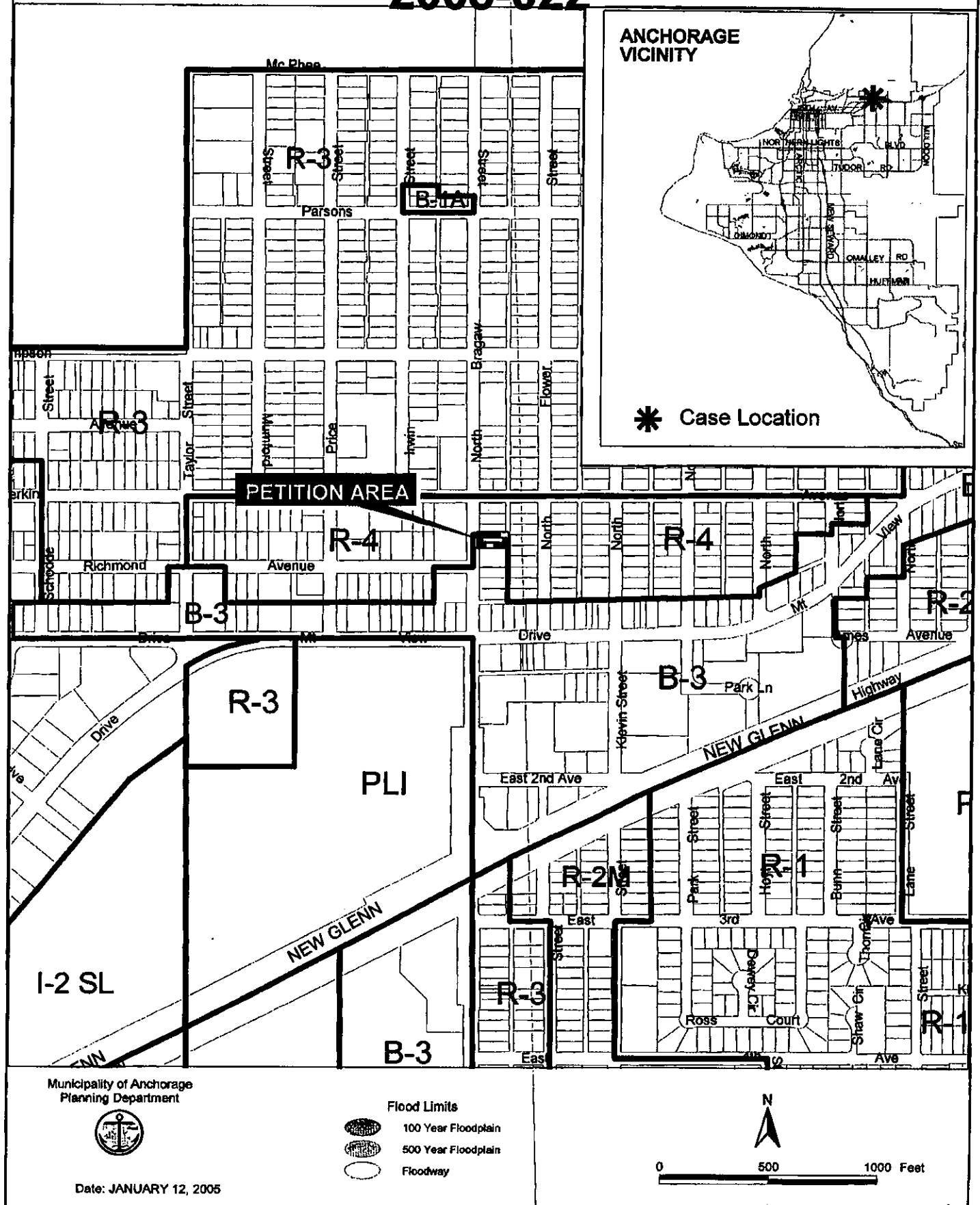
The Planning and Zoning Commission voted unanimously, six ayes, no nays, to recommend approval of the R-4 zoning, finding the rezoning meets the standards of the *Anchorage 2020 Anchorage Bowl Comprehensive Plan* and AMC 21.20.090, the rezoning standards. R-4 zoning will encourage more affordable housing, including home ownership opportunities for low-income residents.

THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING COMMISSION RECOMMENDATION FOR THE ZONING 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 ●

## 2005-022



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-013**

A RESOLUTION APPROVING THE REZONING OF APPROXIMATELY 6,250 SF FROM B-3 (GENERAL BUSINESS) ZONING DISTRICT TO R-4 (MULTIPLE FAMILY ) ZONING DISTRICT FOR LOT 20, BLOCK 9, FAIRVIEW SUBDIVISION; GENERALLY LOCATED NORTH OF MT. VIEW DRIVE ON THE EAST SIDE OF NORTH BRAGAW STREET.

(Case: 2005-022; Tax ID No. 005-028-33)

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WHEREAS, a petition has been received from Habitat for Humanity – Anchorage, requesting to rezone approximately 6,250 SF from B-3 (General Business) Zoning District to R-4 (Multiple Family ) Zoning District for Lot 20, Block 9, Fairview Subdivision; generally located north of Mt. View Drive on the east side of north Bragaw Street, and

WHEREAS, notices were published, posted and 102 public hearing notices were mailed and a public hearing was held on March 7, 2005.

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

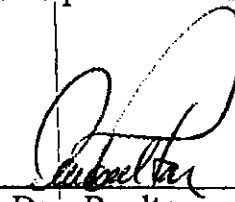
A. The Commission makes the following findings of fact:

1. Habitat for Humanity – Anchorage wishes to rezone the subject property from B-3 to R-4 with no proposed special limitations. This property is on the edge of B-3 zoned property that juts into an established R-4 neighborhood.
2. It is one of the last lots owned by Habitat for Humanity in North Mountain View. Habitat built the three duplex dwellings immediately north of the petition lot along North Bragaw Street. The proposed use of this site is to construct a single duplex structure that mirror's the duplexes to the north of the subject lot. The design of the duplex will utilize the alley access to provide parking.
3. This is an existing mixed-density residential area and is close to an existing Neighborhood Commercial Center, as depicted in the *Anchorage 2020, Anchorage Bowl Comprehensive Plan* Land Use Policy Map. The proposed rezone meets the intent of the 2020 Comprehensive Plan which encourages mixed-use development within Neighborhood Centers, and is consistent with Policies #11, #17, #52, #58 and #60 having to do with mixed-density residential development, infill and redevelopment, design to enhance residential streetscape and diminish the prominence of garages and paved parking, and affordable housing.

4. R-4 zoning and development of affordable duplex housing will have no negative effect upon the surrounding neighborhood, general area or the community with regard to the environment, transportation, public services and facilities, and land use patterns.
  5. R-4 zoning will allow a single duplex residential structure to be constructed on the site, which is conforming to the three other Habitat constructed duplexes fronting onto North Bragaw Street in the same block.
  6. The Commission finds that the requested R-4 meets the standards of the Comprehensive Plan and AMC 21.20.090 rezoning standards and therefore recommends APPROVAL of the rezoning. R-4 zoning will encourage more affordable housing, including homeownership opportunities for low-income residents. Even though the B-3 requires a high minimum density, the lot would accommodate 1.5 units under B-3, but under R-4 the petitioner is proposing 2 units.
  7. The Commission voted 6 in favor, 0 opposed: the motion passed.
- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission  
on the 7<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Don Poulton  
Chair

(Case No. 2005-022)  
(Tax I.D. No. 005-028-33)

ma

important that the provisions of site plan review be in place at this time when the land use code is in a state of transition.

COMMISSIONER WIELECHOWSKI felt the proposed sports dome facility addresses a tremendous need in the community. He supported the rezoning for the reasons stated by his fellow Commissioners. Changing the zoning to I-2 permits a tremendous number of other uses, so the site plan review is appropriate and offers the community a level of protection.

CHAIR POULTON also supported the motion. He felt that the motion, as proposed, offers protection to the public.

COMMISSIONER T. JONES remarked there was testimony that the property is split lot zoned, a situation that is appropriately addressed by a rezoning to a single district.

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

PASSED

**2. 2005-022**

Habitat for Humanity Anchorage. A request to rezone approximately 0.14 acres from B-3 (General Business) to R-4 (Multiple Family Residential) for Habitat for Humanity. Fairview Subdivision, Block 9, Lot 20. Located at 219 North Bragaw Street.

Staff member ANGELA CHAMBERS stated 102 public hearing notices were mailed and 0 were returned. There are no proposed special limitations on this rezoning request. This property is on the edge of B-3 zoned property that juts into an established R-4 neighborhood. This is one of the last lots owned by Habitat in the north Mountain View neighborhood. They built the three duplex dwellings immediately north of the petition site and their proposed use is a duplex that mirrors those duplexes to the north. This request is made because residential development is allowed in B-3 at a minimum density of 6 dwelling units per acre (DUA). This higher standard is meant to reflect the more dense development in the B-3 zoning district. That type of residential development cannot be supported on a lot the size of the petition site. A duplex is also in line with the projects this entity develops. This request has been reviewed in terms of the character of the surrounding area and in terms of the Comprehensive Plan. This is a mixed density residential area close to a neighborhood commercial center. The proposed rezoning meets the intent of the 2020 Comprehensive Plan, which encourages mixed use development within neighborhood centers. The Department

recommended approval of the request, finding it meets AMC 21.20.090 and 21.05.080 and the Comprehensive Plan.

The public hearing was opened.

JOE STIMSON, representing the petitioner, explained that this is the last lot in this block that Habitat for Humanity owns; they own other scattered parcels throughout Mountain View. He felt the Staff analysis adequately reviews the intent of this rezoning. He remarked that this is a strange situation involving downzoning from B-3 to R-4 and to explain it, he submitted a drawing of the existing duplexes with the addition of the proposed duplex. He noted that a large museum building is located at the south end of the petition site. He further noted that there has been significant community involvement in north Mountain View. Bragaw Street already has calming devices installed. He explained that the duplexes would be condominium ownership. The fences have not yet been installed; final landscaping and fencing will be done when the final unit is constructed.

The public hearing was closed.

COMMISSIONER T. JONES moved for approval of a rezoning from B-3 to R-4.

COMMISSIONER GIBBONS seconded.

COMMISSIONER T. JONES supported her motion, finding that this rezoning increases the inventory of residential property in the area. She noted that Comprehensive Plan Policy #58 encourages more affordable housing, including homeownership opportunities for low-income residents.

COMMISSIONER WIELECHOWSKI indicated the surrounding area is already zoned R-4, so this is not a spot zoning, and it complies with a number of 2020 Comprehensive Plan policies, including #11, #17, #52, #58, and #60.

COMMISSIONER PEASE added that the issue of availability of residential land is addressed. Even though the B-3 requires a high minimum density, the lot would accommodate 1.5 units under B-3 and the petitioner is proposing two units.

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

PASSED

3. 2005-021

Shawn Stephan. A conditional use to allow a charter school in the I-1 zone. Eagle



## PLANNING DEPARTMENT PLANNING STAFF ANALYSIS REZONING

**DATE:** March 7, 2005

**CASE NO.:** 2005-022

**APPLICANT:** Habitat for Humanity - Anchorage

**REPRESENTATIVE:** Stimson Consulting Service

**REQUEST:** B-3 (General Business) District to R-4 (Multiple Family Residential) District

**LOCATION:** Fairview Subdivision, Block 9, Lot 20; generally located north of Mt. View Drive on the east side of North Bragaw Street.

**SITE ADDRESS:** 219 North Bragaw Street

**COMMUNITY COUNCIL:** Mountain View

**TAX NUMBER:** 005-028-33

**ATTACHMENTS:**

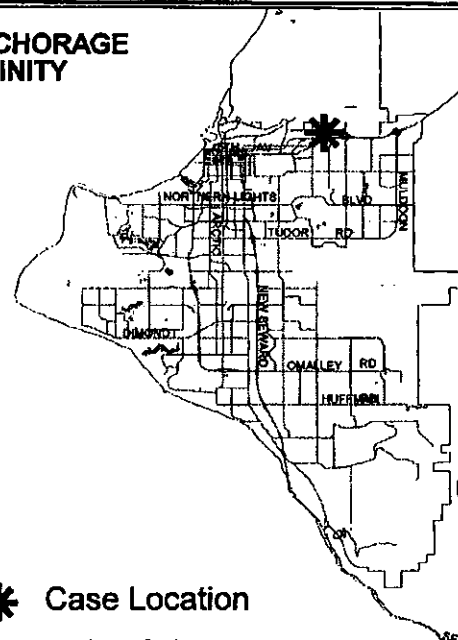
1. Zoning & Location Maps
2. Departmental Comments
3. Public Comments
4. Application
5. Posting Affidavit

### **RECOMMENDATION SUMMARY:** Approval

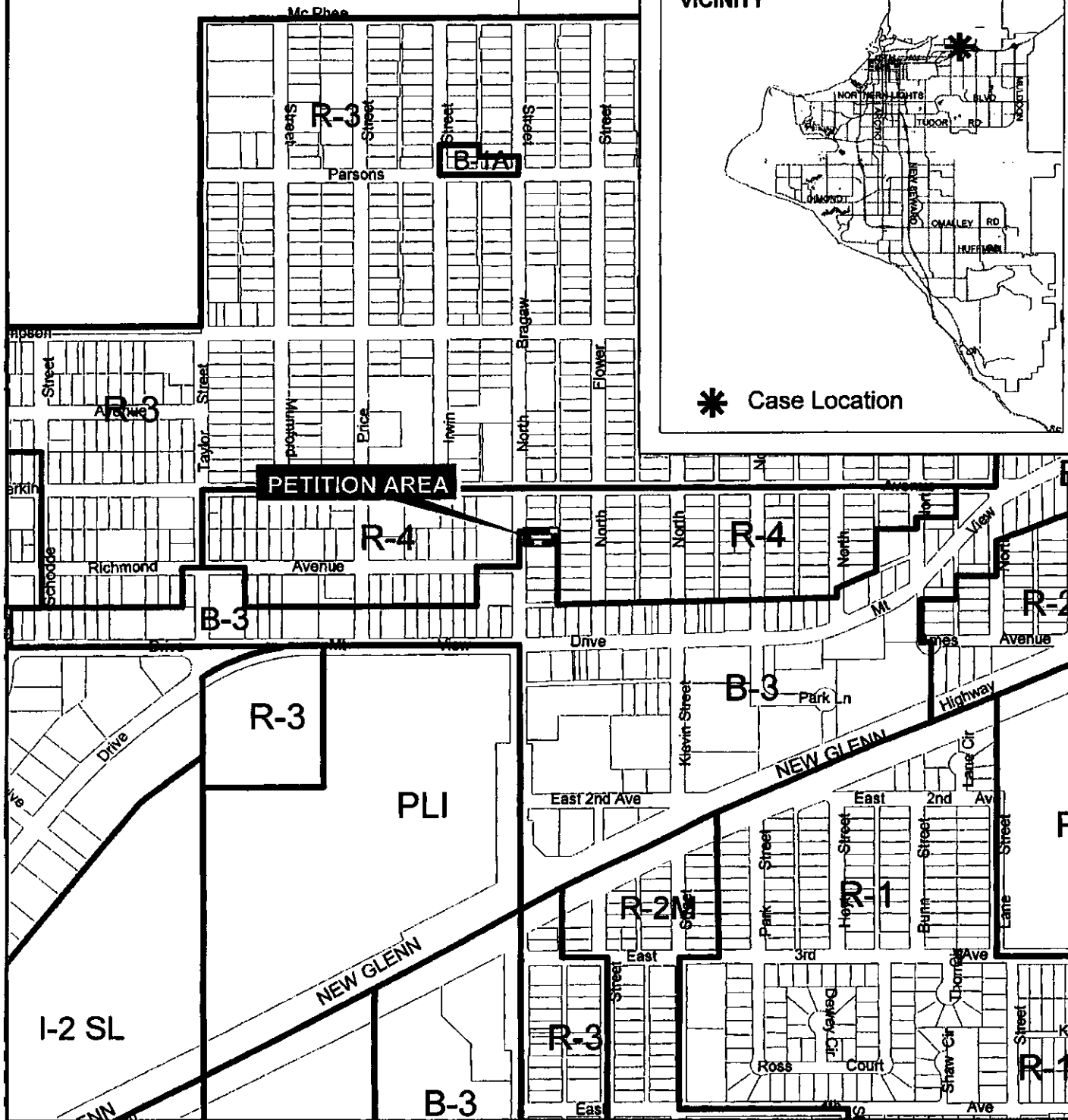
#### **SITE:**

Acres: 6,250 SF  
Vegetation: None  
Zoning: B-3  
Topography: Level  
Existing Use: Vacant  
Soils: Public Water & Sewer

**2005-022**

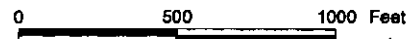


### \* Case Location



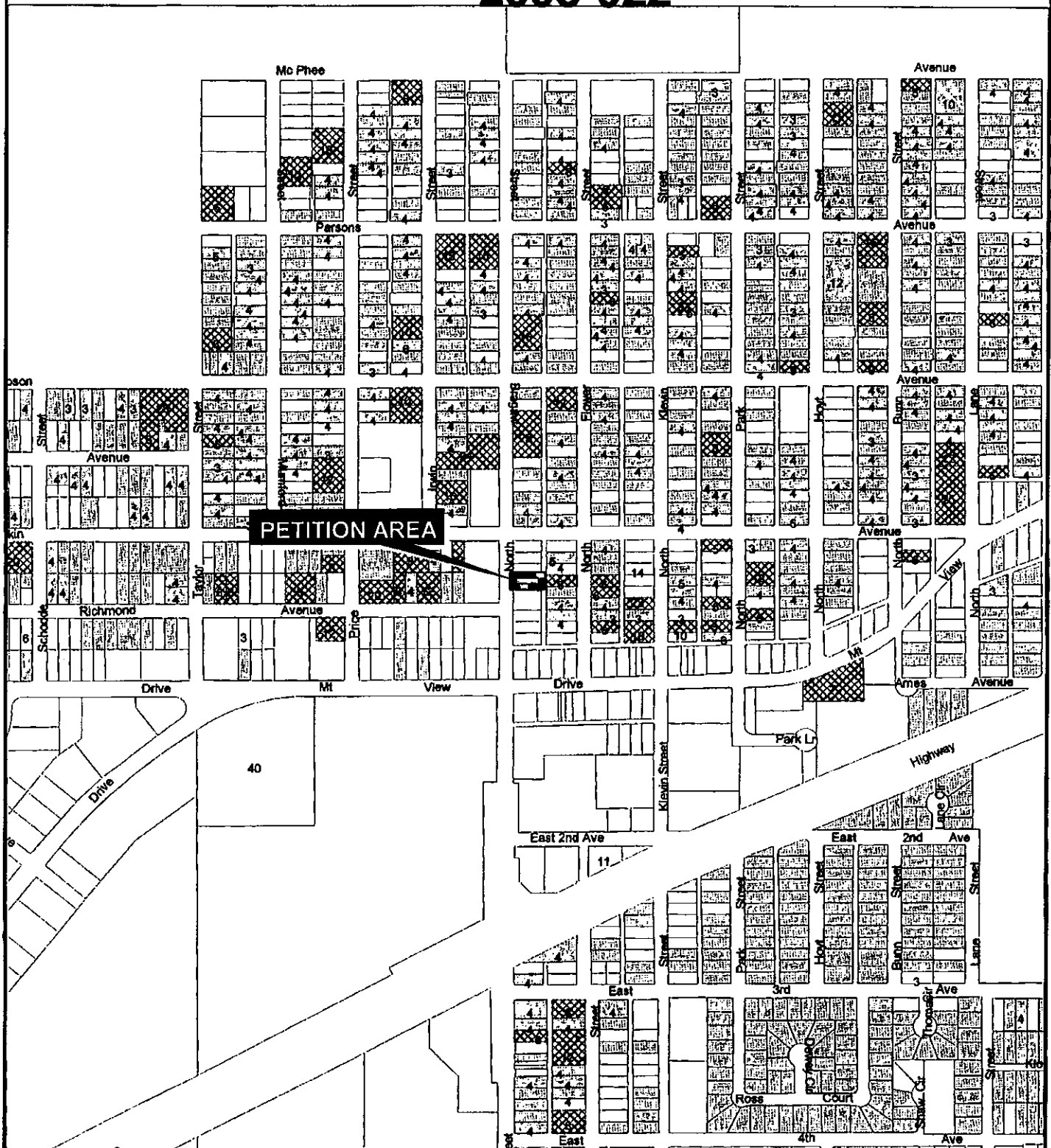
Date: JANUARY 12, 2005

 100 Year Floodplain  
 500 Year Floodplain  
 Floodway



# REZONING





## 2005-022



Municipality of Anchorage  
Planning Department



Date: JANUARY 12, 2005

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



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

**COMPREHENSIVE PLAN:**

1982 Plan                                      Commercial  
Classification:  
Density                                        N/A

Anchorage 2020                              Neighborhood Commercial Center Periphery

**APPLICABLE LAND USE REGULATIONS:**

	<b>Existing B-3 District AMC 21.40.180</b>	<b>Proposed R-4 District AMC 21.40.060</b>
Intent	Intended for general commercial uses in areas exposed to heavy vehicle traffic. The district specifically is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience and shopping goods, and automobile-related services are desirable and appropriate land uses. The extension of the B-3 district commercial uses along arterials, except as identified in the comprehensive development plan is to be discouraged.	Urban multiple-family dwelling uses with medium to high residential densities, and uses and structures required to serve governmental, educational, religious, noncommercial recreation and other needs of such areas. The regulations are intended to protect, preserve and enhance the primarily residential character of the district.
Uses	The B-3 is a generic commercial district allowing any legal business, business service, professional service and personal service including incidental	Single, duplex and multiple family dwellings; hotels, etc.; schools, parks, etc.; libraries; child care; private clubs/lodges; churches; 1 transmission tower less

	manufacturing or processing of goods for sale at retail or wholesale on the premises. A limited number of other uses are allowed, such as Multi-family residential at not less than 12 DUA, private clubs, etc, parks and government buildings and uses, etc. Conditional uses permit 11 specific uses such as correctional community residential centers, snow disposal sites, quasi-institutional uses, etc.	than 75 feet in height. Conditional uses permit 17 specific uses, such as nursing homes and similar institutional uses, utility substations, quasi-institutional uses, etc.
Height:	Unrestricted/FAA	Unrestricted/FAA
Minimum lot size:	6,000 SF/50 feet wide	6,000 SF/50 feet wide
Yards:		
Front	10-Feet	10-feet
Side	10-feet if adjacent to residential; otherwise none provided all buildings on the lot shall have a wall on the lot line or be set back 10 feet from the lot line	5-feet
Rear	15-feet if adjacent to residential; otherwise none	10-feet
Lot Coverage:	Unrestricted	50%
Landscaping	Arterial along collector or greater streets; visual along the perimeter; buffer along each lot line adjoining a residential street	Visual enhancement

**SURROUNDING AREA:**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-4	R-4	B-3	R-4
Land Use:	Habitat for Humanity built 3 duplexes	4, 5 and 6-plex Multi-family Residential	AK Museum of Natural History building	Anchorage Samoan Assembly of God Church

**BACKGROUND**

This is a request by the property owner, Habitat for Humanity – Anchorage, to rezone the subject property from B-3 to R-4. There are no proposed special limitations.

This is one of the last lots owned by Habitat for Humanity in North Mountain View. Habitat built the three duplex dwellings immediately north of the petition lot. The proposed use of this site is to construct a single duplex structure that mirror's the duplexes to the north of the subject lot. The design of the duplex will utilize the alley access to provide parking.

**COMMUNITY COMMENTS:**

At the time this report was written, there was no returned public hearing notices (PHN) received out of 102 public hearing notices mailed 02/09/05. No response was received from the Mountain View Community Council.

**FINDINGS:**

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

A. Conformance to the Comprehensive Plan.

This is an existing mixed-density residential area and is close to an existing Neighborhood Commercial Center, as depicted in the *Anchorage 2020, Anchorage Bowl Comprehensive Plan Land Use Policy Map*. The proposed rezone meets the intent of the 2020 Comprehensive Plan which encourages mixed-use development within Neighborhood Centers.

Policy #11 states: "Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow."

Policy #17 states: "Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing."

Policy #52 states: "Site and design residential development to enhance the residential streetscape and diminish the prominence of garages and paved parking." The proposed development site plan shows a duplex structure with access from an alleyway. This concept provides more dwelling frontage facing the street.

Policy #58: "Encourage more affordable housing, including home ownership opportunities for low-income residents." This site will allow 2-units which the petitioner is proposing as a duplex that may provide low income housing. It will not provide homeownership for all residents unless it can be condominiumized.

Policy #60 states: "Design attractive affordable housing that is suited to it's environ."

Existing development by Habitat on the adjacent lots indicates the duplex design meets these policies. Physical Planning has no objection to this rezoning.

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.

**Air:** All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

**Seismic:** The parcel is located in a moderately low ground failure susceptible zone.

**Land Use Patterns**

This property borders land classified as residential, and zoned R-4 to the north, east and west. Land to the south is classified as commercial and zoned B-3. This rezone is compatible with the surrounding uses as it provides only for one additional duplex structure.

**Transportation/Drainage**

Transportation Planning, Traffic Engineering and the State Department of Transportation and Public Facilities had no comment on this rezone request.

**Public Services and Facilities**

**Roads:** See above. Parking will be provided at the rear of the lot, with access off the alley. Public Transportation is located within walking distance of the site.

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

**Public Safety:** The petition site is located within the Police, Fire, Building Safety, Parks, and Anchorage Roads and Drainage service areas.

2. The supply of land in the economically relevant area that is in the use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land.

There is no other vacant R-4 property in the immediate vicinity available for the purpose of residential development.

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.



Construction will begin soon after approval of the rezoning by the Assembly, possibly in the 2005 construction season.

4. The effect of the amendment on the distribution of land uses and residential densities specified in the Comprehensive Plan, and whether the proposed amendment furthers the allocation of uses and residential densities in accordance with the goals and policies of the Plan.

The proposed rezoning will allow a single duplex residential structure to be constructed on the site, which is conforming to the three other Habitat constructed duplexes fronting onto North Bragaw Street in the same block.


**DISCUSSION:**

The proposed zoning is consistent with the Comprehensive Plan. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080.

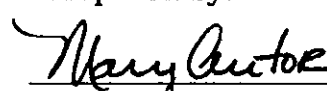
**RECOMMENDATION:**

The Department finds that the requested rezoning from B-3 to R-4 meets the standards of the Comprehensive Plan and AMC 21.20.090 rezoning standards and therefore recommends APPROVAL of the rezoning.

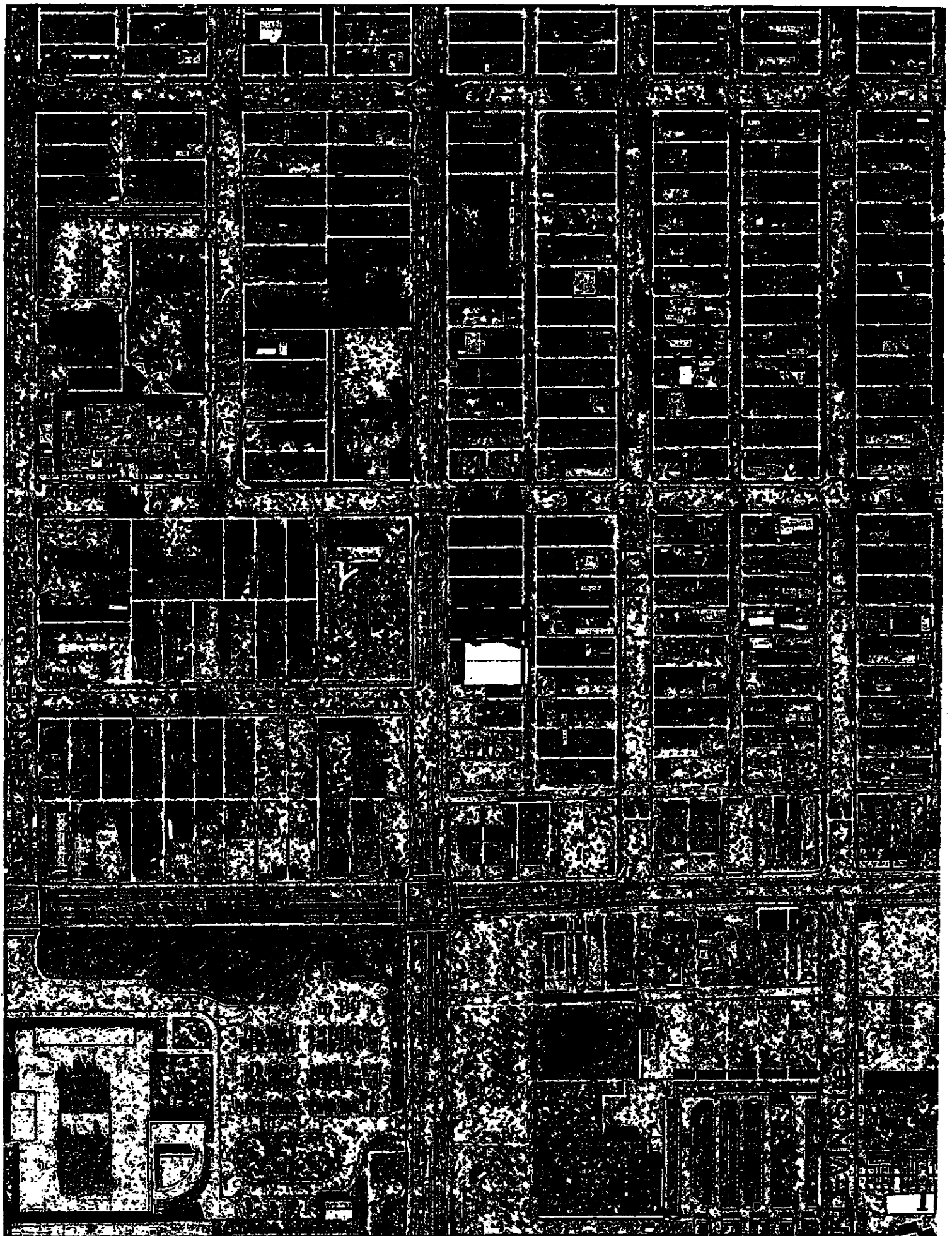
Reviewed by:

  
\_\_\_\_\_  
Tom Nelson  
Director

Prepared by:

  
\_\_\_\_\_  
Mary Autor  
Senior Planner

(Case 2005-022, Tax ID 005-028-33)



# **DEPARTMENTAL COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2005-022

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/FF			
Anchorage Police Department			
AWWC	X		
Cable Enforcement			
Development Services			
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention			
Flood Hazard		X	
MLSP			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning	X		
Project Mobile Engineering			
Right-of-Way		X	
School District			
Transit		X	
Treasury			
Unified Government Planning			

MUNICIPALITY OF ANCHORAGE  
Anchorage Water & Wastewater Utility

MEMORANDUM

**RECEIVED**  
JAN 19 2005  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** January 18, 2005  
**TO:** Zoning and Platting Division, OPDPW  
**FROM:** Hallie Stewart, Engineering Technician, AWWU *H Stewart*  
**SUBJECT:** Planning & Zoning Commission Hearing March 7, 2005  
AGENCY COMMENTS DUE February 7, 2005

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

**05-019 West Eastchester, Tract 5A (site plan review) Grid 1431**

1. AWWU water and sanitary sewer mains are located within the proposed area. Petitioner must be aware of AWWU mains and easements and request non-objection to encroachments if needed.

**05-020 Alaska Seafood International, Tract A (rezone) Grid 2029**

1. AWWU water and sanitary sewer mains and service lines are located within the referenced parcel.
2. AWWU has no objection to the proposed rezone.

**05-021 Eagle, Lot 18A (conditional use) Grid NW 151**

1. AWWU water and sanitary sewer are not available to the referenced tract.
2. AWWU has no objection to the proposed conditional use for a charter school.

**05-022 Fairview, Block 9, Lot 20 (rezone) Grid 1136**

1. AWWU water and sanitary sewer mains are available to the referenced parcel.
2. AWWU has no comments on the proposed rezone.

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

conform to the approved landscape plan. All landscaping shall be installed by the developer at the time the property is developed. All landscaping shall be maintained by the owner.

7. Landscaping meeting the arterial landscape standards contained in AMC 21.125.B.4 shall be installed within the 8-foot arterial landscape easement along the east boundary of fragment lot 4. Landscaping shall be installed by the developer at the time the property is developed and shall be maintained by the property owner.

Physical Planning Division has no objections to rezoning this parcel from I-1 and I-2 to I-2 Heavy Industrial. However, staff notes that the proposed uses are in conflict with *2020 Comp Plan* in preserving industrial zoned properties for industrial uses.

**2005-021      Conditional Use for a Charter School in an I-1 Light Industrial District**

This item will reviewed under separate cover.

**2005-022      B-3 General Business District to R-4 Multiple-family Residential District**

This is an existing mixed-density residential area and is close to an existing Neighborhood Commercial Center. The proposed rezone meets the intent of the *2020 Comp Plan*, which encourages mixed-use development within Neighborhood Centers.

Policy # 11 states: "Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.

Policy #17 states: "Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing."

Policy # 52 states: "Site and design residential development to enhance the residential streetscape and diminish the prominence of garages and paved parking." The proposed development site plan shows two duplex structures with access from an alleyway. This concept provides more frontage facing the street.

Policy # 58 states: "Encourage more affordable housing, including home ownership opportunities for low-income residents." This site will allow 4-units, which the developer is proposing as two duplex units; whereas, this may provide low income housing, it will not provide homeownership for all residents unless it can be condominiumized.

Policy # 60 states: Design attractive affordable housing that is suited to its environ."

Jerry T. Weaver, Jr., Zoning Division Administrator  
February 1, 2005 Zoning Cases  
Physical Planning Division Comments  
Page 3

Physical Planning Division has no objection to the rezone to R-4.

**RECEIVED**

**JAN 20 2005**

**MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION**



**FLOOD HAZARD REVIEW SHEET for PLATS**

Date: 01-19-05

Case: 2005-022

Flood Hazard Zone: C

Map Number: 0235

☐ 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.

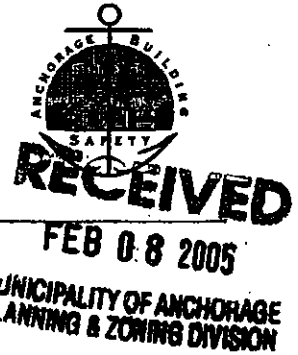
Reviewer: Jack Puff





Municipality of Anchorage  
Development Services Department  
Building Safety Division

MEMORANDUM



**DATE:** February 7, 2005  
**TO:** Jerry Weaver, Jr., Platting Officer, CPD  
**FROM:** *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program  
**SUBJECT:** Comments on Cases due February 7, 2005

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

- 2005 - 019 Site plan review for Anchorage skateboard and BMX park  
No objections
- 2005 - 020 Rezoning to I-2 Heavy industrial district  
No objections
- 2005 - 021 Zoning conditional use for a charter school  
No objections provided the State of Alaska DEC has issued a permit to construct and operating permit for the proposed on-site wastewater disposal system that will serve this property.
- 2005 - 022 Rezoning to R-4 Multiple-family residential district  
No objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**RECEIVED**

FEB 07 2005

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** February 7, 2005  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *JL Frost JR*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L...*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of March 1, 2005.

Right of Way has reviewed the following case(s) due February 1, 2005.

- 05-019** West Eastchester, Tract 5A, Southeast portion, grid 1431  
(Site Plan Review, Anchorage Skateboard and BMX Park)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-020** Alaska Seafood International, Tract A, Commercial Fragment Lots 1-4, grid 2029  
(Rezoning Request, I-1 & I-2 to I-2 Heavy Industrial)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-021** Eagle, Lot 18A, grid NW 0151  
(Conditional Use, Charter School)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-022** Fairview, Block 9, Lot 20, grid 1236  
(Rezoning Request, B-3 to R-4)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

**Pierce, Eileen A**

**From:** Staff, Alton R.  
**Sent:** Friday, January 28, 2005 5:29 PM  
**To:** Pierce, Eileen A; Long, Patty R.  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning and Plat Reviews

**RECEIVED**  
**JAN 31 2005**  
**MUNICIPALITY OF ANCHORAGE**  
**PLANNING & ZONING DIVISION**

Zoning Case No. 2005-017      thank you for the pedestrian connections to the pathway from the restaurant. There are bus stops just north of 80<sup>th</sup> on both sides of the Old Seward Highway.

The Public Transportation Department has no comment on the following zoning cases:

2005-014, 019, 020, 021, 022

The Public Transportation Department has no comment on the following Short Plats:

S11331-1, 332-1, 333-1, 334-1, 335-1, 336-1, 337-1, 338-1, 340-1, 341-1

Thank you for the opportunity to review.

**Alton Staff**  
Operations Supervisor  
People Mover  
907-343-8230

**3**

# **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) <b>Habitat for Humanity - Anchorage</b>	Name (last name first) <b>Stimson Consulting Service</b>
Mailing Address <b>500 W. International Airport Rd.</b>	Mailing Address <b>1140A Friendly Lane</b>
<b>Anchorage, Alaska Suite E 99518</b>	<b>Anchorage, Alaska 99504</b>
Contact Phone: Day: <b>272-0800</b> Night:	Contact Phone: Day: <b>562-9492</b> Night:
FAX: <b>272-1508</b>	FAX: <b>562-9492</b>
E-mail: <b>habitatanch.com</b>	E-mail: <b>daileystimson@gsi.com</b>

\*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): <b>005-028-33</b>
Site Street Address:
Current legal description: (use additional sheet if necessary)  <b>Lot 20, Block 9 Fairview Subdivision</b>
Zoning: <b>B-3 rezone to R-4</b> Acreage: <b>1.155</b> sq ft Grid # <b>1236</b>

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.

**12-16-04**  
Date

  
Signature (Agents must provide written proof of authorization)

Accepted by: <b>AC</b>	Accepted by: <b>AC</b>	Fee: <b>\$4,000</b>	Case Number: <b>2005-022</b>
------------------------	------------------------	---------------------	------------------------------

**COMPREHENSIVE PLAN INFORMATION**Anchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 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): \_\_\_\_\_  
☐ 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 ☐ 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.

## STANDARDS FOR ZONING MAP AMENDMENT

- A. 1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards;
- a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
- This single lot is now owned by Habitat for Humanity and is one of the last lot's that they own in the North Mountain View Community. Most of this block has been developed by the petitioner. The lot to the south of this site was recently purchased by a different user that will be compatible with this potential final user's.
- b. The proposed use may be made compatible with the conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
- The proposed use of this site is a duplex that mirror's the duplex's on the lots to the north of the site. The design of the duplex's utilize the alley to provide the parking for the duplex's.
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.
- The petition site is on the fringe of a Neighborhood Commercial Centers at existing Commercial Location's. This request conforms to Policy #17 which states:  
"Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing."  
Policy #58 which states;  
"Encourage more affordable housing, including home ownership opportunities for low income residents."  
Policy #60 which states,  
"Design attractive affordable housing that is suited to its environs."  
Habitat for Humanity whole purpose meets and exceeds the stated policies. A review of the existing development by Habitat in the adjacent neighborhood indicates the design meets the policies.
2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following criteria;

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:

- i. The area is adjacent to a neighborhood shopping center, or other major high density mode, or principal transit corridor.

The density will not be altered by this petition. There will be no loss of commercial property. There are substantial amount of vacant commercially zoned land in the North Mountain View area.

- ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

Not applicable.

- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how rezoning would [provide a clear and overriding benefit to the surrounding neighborhood.

Not applicable.

- B. A zoning map amendment may be approved only if it is the best interest of the public, considering the following factors:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following. (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects)?

As previously stated this is one of the last parcel's owned by Habitat for Humanity in the North Mountain View area. Development of the parcel with a duplex that mirror's the existing development both to the north and east of the site. Special Limitations are not necessary for this development.

- a. Environment;

There will be no environmental problems with this development.

- b. Transportation;



Although the duplex will front on North Bragaw Street, the parking will be provided off of the Alley. Public Transportation is located within walking distance of the site.

c. **Public Services and Facilities:**

All Public Services and Facilities are available to the site at the existing time which include Fire, Police, Street maintenance, Building Safety etc.

d. **Land Use Patterns**

North:	R-4 (Multiple-family Residential District) Duplex's
South:	B-3 (General Business District) Metal Warehouse.
East:	R-4 (Multiple-family Residential District) Duplex's
West:	R-4 (Multiple-family Residential District) Residential.

C. 1. **The supply of land in the economically relevant area that is in the same use district to be applied by the zoning request or in similar use districts, in relationship to the demand for that land:**

There is little to no vacant land in the relevant area.

2. **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.**

Construction will begin soon after approval of the rezoning by the Municipal Assembly. All services are available at the present time and do not need to be extended to the site. Sidewalks already exist in front of the property.

3. **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.**

As previously pointed out this request meets the Policies of the Anchorage Bowl 2020 Comprehensive Plan. Being Policies #17, #58 and #60.



HABITAT FOR HUMANITY  
ANCHORAGE

December 15, 2004

To whom it may concern;

Habitat for Humanity – Anchorage hereby authorizes Joe W. Stimson, Stimson Consulting Service, to act on our behalf in the matter of rezoning Lot 20, Block 9, Fairview Subdivision.

James S. Fredrick  
Construction Manager

Cc:  
File  
Jan Cawvey



# Property Appraisal

Municipality of Anchorage, Alaska

[Services Directory](#) | [Departments](#) | [Mayor](#) | [Assembly](#) | [About Anchorage](#)

You are here : [Home](#) > [Departments](#) > [Finance](#) > [Property Appraisal](#) > [New Search](#) > Results

[Back](#)

[Taxes](#)

## Public Inquiry Parcel Details

[Show Parcel on Map](#)

PARCEL: 005-028-33-000-05 01/01 Commercial Vacant Land 14/14/

HABITAT FOR HUMANITY ANCHORAGE

FAIRVIEW

BLK 9 LT 20

500 W International Arpt Rd #E  
Anchorage AK 99518

Site 219 N Bragaw St

Lot Size:	6,250	---Date Changed---	----Deed Changed----
Zone : B3		Owner : 01/09/02	Stateid: 2001 0762220
Tax Dist: 001		Address: 08/26/03	Date : 11/13/01
Grid : SW1136		Hra # :	Plat :
			REF #:

### ASSESSMENT HISTORY

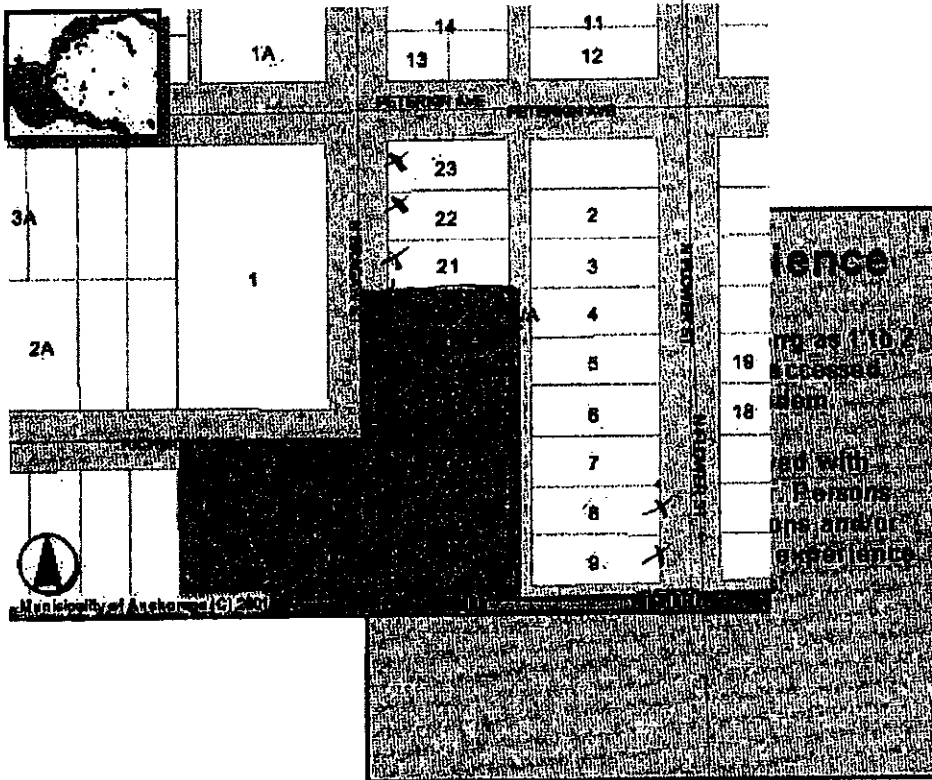
	---Land--	--Building-	---Total---	
Final Value 2002:	18,700	0	18,700	
Final Value 2003:	20,000	0	20,000	--Exemption--
Appraised 2004:	20,000	0	20,000	-----Type----
Exempt Value 2004:	0	0	0	
State Credit 2004:			0	
Final Value 2004:			20,000	

Liv Units: 000 Common Area:

Leasehold : Insp Dt: /

Feedback E-mail: [wwfpa@munl.org](mailto:wwfpa@munl.org)

[Contact Us](#) | [Disclaimer](#) | [Privacy Statement](#) | (c) 2002 MOA IT e-Gov





SCALE 1/2" = 1' - 0"

**NAME \_\_\_\_\_**

[illegible]

**4**

**POSTING**  
**AFFIDAVIT**



# AFFIDAVIT OF POSTING

Case Number: 2005-22

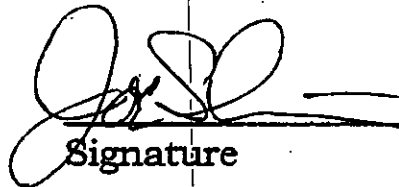
RECEIVED

FEB 11 2005

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

I, Joe Stinson, 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. The notice was posted on FEB 11, 2005 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 11<sup>th</sup> day of FEB, 2005

  
Signature

## LEGAL DESCRIPTION

Tract or Lot 20  
Block 9  
Subdivision FAIRVIEW SUB.

**HISTORICAL  
INFORMATION**



# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal FAIRVIEW  
BLK 9 LT 20

Parcel 005-028-33-000  
Owner HABITAT FOR HUMANITY ANCHORAGE



# Descr VACANT LAND  
Site Addr 219 N BRAGAW ST

500 W INTERNATIONAL ARPT RD #E  
ANCHORAGE AK 99518 1105

## RELATED CAMA PARCELS

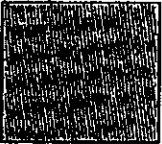
Related Parcel(s)	XRef Type	Leased Parcels	Econ. Link	Replat	Uncouple	Get "Type" explanation
			E = Old to New	R = Old to New	U = Old to New	
			I = New to Old	F = New to Old	Q = New to Old	
			Renumber	Combine	Lease	Bring up this form focused on the related parcel
			N = New to Old	C = Old to New	L = GIS to Lease	
			X = Old to New	P = New to Old	M = Lease to GIS	

## REZONE



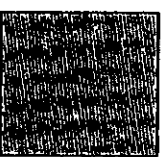
Case Number 2005-022 # of Parcels 1 Hearing Date 03/07/2005  
Case Type Rezoning to R-4 Multiple-family residential district  
Legal A request to rezone approximately 0.14 acres from B-3 (General Business) to R-4 (Multiple Family Residential) for Habitat for Humanity. Fairview Subdivision, Block 9, Lot 20. Located at 219 North Bragaw Street.

## PLAT



Case Number  
Action Type  
Legal  
Grid  
Proposed Lots 0  
Action Date  
Existing Lots

## PERMITS



Permit Number  
Project  
Work Desc  
Use

## BZAP



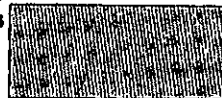
Action No.  
Action Date  
Resolution  
Status  
Type

## ALCOHOL LICENSE



Business  
Address  
License Type  
Status

Applicants Name  
Conditions



# PARCEL INFORMATION

<b>OWNER</b> HABITAT FOR HUMANITY ANCHORAGE  500 W INTERNATIONAL ARPT RD #E ANCHORAGE AK 99518 1105 Deed 2001 0762220 <b>CHANGES:</b> Deed Date Nov 13, 2001 Name Date Jan 09, 2002 Address Date Aug 26, 2003	<b>PARCEL</b> Parcel ID 005-028-33-000 Status Renumber ID 000-000-00-00000 Site Addr 219 N BRAGAW ST Comm Concl NORTH MT. VIEW Comments PLAT P-34	# 01																																			
<b>LEGAL</b> FAIRVIEW BLK 9 LT 20  Unit Plat 000000 Zone B3  SQFT 6,250 Grid SW1136	<b>TAX INFO</b> 2005 Tax 324.00 Balance 0.00 District 001  <b>HISTORY</b> <table border="1"> <thead> <tr> <th></th> <th>Year</th> <th>Building</th> <th>Land</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Assmt Final</td> <td>2003</td> <td>0</td> <td>20,000</td> <td>20,000</td> </tr> <tr> <td>Assmt Final</td> <td>2004</td> <td>0</td> <td>20,000</td> <td>20,000</td> </tr> <tr> <td>Assmt Final</td> <td>2005</td> <td>0</td> <td>22,500</td> <td>22,500</td> </tr> <tr> <td>Exemptions</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>State Credit</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td></td> <td></td> <td></td> <td>22,500</td> </tr> </tbody> </table>			Year	Building	Land	Total	Assmt Final	2003	0	20,000	20,000	Assmt Final	2004	0	20,000	20,000	Assmt Final	2005	0	22,500	22,500	Exemptions				0	State Credit				0	Tax Final				22,500
	Year	Building	Land	Total																																	
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State Credit				0																																	
Tax Final				22,500																																	
<b>PROPERTY INFO</b> <table border="1"> <thead> <tr> <th>#</th> <th>Type</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>COMMERCIAL</td> <td>VACANT LAND</td> </tr> </tbody> </table>	#	Type	Land Use	01	COMMERCIAL	VACANT LAND	<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>Mon</th> <th>Year</th> <th>Price</th> <th>Source</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>2001</td> <td>16,600</td> <td>SELLER</td> <td>LAND SALE</td> </tr> </tbody> </table>		Mon	Year	Price	Source	Type	11	2001	16,600	SELLER	LAND SALE																			
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01	COMMERCIAL	VACANT LAND																																			
Mon	Year	Price	Source	Type																																	
11	2001	16,600	SELLER	LAND SALE																																	

**LAND & COMMON PARCEL INFORMATION****APPRAISAL INFORMATION**

Legal FAIRVIEW  
BLK 9 LT 20

Parcel 005-028-33-000

# 01 of 01

Owner HABITAT FOR HUMANITY ANCHORAGE

Site Addr 219 N BRAGAW ST

500 W INTERNATIONAL ARPT RD #E  
ANCHORAGE AK 99518**LAND INFORMATION**

Land Use VACANT LAND  
Class COMMERCIAL  
Living Units 000  
Community Council 01E NORTH MT. VIEW  
Entry: Year/Quality 01 1980 0  
01 1980 0  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic MEDIUM  
Street PAVED CURB & GUTTER  
Topography EVEN LEVEL  
Utilities PUBLIC WATER PUBLIC SEWER  
Wellsite N  
Wet Land

**CONDOMINIUM INFORMATION**

Common Area 0  
Undivided Interest 0.00

# OWNER HISTORY

## APPRAISAL INFORMATION

Legal FAIRVIEW

BLK 9 LT 20

Parcel 005-028-33-000

# 01 of 01

01

Property Info # Descr VACANT LAND

Site Address 219 N BRAGAW ST

**Current** 11/13/01  
HABITAT FOR HUMANITY ANCHORAGE

500 W INTERNATIONAL ARPT RD #E  
ANCHORAGE AK 99518 1105

**3rd**  
2377 0000 02/17/93  
GOODMAN IRMA C TRUST 50% &  
ROSSITER LAURA M TRUST 50%  
WILSON JULIANA D/TRUSTEE  
PO BOX 100498  
ANCHORAGE AK 99510

**Prev**  
2377 0000 02/18/93  
DAVIS DON R FAMILY  
LIMITED PARTNERSHIP

3074 SPRING HILL PARKWAY #F  
SMYRNA GA 30080

**4th**  
2370 0000 01/29/93  
DAVIS CATHERINE M  
1736 ALEUTIAN ST  
ANCHORAGE AK 99508

**2nd**  
2377 0000 02/18/93  
DAVIS DON R FAMILY LTD 50% &  
ROSSITER LAURA M TRUST 50%  
WILSON JULIANA D/TRUSTEE  
1736 ALEUTIAN STREET  
ANCHORAGE AK 99508

**5th**  
0750 0000 00/00/00  
DAVIS CATHERINE M  
TRUSTEE CATHERINE M  
DAVIS REVOCABLE TRST  
1736 ALEUTIAN ST  
ANCHORAGE AK 99508

**Parcels--Basic Layers**

Fri Feb 04, 15:10:08, 2005

Map: Parcels--Basic Layers



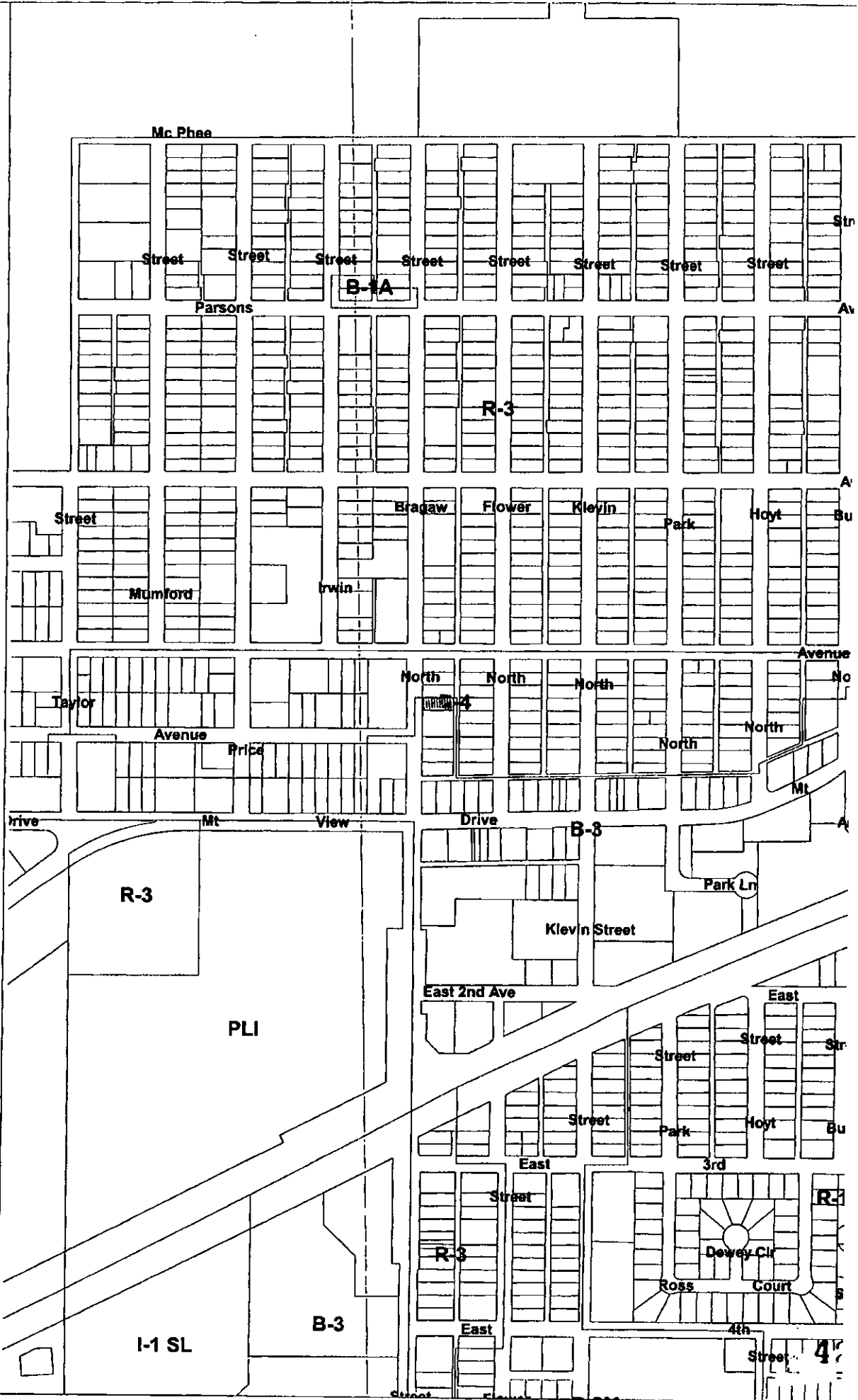
Scale 1:6000

**Legend:**

Txt ZONING\_TYPE



Txt STRNAMES



**Content Information****Content ID :** 002827

**Title:** Planning and Zoning Commission Recommendation of Approval for the Rezoning from B-3 (General Business District) to R-3 (Multi-Family Residential District) for **Lot 20, Block 9, Fairview Subdivision.**

**Author:** katkusja**Initiating Dept:** Planning

**Description:** Planning and Zoning Commission Recommendation of Approval for the Rezoning from B-3 (General Business District) to R-3 (Multi-Family Residential District) for Lot 20, Block 9, Fairview Subdivision.

**Date Prepared:** 5/3/05 11:43 AM**Director Name:** Tom Nelson

**Assembly Meeting**  
**Date MM/DD/YY:** 5/17/05

**Public Hearing**  
**Date MM/DD/YY:** 6/14/05

M.O.A.  
 2005 MAY 17 AM 11:31  
 CLERKS OFFICE

**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	5/3/05 11:46 AM	Checkin	weaverjt	Public	002827
Planning_SubWorkflow	5/3/05 12:25 PM	Approve	thomasm	Public	002827
ECD_SubWorkflow	5/3/05 12:26 PM	Approve	thomasm	Public	002827
OMB_SubWorkflow	5/5/05 2:54 PM	Approve	mitsonjl	Public	002827
Legal_SubWorkflow	5/9/05 2:44 PM	Approve	fehlenrl	Public	002827
MuniManager_SubWorkflow	5/9/05 3:59 PM	Checkin	katkusja	Public	002827
MuniManager_SubWorkflow	5/17/05 11:13 AM	Approve	katkusja	Public	002827
MuniMgrCoord_SubWorkflow	5/17/05 11:13 AM	Approve	katkusja	Public	002827

*Said on the Table*

CONSENT AGENDA - INTRODUCTION