

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: May 31, 2005

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 7-12-05 Anchorage, Alaska
IMMEDIATE RECONSIDERATION AO 2005-74
FAILED 7-12-05

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 33.2 ACRES, FROM I-1 (LIGHT INDUSTRIAL DISTRICT) AND I-2 (HEAVY INDUSTRIAL DISTRICT) TO I-2 SL (HEAVY INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR FRAGMENT LOTS 1, 2, 3 AND 4, COMMERCIAL TRACT FRAGMENT LOT SITE PLAN FOR TRACT A, ALASKA SEAFOOD INTERNATIONAL SUBDIVISION; GENERALLY LOCATED ON THE NORTHWEST CORNER OF RASPBERRY ROAD AND ROVENNA STREET.

(Taku-Campbell Community Council) (Planning and Zoning Commission Case 2005-020)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-2 SL (Heavy Industrial with Special Limitations):

Fragment Lots 1, 2, 3 and 4, Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision, containing approximately 33.2 acres, as shown on Exhibit A.

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

A. ~~Prior to any new construction on the site, the Planning and Zoning Commission shall hear and approve a public hearing site plan review before any new building permits are issued.~~

Section 3 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 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 12th
day of July 2005.

ATTEST:

Anna L. Fairclough
Chair

Bonnie S. Gmelin
Municipal Clerk

(Tax Identification 012-082-10, 012-082-11, 012-082-12, 012-082-13)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2005- 74

Title: Planning and Zoning Commission recommendation of approval for a rezoning from I-1 (Light Industrial District) and I-2 (Heavy Industrial District) to I-2 SL (Heavy Industrial District with Special Limitations) for Fragment Lots 1, 2, 3 and 4, Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision; Case 2005-020.

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>	
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.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Property Appraisal notes: The rezone would have no negative impact and would probably enhance the value because additional uses are allowed.

Prepared by:	<u>Jerry T. Weaver Jr., Zoning Administrator</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 370 -2005

Meeting Date: May 31, 2005

From: Mayor

Subject: Planning and Zoning Commission recommendation of approval for a rezoning from I-1 (Light Industrial District) and I-2 (Heavy Industrial District) to I-2 SL (Heavy Industrial District with Special Limitations) for Fragment Lots 1, 2, 3 and 4, Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision.

1 The applicant applied to rezone this split zoned tract from I-1 and I-2 to I-2. Although a
2 church is permitted in both the I-1 and I-2 districts, the proposed sports arena is not allowed in
3 the I-1 zoning district, but is allowed in the I-2 district. The current zoning boundary
4 configuration does not allow the proposed improvements. The present facility was formerly
5 occupied by Alaska Seafood International, LLC (ASI), which constructed the improvements
6 on two of the fragment lots as a value-added seafood manufacturing facility. After that
7 company became defunct, the site owners, Alaska Industrial Development and Export
8 Authority (AIDEA), began negotiations to find a new purchaser for the site. The petitioner,
9 Anchorage Community Development, LLC (ACD) is the organization currently negotiating
10 with AIDEA to purchase all four fragment lots.

11
12 The Planning and Zoning Commission voted unanimously, six ayes, no nays, to recommend
13 approval of the I-2 zoning with a special limitation for a public hearing site plan review prior
14 to any new construction. The Commission found that the rezoning met the standards of the
15 *Anchorage 2020 Anchorage Bowl Comprehensive Plan* and AMC 21.20.090, the rezoning
16 standards. The Commission determined that the size of this site, location and major road
17 access make the site very suited for intensive industrial uses and intensive vehicle-related
18 uses, but finds that a public hearing site plan review is an appropriate special limitation.

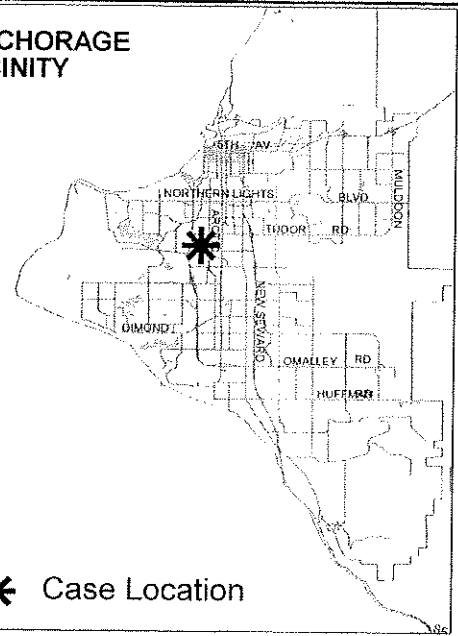
19
20 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
21 COMMISSION RECOMMENDATION FOR THE ZONING REQUEST.

22
23 Prepared by: Jerry T. Weaver, Jr., Zoning Administrator, Planning Department
24 Concur: Tom Nelson, Director, Planning Department
25 Concur: Mary Jane Michael, Executive Director, Office of Economic and
26 Community Development
27 Concur: Denis C. LeBlanc, Municipal Manager
28 Respectfully submitted: Mark Begich, Mayor

EXHIBIT - A

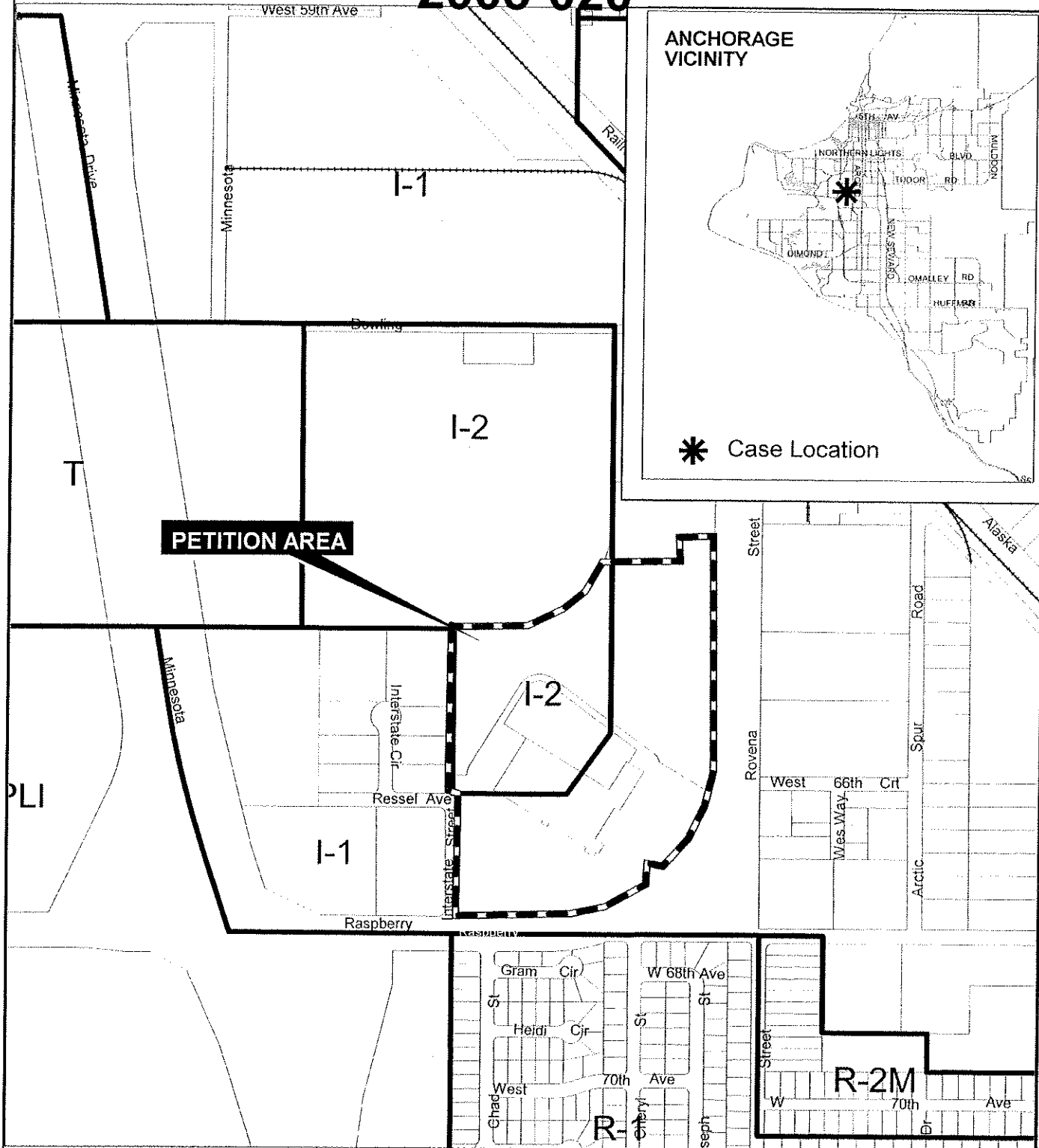
2005-020

ANCHORAGE VICINITY



* Case Location

PETITION AREA



Municipality of Anchorage
Planning Department



Date: JANUARY 12, 2005

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-012

A RESOLUTION APPROVING THE REZONING OF APPROXIMATELY 33.2 ACRES FROM I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT AND I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT TO I-2 (HEAVY INDUSTRIAL) ZONING DISTRICT FOR FRAGMENT LOTS 1, 2, 3 AND 4, COMMERCIAL TRACT FRAGMENT LOT SITE PLAN FOR TRACT A, ALASKA SEAFOOD INTERNATIONAL SUBDIVISION; GENERALLY LOCATED ON THE NORTHWEST CORNER OF RASPBERRY ROAD AND ROVENNA STREET.

(Case: 2005-020; Tax ID No. 012-082-10; 010-82-11; 012-082-12; 012-082-13)

WHEREAS, a petition has been received from Alaska Industrial Development & Export Authority, owner, and Gene Desjarlais, representative, requesting to rezone approximately 33.2 acres from I-1 (Light Industrial) zoning district and I-2 (Heavy Industrial) zoning district to I-2 (Heavy Industrial) zoning district, for Fragment Lots 1, 2, 3 and 4, Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision; generally located on the northwest corner of Raspberry Road and Rovenna Street.

WHEREAS, notices were published, posted and 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. The subject property was platted in its current configuration in 1998 and 1999, and zoned 1981 in the current zoning configuration. Due to the replat and creation of commercial fragment lots, the site is split-lot zoned, with the zoning boundary running through the middle of the existing processing and warehousing building. The northwest quarter is zoned I-2, with the remainder zoned I-1. The site is undeveloped. The property is located at the northwest corner of Raspberry Road and Rovenna Street, just east of Minnesota Drive. Topographically, the property is somewhat level.
2. The only access to the site is from Minnesota Drive to Raspberry Road. Raspberry Road is only constructed from Minnesota to the west end of the petition site. Interstate Street runs north from Raspberry Road, along the west side of the petition site, where the driveway into the site is located. Rovenna Street is not constructed. Raspberry Road in this location, east of Minnesota Boulevard, and Rovenna Street along the east side of the petition site, are both Class III Major Arterials, according to the Official Streets and Highways Plan (OS&HP). Class III Major Arterials require a 100' wide right-of-way (ROW). According to the plat of record, it appears that sufficient ROW exists for these two roads. Raspberry has an approximate 150 foot wide ROW, and Rovenna has an approximate 200 foot ROW width.
4. The applicant is seeking a rezone to this split zoned tract with fragment lots from I-1 and I-2 to I-2 only, to allow not only for a church to occupy the facility, but to allow for construction of an indoor sports arena and other

related sports uses. The facility was formerly occupied by Alaska Seafood International, LLC (ASI), which constructed the improvements on two of the fragment lots as a value-added seafood manufacturing facility. After that company became defunct, the site owners, Alaska Industrial Development and Export Authority (AIDEA), began negotiations to find a purchaser for the site. The petitioner, Anchorage Community Development, LLC (ACD) is the organization currently negotiating with AIDEA to purchase all four fragment lots.

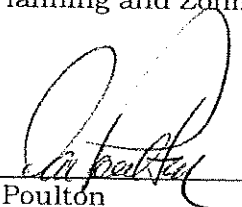
5. Although the church is permitted in both districts, the sports arena is not allowed in the I-1 zoning district, but is in the I-2. The current zoning boundary configuration does not work to allow construction in a location on the site with appropriate space. Also, there remains indoor food processing/freezer equipment that the church will continue to lease out, which requires it to be in an I-2 district and not the I-1. The zoning boundary currently runs through the middle of the space and the equipment is not in the properly zoned area of the building.
6. The Commission finds that AMC 21.20.100.A.2 allows the Commission to approve zoning amendments with special limitations or other modifications. The Commission finds that during the public hearing, it became clear that, depending on the future proposed use of the site, there could be a fairly intensive use on the property that would not be subject to a public review. Given the size of this site and the major road access, which makes the site very suited for intensive uses and intensive vehicle-related uses, the Commission finds that the public has an interest in reviewing the plans for the site. In addition, rezoning from I-1 to I-2 expands the allowable uses and removes the need for conditional use approval for some intensive uses. The Commission noted that one of the potential proposed uses for the site is a sports facility, which would be a high traffic draw with extended hours of operation that could affect traffic circulation and the adjoining residential neighborhoods.
7. The Commission finds that whatever is built on the site will benefit the community, but it is necessary to look at the uses not only today, but also 10 to 20 years in the future. There is the possibility that the needs of the property owner could change or the ownership itself could change. There is a broad array of uses permitted in the I-2, many of which would benefit from public review. Additionally, where there is a likelihood of extended hours of operation, which is common in I-2, it is important to have a provision for site plan review. The Commission finds that it is 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.
8. The Commission finds that the proposed sports facility addresses a tremendous need in the community.
9. The Commission finds that the requirement for a special limitation for a site plan review offers protection to the public.

10. The Commission finds that as there was testimony that the property is split lot zoned, this is a situation that is appropriately addressed by a rezoning to a single district.
 11. The Commission voted 6 in favor, 0 opposed: the motion passed.
- B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly, subject to the following special limitation:
1. Prior to any and all new construction on the site it shall be subject to a public hearing site plan review before the Planning and Zoning Commission.

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



Tom Nelson
Secretary



Don Poulton
Chair

(Case No. 2005-020)
(Tax I.D. No. 012-082-10; 010-82-11; 012-082-12; 012-082-13)

ac

COMMISSIONER PEASE believed the relocatables have been located in a safe manner with parking and circulation well thought out. This is a necessary change to the site to allow continued renovation of Service High School.

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

PASSED

E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS – None

F. REGULAR AGENDA - None

G. PUBLIC HEARINGS

1. **2005-020** Alaska Industrial Development. A request to rezone approximately 33.20 acres from I-1 (Light Industrial) and I-2 (Heavy Industrial) to all I-2 (Heavy Industrial). Alaska Seafood International Subdivision, Tract A, Frag Lots 1, 2, 3, and 4. Located at 6601 and 6689 Seafood Drive. Uses proposed by the petitioner include an indoor soccer arena, tract and other sports by Anchorage Sportsplex Inc. and for ChangePoint and their related nonprofit entities.

Staff member ANGELA CHAMBERS stated 67 public hearing notices were mailed and 0 were returned. The request is a rezoning from I-1 and I-2 to I-2. This is a fragment lot site plan. The applicant is seeking to rezone the split-zoned tract. The Department usually does not support split-zoned properties because it is difficult to control and regulate. The request is to allow a church to occupy the facility and to allow construction of an indoor sports arena and other sports-related uses. The facility was formerly occupied by Alaska Seafood International, which constructed a value-added seafood manufacturing facility. That company became defunct and the State is now negotiating a sale of the site. Due to replats over the years and the creation of commercial fragment lots this site is split-lot zoned, which causes the zoning boundary to run through the middle of the existing processing/warehousing building. The split zoning causes issues; the church is permitted in both I-1 and I-2 zones, but the sports arena is not allowed in the I-1, only the I-2. The existing facility also has indoor food processing and freezer equipment that the church will continue to lease and that use must be in the I-2 district. The Department found this rezoning to conform to the

Comprehensive Plan, particularly in terms of locating and preserving industrially zoned land.

COMMISSIONER WIELECHOWSKI noted that the Staff analysis speaks to a 1997 Areawide Trails Plan and asked if this proposed change would impact that plan. MS. CHAMBERS replied that the State and the Municipality are currently looking at upgrades to Raspberry Road through this area, specifically from Rovenna east to Arctic. They are not addressing the area of the petition site at this time, but they are looking at the overall circulation needs in the area. The addition of a sports arena will not likely trigger the requirement for additional road improvements. The State will review access with any application that comes forward. Any trail designing will occur in conjunction with road improvements. COMMISSIONER WIELECHOWSKI asked if there was no need to provide easements for trails. MS. CHAMBERS indicated the area is already developed and there is room for additional development. The Commission is looking at whether or not the rezoning is applicable to this property. Trails easements would be considered in association with any future platting, but they would come primarily with the State improvements to Raspberry Road.

COMMISSIONER PEASE indicated she was not able to see the visual reference to the 180-foot buffer area and 30-foot landscaping between this site and the closest R-1. MS. CHAMBERS stated page 16 shows the right-of-way for Raspberry and for Rovenna Street. Raspberry has approximately 150 feet of right-of-way. In addition, a 30-foot transition buffer is required for industrial land that abuts residential land, regardless of the width of the right-of-way. She was unsure whether there is a 30-foot buffer in all required locations, but the petitioner will have to comply with that requirement. There are parking lot redesign issues and platting issues that will also be addressed.

COMMISSIONER WIELECHOWSKI noted there has been no Traffic Department analysis of this case. He asked whether the Commission should consider a traffic analysis at this time or would it be considered in a future planning process. MS. CHAMBERS indicated there have been meetings with the Traffic Department and the petitioner and she has spoken with the State regarding traffic issues. With any new construction on the site circulation will have to be reconsidered. When there is a change of use there are also building permitting requirement and items such as traffic are reviewed by the Traffic Department. That department is relatively sure that things are acceptable as they exist, but it will be addressed with any changes in use or future construction. So long as there is replatting of the fragment lots, there appears to be sufficient room on the site. COMMISSIONER WIELECHOWSKI understood that there was no plan for additional development on this property at this time. MS.

CHAMBERS indicated that there is no site plan, but there is a planned use of a sports arena and related outdoor facilities. COMMISSIONER WIELECHOWSKI asked if the site plan for those uses would come before this body or the Platting Board. MS. CHAMBERS replied that a commercial fragment site plan would go to the Platting Board and that body will also look at traffic and circulation. If the property is being combined into one tract, there will be a building permit through Building Safety, which includes agency review.

COMMISSIONER T. JONES understood that, if this were replatted into one large tract, there would be no requirement for a site plan review. MS. CHAMBERS replied there is no requirement for a site plan review, regardless. If this rezoning is approved, both the proposed and existing uses are allowed in the I-2 district. The only site plan required would be through Building Safety for code requirements. COMMISSIONER PEASE asked at what point there would be assurance that a 30-foot buffer is provided, if there is no site plan review; and where would there be discussion with the Traffic Department that there is enough space given the large corridors proposed. MS. CHAMBERS explained that a site plan is submitted to Building Safety with any activity, such as a change of use. Building Safety and other agencies ensure that code requirements are met or the building permit would be deemed invalid and the owner would have to seek a variance. COMMISSIONER T. JONES asked, if no site plan review is required, where are issues such as exterior lighting and parking lot lighting addressed. MS. CHAMBERS responded that there are many design issues that are not codified; the Traffic Department is currently rethinking their lighting requirements as part of the Title 21 rewrite process. If the Commission wanted to review a site plan, that would be a second level of review beyond Building Safety. The Department did not recommend a site plan review because this is primarily a constructed site and there are significant buffers between this property and residential areas.

The public hearing was opened.

GENE DESJARLAIS, petitioner, agreed with the Staff report. He offered to display concept plans of what is proposed on the site. He indicated the State is in negotiation with Anchorage Community Development to purchase this property. He stated representatives from Alaska Community development and ChangePoint Church were in attendance to respond to any questions from the Commission. He displayed an aerial photograph of the site and the existing facility with the proposed location of the sports dome facility added.

COMMISSIONER WIELECHOWSKI asked what is the size of the proposed sports dome facility. MR. DESJARLAIS replied that the facility is essentially the size of the Mulcahey Stadium, but would be under a dome;

the area shown is 600'x290' or 177,000 square feet. COMMISSIONER WIELECHOWSKI asked what is on the site at the location of the proposed sports dome facility. MR. DESJARLAIS replied that site is currently vacant. COMMISSIONER WIELECHOWSKI asked if that facility would be visible from any of the major corridors in the area. MR. DESJARLAIS replied that Raspberry Road terminates at the site. The dome facility is proposed for a location northeast of the existing freezer facility. COMMISSIONER WIELECHOWSKI asked how many seats would be provided in the sports facility. MR. DESJARLAIS replied that 800 seats are planned. COMMISSIONER WIELECHOWSKI asked how many parking spaces would be provided. MR. DESJARLAIS replied that the code requires 200 spaces, but the desire is to provide 300 to 350. There is a joint parking agreement with Anchorage Community Development to use the parking when they do not. COMMISSIONER WIELECHOWSKI asked if this facility would be open to the public. MR. DESJARLAIS explained that the facility would be operated by a nonprofit and it would be open to various users. The facilities would include a soccer/football facility, and two indoor softball fields.

CHAIR POULTON understood that the matter before the Commission is the rezoning only; there is no site plan submitted for the sports dome facility. MS. CHAMBERS confirmed Mr. Poulton's understanding. Staff has reviewed the rezoning request; the information regarding the sports dome facility is informational. CHAIR POULTON asked what would be the procedure when the site plan is developed for the sports dome use. MS. CHAMBERS replied that if there is a long-term lease or separate ownership and there is shared parking, there would need to be a commercial tract fragment lot site plan, which will be reviewed by the platting authority or Platting Board. At that point, parking and traffic circulation will be reviewed. If a long-term lease is not done, the review would be by Building Safety. She suggested she could fashion a condition of approval to address concerns regarding layout and traffic circulation, but that discussion is more appropriately held in relation to the development of a building or with a site plan, rather than a rezone. CHAIR POULTON believed the Commission favored a review of additional development on the site before it moves forward.

PHYLLIS BENSON stated she lives on Rovenna Street in the residential area south of the petition site. She stated she is a member of the Rovenna Street Committee, which favors this rezoning and appreciates the church and fields being located on this site. The Committee is concerned that there were 67 public hearing notices mailed, but there are over 300 homes adjacent to this property. She asked where the mailed surveys went and why there was not a broader circulation of notices.

MS. CHAMBERS explained that for public hearing cases, notice is sent to owners of property within 500 feet of a petition site. If property appraisal records are incorrect or the property might be beyond the 500-foot boundary,

an owner might not get a notice. The petitioner is also required to post the site to notify interested parties of the petition and informing them they can call the Planning Department with any questions. MS. BENSON noted that the Staff analysis indicates that the Community Council did not provide a recommendation, but she attended the Council meeting and unfortunately the Council saw what was going on and was not asked to bring anything forward. She had a concern, as a citizen, and felt that should be looked at as well.

SALLY FRIES, neighboring property owner, understood there are avenues for her questions and concerns in the future, but wanted to be on the public record regarding her concern about noise generated from the petition site, particularly related to snow removal activity in the evening hours. She was also concerned about the buffer zone because, should Raspberry Road be extended, the buffer would no longer exist.

SCOTT MARINER, Anchorage Community Development board member, stated the sports facility is still in the design and planning stage because the sale has not been finalized with the State. He expressed appreciation for the assistance provided by AIDEA in initiating this rezoning process. He explained that, even if the sports arena does not come to fruition, the rezoning is important to Anchorage Community Development because the zoning boundary runs through the middle of the existing facility and would inhibit uses such as basketball courts. He referred to the enormous support the community has shown in particular for the sports arena. An Anchorage Community Development employee has been working for two months on a business plan documenting real users who will pay to use this facility. At this point, there is 200% expressed demand by soccer, baseball, football, softball, etc. He stated that the petitioner intends to not only live up to code requirements with regard to the residential area across Raspberry Road, but also will be responsive to community concerns.

TOM ODULA supported the proposed sports dome facility, which he felt would benefit the community and serve many kinds of sports. He indicated that everyone with whom he has talked has been overwhelmingly in favor of this proposed use. He believed it would benefit the Anchorage community for something of this scale to be available for indoor use.

The petitioner did not offer rebuttal.

The public hearing was closed.

COMMISSIONER WIELECHOWSKI asked what could be done in I-2 as opposed to I-1. MS. CHAMBERS replied that uses permitted in I-1 are generally light manufacturing and some outdoor storage. I-2 allows any legal business, except residential. Sports facilities are not allowed in I-1 but are allowed in I-2. Uses prohibited in the I-1 that are conditional uses in the I-2 include junkyards and some incinerator facilities. Some of the

conditional uses in the I-1 are by right in the I-2, such as impound yards, motels, hotels, and motorized sports facilities. She indicated that all uses allowed in I-1 are allowed in I-2 and some conditional uses in I-1 are by right uses in I-2. MS. CHAMBERS explained that typically I-1 is located between commercial areas and I-2 areas. There is little space in the community for impound yards. Manufacturing and cold storage for food processing within the facility require an I-2 zoning. The Department must look at the rezoning request from the perspective of the site being redeveloped, although the building on the site is relatively new.

COMMISSIONER PEASE moved for approval of a rezoning from I-1 and I-2 to I-2 subject to a condition to state, "Prior to any and all new construction on the site it shall be subject to a public hearing site plan review before the Planning and Zoning Commission."

COMMISSIONER T. JONES seconded.

COMMISSIONER PEASE stated AMC 21.20.100.A.2 allows the Commission to approve zoning amendments with special limitations or other modifications. During the discussion tonight, it became clear to her that, depending on the future proposed use of the site, there could be a fairly intensive use on the property that would not be subject to a public review. Given the size of this site and the major road access, which makes the site very suited for intensive uses and intensive vehicle-related uses, she felt the public has an interest in reviewing the plans for the site. In addition, rezoning from I-1 to I-2 expands the allowable uses and removes the need for conditional use approval for some intensive uses. She added that the Commission has heard that one of the potential proposed uses for the site is a sports facility, which would be a high traffic draw with extended hours of operation that could affect traffic circulation and the adjoining residential neighborhoods.

MS. CHAMBERS asked if the condition of approval is a special limitation or effective clause. She found that a special limitation would be most appropriate in order for the petitioner to phase development on the site. COMMISSIONER PEASE replied that it would be appropriate as a special limitation, on advisement.

COMMISSIONER T. JONES supported the rezoning only with the provision for a site plan review by the Commission in the future. She felt that whatever is built on the site will benefit the community, but it is necessary to look at the uses not only today, but also 10 to 20 years in the future. There is the possibility that the needs of the property owner could change or the ownership itself could change. There is a broad array of uses permitted in the I-2, many of which would benefit from public review. Additionally, where there is a likelihood of extended hours of operation, which is common in I-2, it is important to have a provision for site plan review. It is

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

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

G.1.

DATE: March 7, 2005

CASE NO.: 2005-020

APPLICANT: Alaska Industrial Development & Export Authority

REPRESENTATIVE: Gene Desjarlais

REQUEST: A request to rezone approximately 33.2 acres from I-1 (Light Industrial District) and I-2 (Heavy Industrial District) to I-2 (Heavy Industrial District)

LOCATION: Fragment Lost 1, 2, 3 and 4, Commercial Tract
Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision.

SITE ADDRESS: 6601 and 6689 Seafood Drive

COMMUNITY COUNCIL: Taku-Campbell

TAX NUMBER: 012-082-10; 010-82-11; 012-082-12; 012-082-13/ Grid 2029

ATTACHMENTS:

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

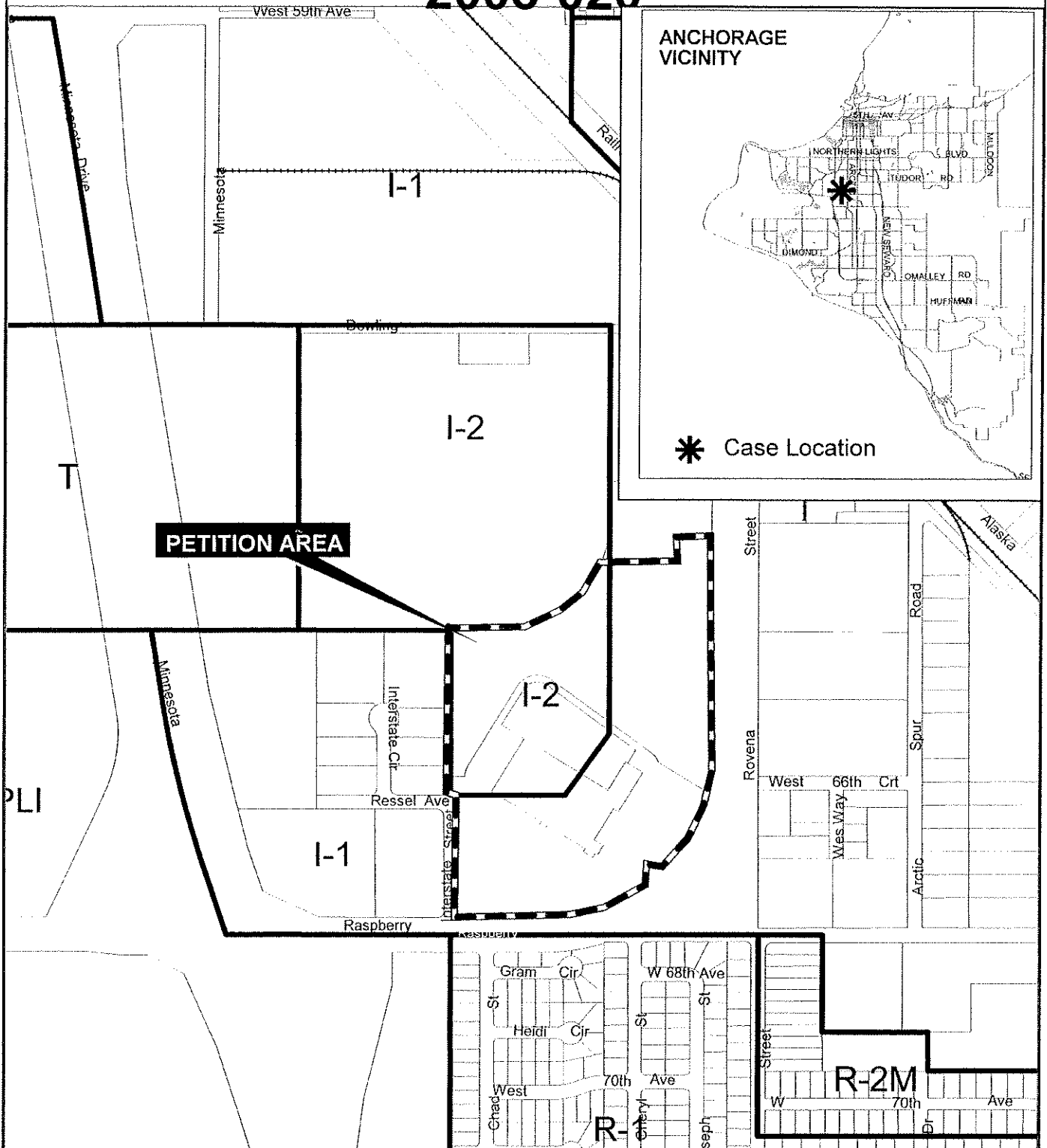
SITE:

Acres: 933.2 acres

Vegetation: Natural vegetation to northeast, industrial development

Zoning: I-1 (Light Industrial) AMC 21.40.200 and I-2 (Heavy Industrial) AMC 21.40.210

REZONING 2005-020



Municipality of Anchorage
Planning Department



Date: JANUARY 12, 2005

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



Topography: Generally level
Existing Use: Industrial seafood processing plant
Soils: Public Sewer and Water available to site

COMPREHENSIVE PLAN:

Classification: Anchorage 2020: Industrial Reserve Area
1982 Plan: Industrial
Density: N/A

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed and Current I-2 Zoning AMC 21.40.210</u>	<u>Current I-1 Zoning AMC 21.40.200</u>
Height limitation:	Unrestricted, FAA requirements apply; where within 50 feet of a residential district, cannot exceed the height allowed in said residential district.	Unrestricted, FAA requirements apply; where within 50 feet of a residential district, cannot exceed the height allowed in said residential district
Minimum lot size:	6,000 SF/50 feet wide	6,000 SF/50 feet wide
Lot coverage:	Unrestricted	Unrestricted
Yards		
Front	20 feet	10
Side and Rear	None, except where a lot adjoins a residential district, it must be provide equal to twice that required in the adjoining residential district; if a side or rear yard is provided elsewhere, it shall be not less than 5 feet in width	None, except where a lot adjoins a residential district, it must be provide equal to twice that required in the adjoining residential district; if a side or rear yard is provided elsewhere, it shall be not less than 5 feet in width
Landscaping	Visual enhancement; buffer landscaping where adjacent to residential	Visual enhancement; buffer landscaping where adjacent to residential

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	I-2/I-1	I-1	R-1	I-1
Land Use:	Gravel Processing/ Warehouses/ Manufacturing and Processing	Primarily Warehousing, Some Manufacturing and Processing	Single family residential	Office/ Warehouses/ Vacant

PROPERTY HISTORY:

03-24- 1972	Zoning	Petition area zoned I-1 via GAAB Ordinance 71-50.
1981	Rezoning	Northern portion of petition area zoned I-2 via case 81-71.
10-01- 1998	Plat 98-108	Plat of Alaska Seafood International Subdivision, Tract A filed, creating petition site underlying tract (replatted from one lot and three tracts from two underlying 1987 and 1981 plats – see enclosed plats of record for previous plat numbers).
1998	Building	Manufacturing/Processing facilities constructed on petition site. 179,948 SF processing plant on Fragment Lot 2, and 845,636 SF warehouse on Fragment Lot 3, according to Property Appraisal records.
03-04- 1999	Plat 99-18	Plat of Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision (Plat 98-108) for Fragment Lots 1, 2, 3 and 4 filed, creating petition site.

SITE DESCRIPTION AND PROPOSAL:

The subject property was platted in its current configuration in 1998 and 1999, and zoned 1981 in the current zoning configuration. Due to the replat and creation of commercial fragment lots, the site is split-lot zoned, with the zoning boundary running through the middle of the existing processing and warehousing building. The northwest quarter is zoned I-2, with the remainder zoned I-1. The site is undeveloped. The property is located at the northwest corner of Raspberry Road and Rovenna Street, just east of Minnesota Drive. Topographically, the property is somewhat level.

The only access to the site is from Minnesota Drive to Raspberry Road. Raspberry Road is only constructed from Minnesota to the west end of the petition site. Interstate Street runs north from Raspberry Road, along the west side of the petition site, where the driveway into the site is located. Rovenna Street is not constructed. Raspberry Road in this location, east of Minnesota Boulevard, and Rovenna Street along the east side of the petition site, are both Class III Major Arterials, according to the Official Streets and Highways Plan (OS&HP). Class III Major Arterials require a 100' wide right-of-way (ROW). According to the plat of record, it appears that sufficient ROW exists for these two roads. Raspberry has an approximate 150 foot wide ROW, and Rovenna has an approximate 200 foot ROW width.

The applicant is seeking a rezone to this split zoned tract with fragment lots from I-1 and I-2 to I-2 only, to allow not only for a church to occupy the facility, but to allow for construction of an indoor sports arena and other related sports uses. The facility was formerly occupied by Alaska Seafood International, LLC (ASI), which constructed the improvements on two of the fragment lots as a value-added seafood manufacturing facility. After that company became defunct, the site owners, Alaska Industrial Development and Export Authority (AIDEA), began negotiations to find a purchaser for the site. The petitioner, Anchorage Community Development, LLC (ACD) is the organization currently negotiating with AIDEA to purchase all four fragment lots.

Although the church is permitted in both districts, the sports arena is not allowed in the I-1 zoning district, but is in the I-2. The current zoning boundary configuration does not work to allow construction in a location on the site with appropriate space. Also, there remains indoor food processing/freezer equipment that the church will continue to lease out, which

requires it to be in an I-2 district and not the I-1. The zoning boundary currently runs through the middle of the space and the equipment is not in the properly zoned area of the building.

COMMUNITY COMMENTS:

On February 9, 2005 67 public hearing notices (PHN) were mailed. As of the time this report was written, no responses have been received. There was no response from the Community Council.

FINDINGS:

**21.20.090 Standards for Zoning Map Amendments, and
21.05.080 Implementation – Anchorage Bowl Comprehensive
Development Plan Maps**

A. Conformance to the Comprehensive Plan.

This site is shown on the *2020 Comp Plan Land Use Policy Map* as being in an Industrial Reserve. Industrial reserves are intended to ensure that strategically located parcels of land, such as those near major access corridors, airport and railroad, are used for industrial purposes. The *2020 Comp Plan* Industrial Reserves intent section states: "A significant portion of Anchorage's land base has been lost to non-industrial uses. Non-industrial uses will be limited to prevent land use conflicts and to preserve land for industry."

Policy #26 states: "Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes."

Improved transportation links to industrial facilities are needed. The petition site is located near Minnesota Drive, which is designated as a Transit-Supportive Development Corridor. Also, located near the Alaska Railroad and Ted Stevens Anchorage International Airport (TSAIA). This site in a prime location for industrial use.

The following plat notes from Plat 99-18 Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision require the following:

6. Landscaping meeting the buffer landscape standards at AMC 21.45.i.25.B.2 shall be planted along the south and east boundary of fragment Lot 1. Existing vegetation may be retained that meets the above referenced standards. All landscaping shall 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. However, the part of the Policy #26 statement regarding the limiting of non-industrial uses in the reserve is being addressed through the current re-write of the land use code to address the issue of what uses can be allowed in varying districts, and that would be the appropriate time to determine whether the proposed uses are actually appropriate in the I-2 zoning district. What is before the Commission and Assembly is the question of whether the I-2 district, with all of its allowed uses, is appropriate for this site.

I-2 is compatible with the existing I-2 zoning of the area on the petition site and to the north, and is compatible with the I-1 zoning to the east and west, due to the infrastructure and industrial nature of the area, as well as the manufacturing, processing, and warehousing uses in the area. It will also facilitate the retention of the industrial lands in the area for the Industrial Reserve area in which the site is located.

The Department does not find that a special limitation that would dictate particular uses is needed, as that is a larger discussion for the I-2 district in general, which allows any legal business. Rather, the discussion is of whether this complies with *Anchorage 2020*, and whether there is sufficient buffering for said uses allowed to the R-1, and if there is sufficient infrastructure. The site is located in an industrial reserve area identified in *Anchorage 2020*, infrastructure required is in place,

and there is 180 feet of buffer area, with 30 foot wide landscaped area required in this buffer to the R-1. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080.

- 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 property is within seismic zone 3 (moderate ground failure susceptibility).

Land Use Patterns

See earlier discussion. The general land use pattern is industrial manufacturing, processing, and warehousing. The only exception is the R-1 zoned, mostly single family, development on the southwest side of Raspberry Road. The residential area is separated from the petition site by an approximate 150 foot wide ROW. There is also a platted 10 foot wide buffer easement on the south side of the petition site. AMC 21.45.200, though, requires a 30 foot wide transition and buffering area, to be planted to buffer landscape standards. This will provide a buffer space of approximately 180 feet, with 30 feet on the south side of the petition site landscaped. This is the largest buffer required by the land use code. The proposed uses will require some replatting of the fragment lots in order to allow for sufficient space for the sports arena and related improvements. It also may require parking location and arrangement adjustments.

According to the vicinity map, there appear to be no vacant I-2 parcels in the area. There are some vacant I-1 parcels, but they appear to be vacant due to poor access in the area, due to the fact that Raspberry Road past the west end of the petition site, and Rovenna Street, are not constructed or are substandard, as with some platted roads in the immediate petition area.

Transportation/Drainage

The area is generally developed.

The road circulation system is in place, but not fully constructed. See discussions above. Traffic Department did not provide comments on this case, but the State Department of Transportation and Public Facilities stated that the applicant needs to be made aware that access to State ROW requires permits and possibly a traffic impact analysis before access can be approved. There currently is a driveway off Interstate Street that leads south to Raspberry Road, then west out to Minnesota Drive. The access to the site is well developed, but would require review for the additional facility that is planned to be developed, to ensure it remains adequate.

The State owns Raspberry Road, and there is a study in the area for future road improvements for traffic circulation improvements for a larger area. Thus, due to this and the ramps on Minnesota Drive off of Raspberry, the State will need the petitioner to discuss traffic impacts and potential needs.

The 1997 Areawide Trails Plan shows planned bike trail and multi-use pedestrian trail along Raspberry Road corridor in this area. However, Raspberry Road is only partially constructed, and it is unlikely, as this facility currently exists, that a sports arena would trigger construction of the entire length of Raspberry Road and Rovenna Street, to accomplish construction of these trails. There is currently a study going on for the area for future alignments and construction, but it is only in an early phase.

Public Services and Facilities

Roads: The petition site is located within the Anchorage Roads and Drainage Service Area (ARDSA). Raspberry Road and Rovenna Street are Class III Divided Major Arterials.

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

Schools: There is no impact to schools. This is an industrial to industrial rezone request.

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.

According to the vicinity map, there appear to be no vacant I-2 parcels in the area. There are some vacant I-1 parcels, but they appear to be vacant due to poor access in the area, due to the fact that Raspberry Road past the west end of the petition site, and Rovenna Street, are not constructed or are substandard, as with some platted roads in the general area.

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.

Work could begin after review and approval by the Assembly.

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.

Approval of I-2 zoning would create the potential for additional amenities for the Municipality, for the ability to reuse the existing mostly vacant building as a church, as well as clean up the zoning

to continue use of the internal processing facilities to allow for revenue for the upkeep of the structures. It will also allow for the construction of an indoor sports facility, which is hard to find land for in the Municipality, due to the fact that few districts allow said facilities. This site is located within an Industrial Reserve area on the Land Use Policy Map in the *Anchorage 2020* Comprehensive Plan. See Comprehensive Plan discussion above. This request is in conformance with the Comprehensive Plan goals and policies.

Special Limitations

None are proposed by the petitioner or the Planning Department. The requirements of the State DOT will be handled through the access permitting process, although the Commission could require an effective clause to resolve this issue with the State, prior to the rezoning becoming effective.

DISCUSSION AND RECOMMENDATION:

The petitioner is requesting the property be zoned I-2. The proposed zoning is consistent with the comprehensive plan and the intent of the industrial reserve areas to ensure that strategically located parcels of land, such as those near major access corridors, airport and railroad, are used for industrial purposes. This site is adjacent to a major access corridor with good access, and is near the railroad tracks, which are to the east. Although the uses proposed of a church and sports complex are not industrial uses, they are permitted uses in the I-2 district. It is very difficult to find appropriately zoned land of the correct size for a sports complex, and this is one of the sites which could work. Additionally, there is sufficient buffering for the site due to the nature of the zoning and adjacent large ROW's. The Municipality is currently undergoing a re-write of the land use code to address the issue of what uses can be allowed in varying districts, and that would be the appropriate time to determine whether the proposed uses are actually appropriate in the I-2 zoning district. What is before the Commission and Assembly is the question of whether the I-2 district, with all of its allowed uses, is appropriate for this site.


The Department does not find that a special limitation that would dictate particular uses is needed, as that is a larger discussion for the I-2 district in general, which allows any legal business. Rather, the discussion is of whether this complies with *Anchorage 2020*, and whether there is sufficient buffering for said uses allowed against the adjacent existing R-1 lots, and if there is sufficient infrastructure. The site is located in an industrial reserve area identified in *Anchorage 2020*, infrastructure required is in place, and there is

180 feet of buffer area, with 30 foot wide landscaped area required to buffer against the existing adjacent R-1. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080.

RECOMMENDATION:


The Department supports rezoning the property from I-1 and I-2 to I-2.

Reviewed by:



Tom Nelson
Director

Prepared by:



Angela C. Chambers, AICP
Senior Planner

(Case 2005-020; Tax ID No. 012-082-10; 010-82-11; 012-082-12; 012-082-13)

2

HISTORICAL MAPS AND AS-BUILTS

REZONING 2005-020



**Municipality of Anchorage
Planning Department**



Date: JANUARY 12, 2005



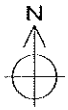
0 500 1000 Ft 25

Date of Aerial Photography: 2001

2005 020

Tue Jan 11, 12:01:00, 2005

Map: Parcels--Basic Layers



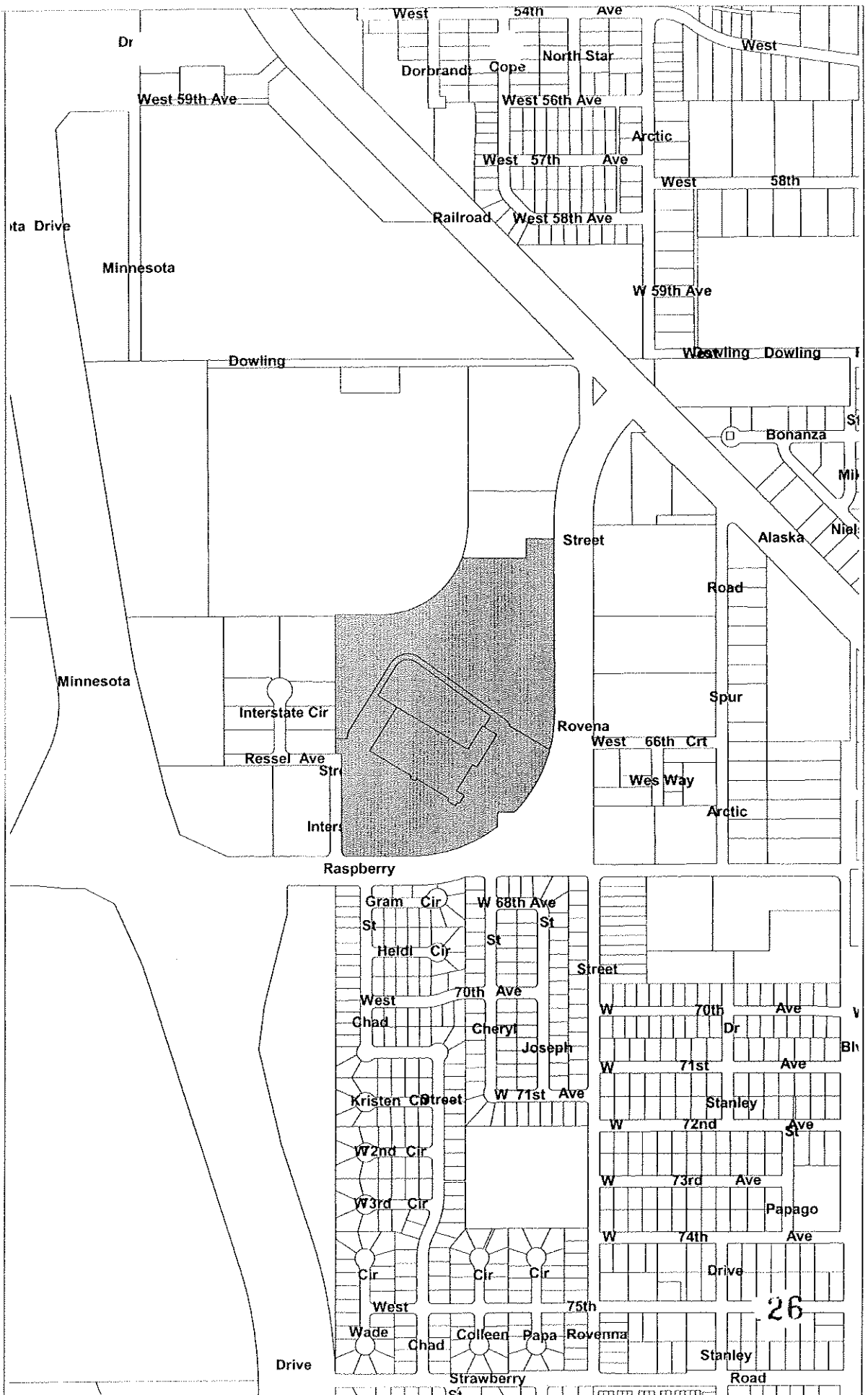
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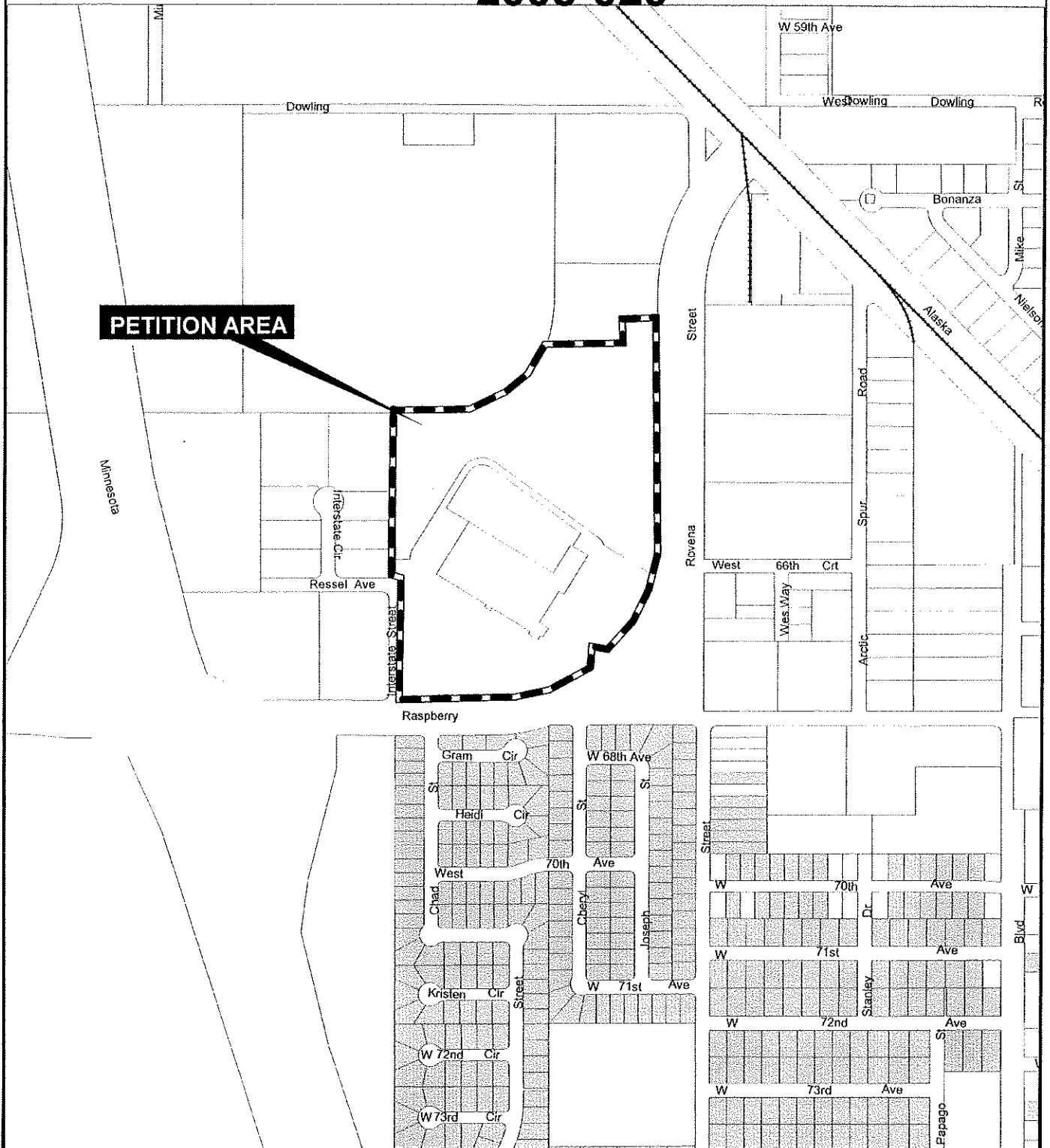
Txt STRNAMES




PARCELS

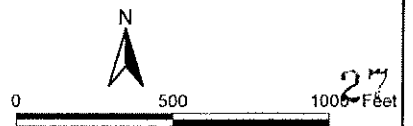


REZONING 2005-020



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

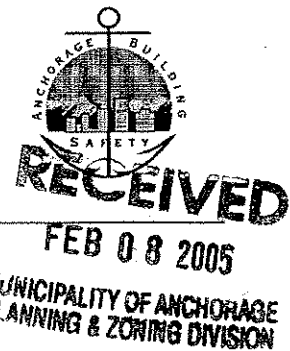
3

DEPARTMENTAL COMMENTS



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

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

FRANK H. MURKOWSKI, GOVERNOR

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

February 14, 2005

RE: Zoning Case Review

RECEIVED

FEB 15 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

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:

2005-019 Eastchester SE Tract 5A West Sullivan Arena 1600 Gambell St/Site Plan Review:
Skateboard &

BMX Park

2005-021 Eagle Lot 18A Sec 11 T14N R2W SM/ Conditional use: charter school

2005-022 Fairview Lot 20 Blk 9/ Rezone: R-4 Multiple-family residential district

2005-036 Amend Title 21 for large retail auto sales

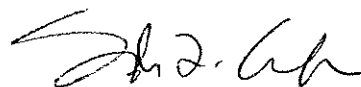
2005-037 Amend Title 21 for residential use in the B-3 zone

Comments:

2005-020 Alaska Sea food international tract A Fragment Lots Commercial Tract Fragment Lot Site Plan 6601 & 6689 Seafood Dr/Rezone: I-1 Heavy Industrial: The applicant needs to be made aware that access to State right of way requires permits and possibly a traffic impact analysis before access can be approved.

Thank you for the opportunity to comment.

Sincerely,



Sandra L. Cook
Anchorage Area Planner

/eh

MUNICIPALITY OF ANCHORAGE

RECEIVED

FEB 08 2005

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

DATE: February 1, 2005

TO: Jerry T. Weaver, Jr., Division Administrator
Zoning Division, Planning Department

THRU: Cathy Hammond, Physical Planning Supervisor

FROM: Physical Planning Division Staff

SUBJECT: Staff Comments for Zoning Cases to Be Heard on March 7, 2005

2005-019 Site Plan Review for Anchorage Skateboard and BMX Park

Physical Planning Division has no objections to site plan approval based on the plans provided.

2005-020 I-1 and I-2 Heavy Industrial District to I-2 Heavy Industrial District

This site is shown on the *2020 Comp Plan Land Use Policy Map* as being in an Industrial Reserve. Industrial reserves are intended to ensure that strategically located parcels of land, such as those near major access corridors, airport and railroad, are used for industrial purposes. The *2020 Comp Plan* Industrial Reserves intent section states: "A significant portion of Anchorage's land base has been lost to non-industrial uses. Non-industrial uses will be limited to prevent land use conflicts and to preserve land for industry."

Policy #26 states: "Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes."

Improved transportation links to industrial facilities are needed. The petition site is located near Minnesota Drive, which is designated as a Transit-Supportive Development Corridor. Also, located near the Alaska Railroad and Ted Stevens Anchorage International Airport (TSALA). This site in a prime location for industrial use.

The Areawide Trails Plan shows a proposed bike trail along the north side of Raspberry Road.

The following plat notes from Plat 99-18 Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision require the following:

6. Landscaping meeting the buffer landscape standards at AMC 21.45.i.25.B.2 shall be planted along the south and east boundary of fragment Lot 1. Existing vegetation may be retained that meets the above referenced standards. All landscaping shall

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.

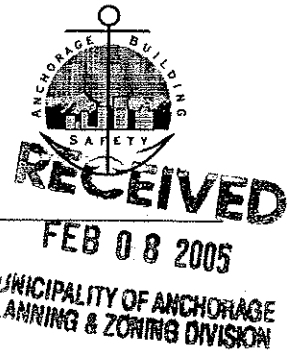
Policy # 58 states: "Encourage more affordable housing, including home ownership opportunities for low-income residents." This site will allow 4-units, which the developer is proposing as two duplex units; whereas, this may provide low income housing, it will not provide homeownership for all residents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

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



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 *JLF*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
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

RECEIVED

JAN 31 2005

MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION

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

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

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

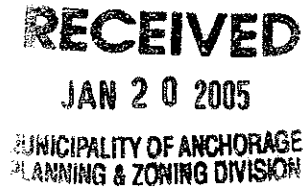
2005-014, 019, 020, 021, 022

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



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 01-19-05

Case: 2005-020

Flood Hazard Zone: C

Map Number: 0240

☐ 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
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 
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.

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) Alaska Industrial Development & Export Auth		Name (last name first) Desjarlais, Gene	
Mailing Address 813 W. Northern Lights Blvd. Anchorage, AK 99503		Mailing Address 6550 Limestone Circle Anchorage, AK 99507	
Contact Phone: Day: 269-3000 Night:		Contact Phone: Day: 563-6471 Night:	
FAX: 269-3044		FAX:	
E-mail: jmcmillan@aidea.org		E-mail: gdesjarlais@bek.alaska.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): (012-082-10-001) (012-082-11-001) (012-082-12-001) (012-082-1113-001)		
Site Street Address: 6601 & 6689 Seafood Drive		
Current legal description: (use additional sheet if necessary) Fragment Lots One (1), Two (2), Three (3) and Four (4), Commercial Tract Fragment Lot Site Plan for Tract A, Alaska Seafood International Subdivision according to the official plat thereof, filed under Plat No. 99-18, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.		
<p>CONTACT PERSON FOR PETITIONER</p> <p>Jim McMillan, Deputy Director, Credit & Business Development Alaska Industrial Development and Export Authority 813 W. Northern Lights Blvd. Anchorage, AK 99503</p>		
Zoning: I-1 and I-2	Acreage: 33.202	Grid # 2029

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.

1-4-05	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: 	Fee: \$8,800	Case Number: 2005-020
--	---	--------------	-----------------------

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):
☐ 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.

History:

This site was formerly occupied by Alaska Seafood International, LLC (ASI), who utilized the improvements on Fragment Lots 1 and 2, as a value-added seafood manufacturing facility. Alliance Development Corp., successor by merger to Alliance Enterprises, Inc. is the owner of the leasehold improvements situated on Fragment Lot 3, and is a lessee under a ground lease for Fragment Lot 3. Fragment Lot 4 is unimproved.

Alaska Industrial Development and Export Authority (AIDEA), as owner in fee simple of Fragment Lots 1, 2, 3 and 4, leased all but Fragment Lot 4 to ASI until they shut down operations in October 2003. Fragment Lot 4 was purchased from ASI in a separate transaction in October 2002.

AIDEA is currently negotiating with Anchorage Community Development, LLC (ACD) for the purchase of Fragment Lots 1, 2, 3 and 4. ACD is further considering a lease of Fragment Lot 4 to Anchorage Sportsplex, Inc. ACD proposes to utilize the improvements on Fragment Lots 1 and 2 for lease by ChangePoint and their related non-profit entity. Anchorage Sportsplex intends to develop a portion of Fragment Lot 4 with a 170,000 square foot indoor arena for soccer, tract and other sports. An amended rezoning of the site to all I-2 would be required before new construction could take place.

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;**

The church would utilize the existing building by refitting it to serve there needs for church, basketball court and meeting rooms. The building is currently split lot zoned. With half the building being in the I-2 zone and half in the I-1 zone. South of the site across Raspberry Road is zoned R-1 and is developed with single family homes. The other boundary's are surrounded by I-1 zoned land. Where the sports complex is being proposed is surrounded by industrial zoning districts.

- 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**

Not applicable.

- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.**

This site is not located in an area identified in the Land Use Policy Map of the Anchor Bowl 2020 Comprehensive Plan.

Policy #86 states: "Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails.

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;**

Not applicable.

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

The site has excellent ingress and egress with Raspberry Road being a interchange off of Minnesota Drive. The State of Alaska owns a major corridor for the extension of Raspberry Road to Arctic Blvd. This corridor protects the single family development to the south of this site. Both the church use and the sports complex will not impact any residential area with their traffic.

- 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)'**

a. **Environment;**

During construction and reconstruction there will be minor disturbances but the majority of the activities are governed by local regulations that protect the neighborhoods and surrounding land uses.

b. **Transportation;**

This site enjoys excellent transportation ingress and egress to the site. Traffic from the site will not impact any residential area's. The access will take place through an interchange.

c. **Public Services and Facilities;**

All public services and facilities are available to the site at this time. The site is located in all relevant service area's, which include fire, police, AWWU, ARDSA and building safety.

d. **Land Use Patterns**

North:	I-2, gravel storage with rail access.
South:	R-1, single family.
West:	I-1, Office and transportation storage.
East:	I-1, mixed industrial uses.

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.**

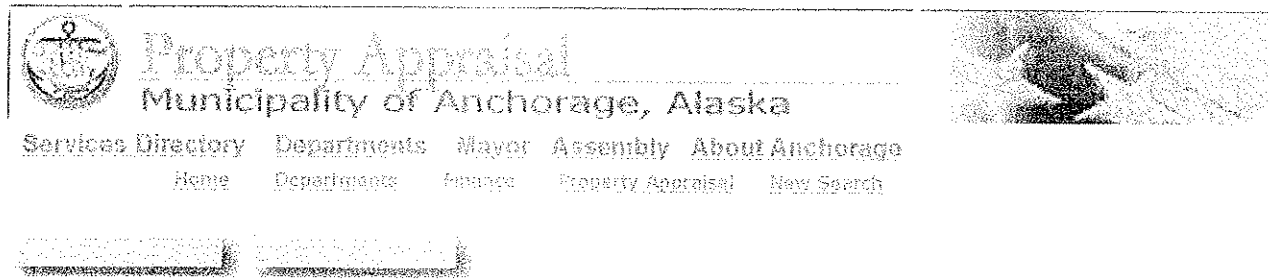
Although there are some vacant lands in the area, most are not large enough to provide for the development of the sports center. The existing buildings will be reconstructed to fit the church's needs.

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.**

All public services and facilities are extended to the site at this time with the development of the seafood plant. The sports complex could begin construction upon approval of the rezoning by the Municipal Assembly.

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.**

This rezoning amendment will not effect the distribution of industrial uses in the area as it will be redeveloping a existing site for the church and building a new sports facility that will serve the Anchorage Bowl.



Show Parcel on Map

012-082-15-001-00

ALLIANCE ENTERPRISES INC.
AKA ALLIANCE DEVELOPMENT CORP

ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3
ASI/AIDEA LEASE

PO Box 610
Clinton

WI 53525

124,936

I1

003

SW2029

07 29 04

0000 0000000

44 44 44

990018

12/17/03 012-082-12-001

0	0	0
0	0	0
70,700	6,066,900	6,137,600
0	0	0
		0
		6,137,600

Y

ALLIANCE COLD STORG
Warehouse

84,636
Very Good

1998
001

1

01-01 82,764 Warehouse 32 Metal Sandw Fireproof Hot Water 0 Normal Nc

E1 E1	1,872 Multi-Use	16	Enclosures	Hot Water	0	Normal	Nc
M1/M1	1,872 Multi-Use	16	Enclosures	Hot Water	0	Normal	Nc

Paving Conc-Heavy	14,040	01	98	Normal	Normal
-------------------	--------	----	----	--------	--------

1	Cooler-Freezer	69,098	1	5	Ov'hd Dr Mtr Op	10	10
1	Dock Level Floo	82,764	1	1	Ov'hd Dr Mtr Op	10	
1	Sprinkler Wet	84,636	1				
1	Porch Open Uppe	540	1				

[Feedback Email: w4b4@dundee.ca](#)

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Property Appraisal

Municipality of Anchorage, Alaska

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[New Search](#)



[Show Parcel on Map](#)

012-082-15 001-35

ALASKA SEAFOOD INTL LLC

ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOTS 1, 2
ASI/AIDEA LEASE

6234 Air Guard Rd
Anchorage AK 99502

647,368

I1

003

SW2029

06 28 04

3539 0000624

09 24 99

990018

01/13/03 012-082-10-001

1,899,500	14,252,500	16,152,000	
1,883,700	15,504,800	17,388,500	
2,589,500	17,090,500	19,680,000	
2,589,500	17,090,500	19,680,000	State
		0	
		0	

Y

11 01 Interic

ASI

Manufacturing

179,948

Very Good

1998

001

1

01 01	131,204	Lt Manufa	31	Metal Sandw Fireproof	Hot Water	1	Normal	Nc
M1 M1	8,015	Support Ar	12	Enclosures	Hot Water	1	Normal	Nc
M2 M2	7,308	Support Ar	12	None	Hot Water	1	Normal	Nc
02 02	33,421	Support Ar	22	Metal Sandw Fireproof	Hot Water	1	Normal	Nc

Paving Asphalt Pk	150,000	01	99	Good	Good
-------------------	---------	----	----	------	------

1	Sprinkler Wet	179,984	1
1	Cooler-Sharp Fr	2,580	1
1	Cooler-Freezer	9,728	1
1	Dock Level Floo	131,204	1

Feedback Email: info@mcqa.com
 Contact Us: info@mcqa.com | info@mcqa.com | (612) 202-1000

December 28, 2004

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

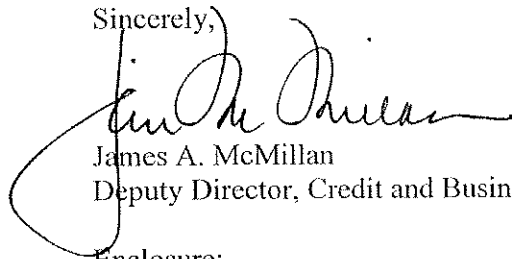
Subject: Application for Zoning Map Amendment

To Whom It May Concern:

This letter authorizes Gene Desjarlais to represent Alaska Industrial Development and Export Authority as petitioner in the enclosed Application for Zoning Map Amendment, regarding the following legally described real property.

Fragment Lots One (1), Two (2), Three (3) and Four (4),
Commercial Tract Fragment Lots Site Plan for Tract A,
Alaska Seafood International Subdivision according to the
official plat thereof, filed under Plat No. 99-18, in the
records of the Anchorage Recording District, State of
Alaska.

Sincerely,

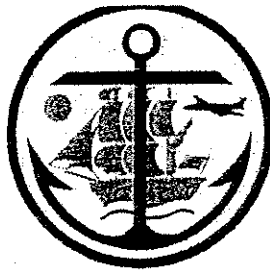


James A. McMillan
Deputy Director, Credit and Business Development

Enclosure:

5

**POSTING
AFFIDAVIT**

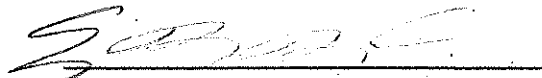


AFFIDAVIT OF POSTING

Case Number: 2005-020

I, Eugene Desjarlais, 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 Rezoning. The notice was posted on 1-13-05 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 13TH day of JAN, 2005


Signature

LEGAL DESCRIPTION

Tract or Lot A FRAG Lots 1, 2, 3, 4
Block _____
Subdivision ALASKA SEAFOOD INTERNATIONAL

6

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000
Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01

Descr OFFICE BLDG LOW RISE 1-4
Site Addr

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels
01208214000	P	
01208215000	C	L

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
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.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE

Business
Address
License Type
Status

Applicants Name
Conditions



PARCEL INFORMATION

OWNER

ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD

ANCHORAGE AK 99503 2407

Deed 3539 0000624

CHANGES: Deed Date Sep 24, 1999

Name Date Oct 07, 1999

Address Date Jan 25, 2001

PARCEL

Parcel ID 012-082-10-000

Status

Renumber ID 012-082-15-0011

Site Addr

Comm Concl TAKU/CAMPBELL

Comments REF 012-082-09

01

TAX INFO

2005 Tax 0.00 Balance 0.00 District 003

LEGAL

ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Unit SQFT 500,271

Plat 990018

Zone I1 I2 Grid SW2029

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	0	0	0
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	OFFICE BLDG LOW RISE 1-4

SALES DATA

Mon	Year	Price	Source	Type
-----	------	-------	--------	------

--	--	--	--	--

LAND & COMMON PARCEL INFORMATION**APPRAISAL INFORMATION**

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000

01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

LAND INFORMATION

Land Use OFFICE BLDG LOW RISE 1-4
Class COMMERCIAL
Living Units 000
Community Council 02E TAKU/CAMPBELL
Entry: Year/Quality 01 1980 0
12 199E EXTERIOR
Access Quality GOOD
Access Type
Leasehold Y (Y=Leasehold
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography EVEN LEVEL
Utilities PRIVATE WATER SEPTIC SYSTEM
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
 Site Addr
 Property Info # Descr OFFICE BLDG LOW RISE

Parcel 012-082-10-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT

RESIDENTIAL STRUCTURE INFORMATION

Style Exterior Walls Year Built Remodeled Effective Year Built Heat Type Heat System Fuel Heat Type Extra Value Grade Cost&Design Factor Condition	Story Height Total Rooms Bed Rooms Recreation Rooms Full Baths Half Baths Additional Fixtures Fireplace Stacks Openings Free Standing E-Z Set Fireplace
---	---

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000

01 of 01

01

#

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr

Prop Info # OFFICE BLDG LOW RISE 1-4

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type

Building SQFT

Year Built

Grade

Effective Year Built

Property Information # 01

Building Number

Identical Units

Number of Units

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Prop Info # OFFICE BLDG LOW RISE 1-4
Site Addr

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING PERMITS

Permit #

Class Type

Class Use

Date

Address

Cond Occ/Occ

Certification

Contract Type

Name

E-mail

Phone () -

Fax () -

Address

City/State/Zip

Project

Sewer / Water

Work Type

Work

Description

CASES

Case Number

of Parcels

Hearing Date

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1
Property Info # Descr OFFICE BLDG LOW RISE 1-4

Parcel 012-082-10-000

01 of 01

01

Site Address

Current 09/24/99
ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

3rd
0000 0000 / /

Prev 3151 0000 11/05/97
ALASKA SEAFOOD INT'L LLD

880 H STREET #209
ANCHORAGE AK 99501

4th
0000 0000 / /

2nd
0000 0000 / /

5th
0000 0000 / /

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000

01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

#

01

Site Addr

Land Use OFFICE BLDG LOW RISE 1-4

813 W NORTHERN LIGHTS BLVD
ANCHORAGE

AK 99503

ON-SITE PERMITS

Permit id

Permit Number

Date Issued

Permit Bedrooms

Permit Type ID

Private Well Request

Privy Request

Receipt #

Septic Tank Request

Status ID

Total Bedrooms

AS BUILT

AS Built Permit

Date Completed

Date Inspected

Well Permit Type

Well Depth

Well H2O Level

Well Yield

Well Distance to Septic

Well Distance to Absorp

Well Distance to Hold

Tank Type

Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 1

Parcel 012-082-10-000 # 01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr
Prop Info # OFFICE BLDG LOW RISE 1-4

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ASSESSMENT

Assessment 03
03
06

Description SEWER TRUNK
Assessment Area 0
Original Assessment 5,703.27
Original Principal 5,703.27
Annual Payment 514.17
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

Resolution R031-95
R13399
C77W77

PLAT
990018

Status ACTIVE
Total Area 500,271

LAST PAYMENT INFORMATION

Date Saturday, May 01, 2004
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000
Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01
02

Descr MANUFACTURING/PROCESSING
Site Addr 6689 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels
01208214000	P	
01208209000	Q	

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	# of Parcels	Hearing Date
Case Type		
Legal		

PLAT

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

PERMITS

TOW020010	Permit Number TOW020010
00 5694	Project
02 5698	Work Desc Antenna/Towers
	Use TOWERS

BZAP

Action No.	Status
Action Date	Type
Resolution	

ALCOHOL LICENSE

Business Address	Applicants Name
	Conditions
License Type	
Status	

PARCEL INFORMATION

OWNER

ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD

ANCHORAGE AK 99501 2407

Deed 3539 0000624

CHANGES: Deed Date Sep 24, 1999

Name Date Oct 07, 1999

Address Date Jan 25, 2001

PARCEL

Parcel ID 012-082-11-000

Status

Renumber ID 012-082-15-0011

Site Addr 6689 SEAFOOD DR

Comm Concl TAKU/CAMPBELL

Comments REF 012-082-09

01
02

TAX INFO

2005 Tax 0.00 Balance 0.00 District 003

LEGAL

ALASKA SEAFOOD INTERNATIONAL

TR A FRAGMENT LOT 2

Unit SQFT 147,097

Plat 990018

Zone I1 I2 Grid SW2029

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	0	0	0
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	MANUFACTURING/PROCESSING
02	COMMERCIAL	MANUFACTURING/PROCESSING

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000

01 of 02

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6689 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

LAND INFORMATION

Land Use MANUFACTURING/PROCESSING
Class COMMERCIAL
Living Units 000
Community Council 02E TAKU/CAMPBELL
Entry: Year/Quality 01 1980 0
11 2001 INTERIOR
Access Quality GOOD
Access Type
Leasehold Y (Y=Leasehold)
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography EVEN LEVEL
Utilities PRIVATE WATER SEPTIC SYSTEM
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
 Site Addr 6689 SEAFOOD DR
 Property Info # Descr MANUFACTURING/PRC

Parcel 012-082-11-000

01 of 02

Owner ALASKA INDUSTRIAL DEVELOPMENT

01
02

RESIDENTIAL STRUCTURE INFORMATION

Style
 Exterior Walls
 Year Built
 Remodeled
 Effective Year Built
 Heat Type
 Heat System
 Fuel Heat Type
 Extra Value

Story Height
 Total Rooms
 Bed Rooms
 Recreation Rooms
 Full Baths
 Half Baths
 Additional Fixtures
 Fireplace Stacks
 Openings
 Free Standing
 E-Z Set Fireplace

Grade
 Cost&Design Factor
 Condition

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000

01 of 02

01
02

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6689 SEAFOOD DR
Prop Info # MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type MANUFACTURING

Building SQFT 179,948

Year Built 1998

Grade A+

Effective Year Built 1998

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT WATER/STEAM	CENTRAL	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	131,204	1,432	LT MANUFACTURING	31	METAL SANDWICH	FIREPROOF

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
SPRINKLER WET	01	179,984	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING ASPHALT PK	150,000	01	1999	GOOD	GOOD

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000

01 of 02

01
02

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Prop Info # MANUFACTURING/PROCESSING
Site Addr 6689 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING PERMITS

Permit # TOW020010
00 5694
02 5698

Class Type A

Class Use TOWERS

Date Jul 25, 2002

Address 6689 SEAFOOD DR

Cond Occ/Occ 00000000 | 00000000

Certification

Contract Type OWNER

Name ALASKA INDUSTRIAL DEVELOPMENT

E-mail

Phone (907) 770-8200

Fax (907) 770-8375

Address 813 W NORTHERN LIGHTS BLVD

City/State/Zip ANCHORAGE AK 99503-2407

Project

Sewer / Water PRIVATE | PRIVATE

Work Type ADMIN

Work Antenna/Towers

Description

CASES

Case Number

of Parcels

Hearing Date

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2
Property Info # Descr MANUFACTURING/PROCESSING

Parcel 012-082-11-000

01 of 02

01
02

Site Address 6689 SEAFOOD DR

Current 09/24/99
ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

3rd
0000 0000 //

Prev 3151 0000 11/05/97
ALASKA SEAFOOD INT'L LLD

880 H STREET #209
ANCHORAGE AK 99501

4th
0000 0000 //

2nd
0000 0000 //

5th
0000 0000 //

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000 # 01 of 02

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01
02

Site Addr 6689 SEAFOOD DR
Land Use MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 2

Parcel 012-082-11-000 # 01 of 02

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6689 SEAFOOD DR
Prop Info # MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ASSESSMENT

Assessment 03
03
06

Description SEWER TRUNK

Assessment Area 0

Original Assessment 1,649.44

Original Principal 1,649.44

Annual Payment 148.70

YTD Payment 0.00

Delinquent Payment 0.00

Unbilled Payment 0.00

RESOLUTION

Resolution R031-95
R13399
C77W77

PLAT
990018

Status ACTIVE
Total Area 147,097

LAST PAYMENT INFORMATION

Date Saturday, May 01, 2004
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000
Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01

Descr MANUFACTURING/PROCESSING
Site Addr 6601 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels	Cross Reference (XRef) Type Legend			Get "Type" explanation Bring up this form focused on the related parcel
			Econ. Link E = Old to New I = New to Old Renumber N = New to Old X = Old to New	Replat R = Old to New F = New to Old Combine C = Old to New P = New to Old	Uncouple U = Old to New Q = New to Old Lease L = GIS to Lease M = Lease to GIS	
01208209000	Q					
01208216000	C	L				

REZONE

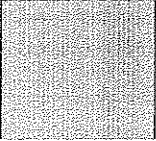
2005-020

Case Number 2005-020 # of Parcels 4 Hearing Date 03/07/2005

Case Type Rezoning to I-2 Heavy industrial district

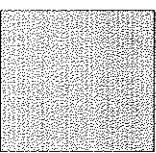
Legal A request to rezone approximately 33.20 acres from I-1 (Light Industrial) and I-2 (Heavy Industrial) to all I-2 (Heavy Industrial). Alaska Seafood International Subdivision, Tract A, Frag Lots 1, 2, 3, and 4. Located at 6601 and 6689 Seafood Drive.

PLAT



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

PERMITS



Permit Number
Project
Work Desc

Use

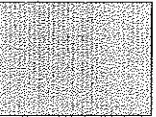
BZAP



Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE



Business Address	Applicants Name Conditions
License Type Status	

PARCEL INFORMATION

OWNER

ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD

ANCHORAGE AK 99503 2407

Deed 3539 0000624

CHANGES: Deed Date Sep 24, 1999

Name Date Oct 07, 1999

Address Date Jan 25, 2001

PARCEL

Parcel ID 012-082-12-000

Status

Renumber ID 012-082-16-0011

Site Addr 6601 SEAFOOD DR

Comm Concl TAKU/CAMPBELL

Comments REF 012-082-09

01

#

TAX INFO

2005 Tax

0.00 Balance 0.00

District 003

LEGAL

ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Unit SQFT 124,936

Plat 990018

Zone I1 I2 Grid SW2029

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	0	0	0
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	MANUFACTURING/PROCESSING

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000

01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6601 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

LAND INFORMATION

Land Use MANUFACTURING/PROCESSING
Class COMMERCIAL
Living Units 000
Community Council 026 TAKU/CAMPBELL
Entry: Year/Quality 01 1980 0
11 2001 INTERIOR
Access Quality GOOD
Access Type
Leasehold Y (Y=Leasehold)
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography EVEN LEVEL
Utilities PRIVATE WATER SEPTIC SYSTEM
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
 Site Addr 6601 SEAFOOD DR
 Property Info # Descr MANUFACTURING/PRC

Parcel 012-082-12-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT

RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6601 SEAFOOD DR

Prop Info # MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD

ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type WAREHOUSE

Building SQFT 84,636

Year Built 1998

Grade A+

Effective Year Built 1998

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT WATER/STEAM	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	82,764	1,302	WAREHOUSE	32	METAL SANDWICH	FIREPROOF

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2
COOLER-FREEZER	01	69,098	1

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
PAVING CONC-HEAVY	14,040	01	1998	NORMAL	NORMAL

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Prop Info # MANUFACTURING/PROCESSING
Site Addr 6601 SEAFOOD DR

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING PERMITS

Permit #

Class Type

Class Use

Date

Address

Cond Occ/Occ

Certification

Contract Type

Name

E-mail

Phone () -

Fax () -

Address

City/State/Zip

Project

Sewer / Water

Work Type

Work

Description

CASES

2005-020

Case Number 2005-020

of Parcels 4

Hearing Date Monday, March 07, 2005

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION		Parcel 012-082-12-000	# 01 of 01	# 01
Legal ALASKA SEAFOOD INTERNATIONAL TR A FRAGMENT LOT 3				
Property Info # Descr MANUFACTURING/PROCESSING	Site Address 6601 SEAFOOD DR			

Current 09/24/99 ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY 813 W NORTHERN LIGHTS BLVD ANCHORAGE AK 99503 2407	3rd 0000 0000 //
Prev 3151 0000 11/05/97 ALASKA SEAFOOD INT'L LLD 880 H STREET #209 ANCHORAGE AK 99501	4th 0000 0000 //
2nd 0000 0000 //	5th 0000 0000 //

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000 # 01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01

Site Addr 6601 SEAFOOD DR
Land Use MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 3

Parcel 012-082-12-000 # 01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6601 SEAFOOD DR
Prop Info # MANUFACTURING/PROCESSING

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ASSESSMENT

Assessment 03
03
06

Description SEWER TRUNK

Assessment Area 0

Original Assessment 2,151.76

Original Principal 2,151.76

Annual Payment 193.99

YTD Payment 0.00

Delinquent Payment 0.00

Unbilled Payment 0.00

RESOLUTION

Resolution R031-95
R13399
C77W77

PLAT
990018

Status ACTIVE
Total Area 124,936

LAST PAYMENT INFORMATION

Date Saturday, May 01, 2004
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000
Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01

Descr VACANT LAND
Site Addr 6400 ROVENNA ST

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels
01208209000	Q	

Econ. Link
E = Old to New
I = New to Old
Renumbr
N = New to Old
X = Old to New

Replat
R = Old to New
F = New to Old
Combine
C = Old to New
P = New to Old

Uncouple
U = Old to New
Q = 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

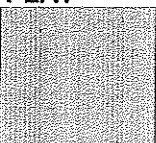


Case Number
Case Type
Legal

of Parcels

Hearing Date

PLAT



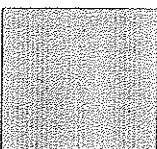
Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS



Permit Number
Project
Work Desc
Use

BZAP



Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE



Business
Address
License Type
Status

Applicants Name
Conditions



PARCEL INFORMATION

OWNER
 ALASKA INDUSTRIAL DEVELOPMENT
 AND EXPORT AUTHORITY

 813 W NORTHERN LIGHTS BLVD
 ANCHORAGE AK 99503 2407
 Deed 2002 0715580
 CHANGES: Deed Date Oct 08, 2002
 Name Date Oct 17, 2002
 Address Date Oct 17, 2002

PARCEL
 Parcel ID 012-082-13-000
 Status
 Renumber ID 012-082-09-0001
 Site Addr 6400 ROVENNA ST
 Comm Concl TAKU/CAMPBELL
 Comments REF 012-082-09
 # 01

TAX INFO
 2005 Tax 0.00 Balance 0.00 District 003

LEGAL
 ALASKA SEAFOOD INTERNATIONAL
 TR A FRAGMENT LOT 4

 Unit SQFT 674,003
 Plat 990018
 Zone I1 I2 Grid SW2029

HISTORY

	Year	Building	Land	Total
Assmt Final	2003	0	0	0
Assmt Final	2004	0	0	0
Assmt Final	2005	0	0	0
Exemptions	STATE			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000

01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6400 ROVENNA ST

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

LAND INFORMATION

Land Use VACANT LAND
Class COMMERCIAL
Living Units 000
Community Council 02E TAKU/CAMPBELL
Entry: Year/Quality 12 1998 EXTERIOR
01 198C 0
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography EVEN LEVEL
Utilities PRIVATE WATER SEPTIC SYSTEM
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
 Site Addr 6400 ROVENNA ST
 Property Info # Descr VACANT LAND

Parcel 012-082-13-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT

RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000

01 of 01

#

01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6400 ROVENNA ST
Prop Info # VACANT LAND

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING INFORMATION

Structure Type

Building SQFT

Year Built

Grade

Effective Year Built

Property Information # 01

Building Number

Identical Units

Number of Units

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type

Qty

Size1

Size2

--	--	--	--

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type

Size/Amt

Units

Yr/Built

Condition

Funct/Utility

--	--	--	--	--	--

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000

01 of 01

01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Prop Info # VACANT LAND
Site Addr 6400 ROVENNA ST

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

BUILDING PERMITS

Permit #

Class Type

Class Use

Date

Address

Cond Occ/Occ

Certification

Contract Type

Name

E-mail

Phone () -

Fax () -

Address

City/State/Zip

Project

Sewer / Water

Work Type

Work

Description

CASES

Case Number

of Parcels

Hearing Date

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000

01 of 01

01

Property Info # Descr VACANT LAND

Site Address 6400 ROVENNA ST

#

Current 10/08/02

ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503 2407

3rd

0000 0000 //

Prev

3151 0000 11/05/97
ALASKA SEAFOOD INT'L LLD

6689 SEAFOOD DRIVE
ANCHORAGE AK 99518

4th

0000 0000 //

2nd

0000 0000 //

5th

0000 0000 //

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000 # 01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

01

Site Addr 6400 ROVENNA ST
Land Use VACANT LAND

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ALASKA SEAFOOD INTERNATIONAL
TR A FRAGMENT LOT 4

Parcel 012-082-13-000

01 of 01

Owner ALASKA INDUSTRIAL DEVELOPMENT
AND EXPORT AUTHORITY

Site Addr 6400 ROVENNA ST
Prop Info # VACANT LAND

813 W NORTHERN LIGHTS BLVD
ANCHORAGE AK 99503

ASSESSMENT

Assessment 03
03
06
06

Description SEWER TRUNK

Assessment Area 0

Original Assessment 5,183.32

Original Principal 5,183.32

Annual Payment 467.30

YTD Payment 0.00

Delinquent Payment 0.00

Unbilled Payment 0.00

RESOLUTION

Resolution

R031-95
R13399
C77W75
C77W77

PLAT

990018

Status ACTIVE

Total Area 674,003

LAST PAYMENT INFORMATION

Date Saturday, May 01, 2004

Principal 0.00

Payment 0.00

Delinquent Interest 0.00

Penalty 0.00

Bond Interest 0.00

Cost 0.00

Content Information**Content ID :** 002892**Type:** Ordinance - AO

Title: Planning and Zoning Commission recommendation of approval for a rezoning from I-1 (Light Industrial District) and I-2 (Heavy Industrial District) to I-2 SL (Heavy Industrial District with Special Limitations) for Fragment Lots 1, 2, 3 and 4, Commercial Tr

Author: weaverjt**Initiating Dept:** Planning

Description: Planning and Zoning Commission recommendation of approval for a rezoning from I-1 (Light Industrial District) and I-2 (Heavy Industrial District) to I-2 SL (Heavy Industrial District with Special Limitations)

Date Prepared: 5/17/05 9:02 AM**Director Name:** Tom Nelson

Assembly Meeting Date 5/31/05
MM/DD/YY:

Public Hearing
Date MM/DD/YY: 6/28/05

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	5/17/05 9:07 AM	Checkin	weaverjt	Public	002892
Planning_SubWorkflow	5/17/05 6:31 PM	Approve	nelsontp	Public	002892
ECD_SubWorkflow	5/18/05 2:06 PM	Approve	thomasm	Public	002892
OMB_SubWorkflow	5/19/05 5:37 PM	Approve	mitsonjl	Public	002892
Legal_SubWorkflow	5/19/05 6:04 PM	Approve	fehlenrl	Public	002892
MuniManager_SubWorkflow	5/20/05 9:21 AM	Approve	leblancdc	Public	002892
MuniMgrCoord_SubWorkflow	5/23/05 8:14 AM	Approve	abbottmk	Public	002892

M.O.A.
 2005 MAY 23 PM 2:15
 CLERKS OFFICE