

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: October 25, 2005

12-13-05
Date: 12-13-05

1 IMMEDIATE RECONSIDERATION Anchorage, Alaska
2 FAILED 12-13-05 No. AO 2005- 159
3
4

5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY 2.87 ACRES, FROM R-2A (TWO FAMILY
7 RESIDENTIAL DISTRICT - LARGE LOT) TO PLI (PUBLIC LANDS AND
8 INSTITUTIONS) FOR TRACT B, ARNOLD L. MULDOON SUBDIVISION,
9 GENERALLY LOCATED ON THE NORTHWEST CORNER OF MULDOON
10 ROAD AND EAST 32ND AVENUE.
11

12 (Scenic Foothills Community Council) (Planning and Zoning Commission Case 2005-074)
13
14

15 THE ANCHORAGE ASSEMBLY ORDAINS:
16

17 **Section 1.** The zoning map shall be amended by designating the following described
18 property as PLI (Public Lands and Institutions District):
19

20 Tract B, Arnold L. Muldoon Subdivision, containing approximately 2.87 acres, as
21 shown on Exhibit A.
22

23 **Section 2.** This zoning map amendment is subject to the following effective clause:
24

25 Prior to the rezone becoming effective, resolving Code Abatement case 2003-
26 02267, and obtain a Certificate of Occupancy, or a Certificate of completion
27 for permits 03-5467 and 97-5294.

28 **Section 3.** This ordinance shall become effective within 10 days after the Director of the
29 Planning Department has received the written consent of the owners of the property within
30 the area described in Section 1 above to the special limitations contained herein. The
31 rezone approval contained herein shall automatically expire and be null and void if the
32 written consent is not received within 120 days after the date on which this ordinance is
33 passed and approved. In the event no special limitations are contained herein, this
34 ordinance is effective immediately upon passage and approval. The Director of the
35 Planning Department shall change the zoning map accordingly.
36
37

1 PASSED AND APPROVED by the Anchorage Assembly this 13th
2 day of December 2005.
3
4
5

ATTEST:

Anna L Fairclough
Chair

Brian S. Jenson
Municipal Clerk

(Planning Case Number 2005-074)
(Tax Identification 007-401-01)

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2005- 159

Title: Planning and Zoning Commission, Case 2005-074; recommendation of approval for a rezoning from R-2A to PLI for Tract B, Arnold L. Muldoon Subdivision, generally located on the northwest corner of Muldoon Road and East 32nd Avenue.

Sponsor:

Preparing Agency:

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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. If approved and the church use is discontinued, the rezone will allow the property to be added back to the tax rolls.

Property Appraisal notes: No significant impacts to this re-zone are foreseen by Property Appraisal due to the exempt status of the property and the proposed use of the parcel.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. If approved, the rezone would allow for conversion of the use from a church to a private university.

Prepared by: Jerry T. Weaver, Jr.

Telephone: 343-7939

Validated by OMB:

Date:

Approved by: _____
(Director, Preparing Agency)

Date: _____

Concurred by: _____
(Director, Impacted Agency)

Date:

Approved by: _____
(Municipal Manager)

Date:



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 785 -2005

Meeting Date: October 25, 2005

From: Mayor

Subject: Planning and Zoning Commission recommendation of approval for a rezoning from R-2A (Two Family Residential District – Large Lot) to PLI (Public Lands and Institutions) for Tract B, Arnold L. Muldoon Subdivision, generally located on the northwest corner of Muldoon Road and East 32nd Avenue.

1
2 Faith Christian Community Church has applied to rezone the subject property from
3 R-2A to PLI. The petitioner proposes to change the use of the existing structure
4 from a church to a private university, Wayland Baptist University. There are no
5 proposed special limitations. The site was zoned R-2A on March 24, 1969.

6
7 Rezoning this site to allow the change in use for a university will result in fewer
8 traffic impacts to the neighborhood. The traffic impact analysis (TIA) indicates that
9 there are approximately 1,800 or more visitors to the site weekly for church
10 functions. Current parking frequently overflows onto 32nd Avenue and to an adjacent
11 lot at Old Muldoon Road and 32nd Avenue, also owned by the church. There are
12 only approximately 132 spaces in the church parking lot.

13
14 The proposed new use will result in an elimination of this parking problem. As class
15 times vary, the proposed 80 to 120 students will not be at the site at the same time. If
16 the site were to be redeveloped in the future after rezoning to PLI, a site plan review
17 is required in the PLI district for all new structures. That review would address
18 traffic issues for future developments.

19
20 The Planning Department and Planning and Zoning Commission recommended an
21 effective clause to resolve two outstanding permitting issues for the existing building
22 which are related to open building permits from 1997 and 2003, and they appear to
23 be easily resolved.

24
25 The Planning and Zoning Commission found that this use and site is appropriate for
26 the PLI district, the use is compatible with the nearby uses, and is in conformance
27 with the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*. The Commission
28 recommended approval of the rezone by a vote of eight ayes and zero nays.

1
2 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
3 COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.
4

5 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

6 Concur: Tom Nelson, Director, Planning Department

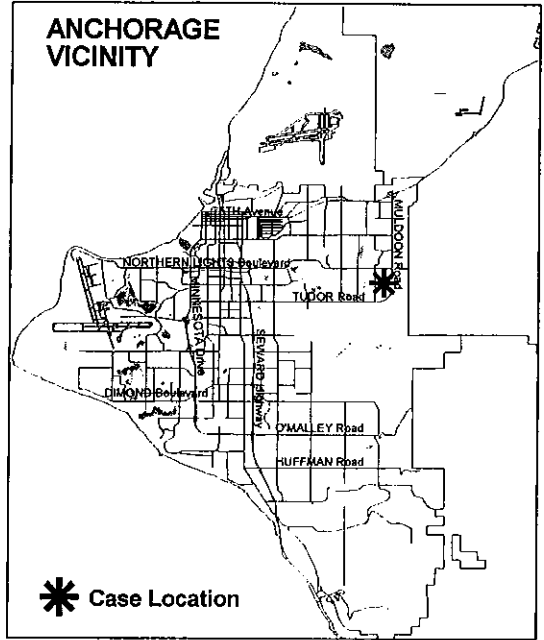
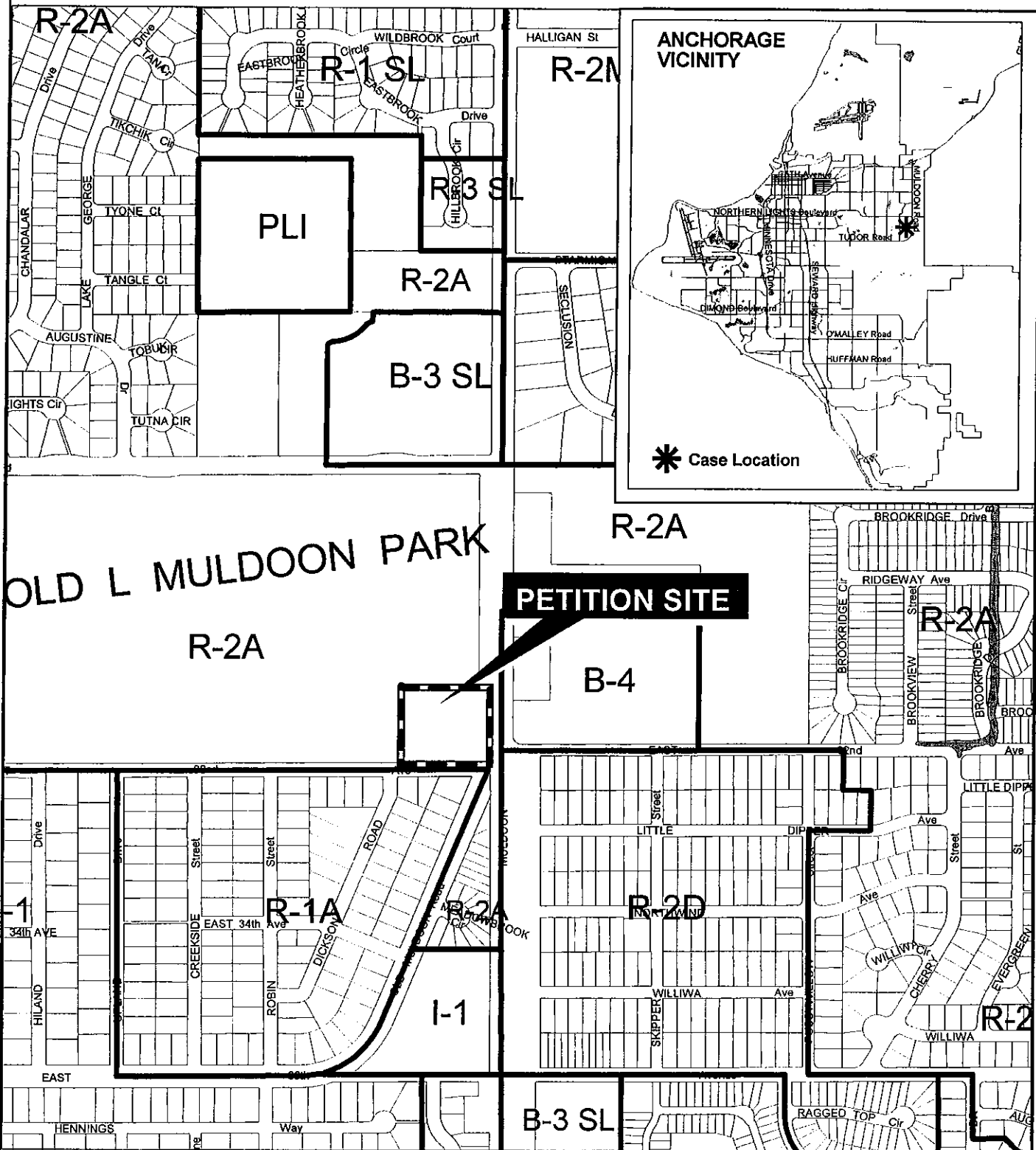
7 Concur: Mary Jane Michael, Executive Director, Office of Economic and
8 Community Development

9 Concur: Denis C. LeBlanc, Municipal Manager

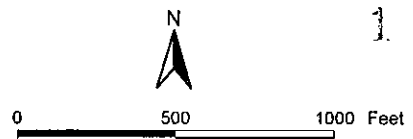
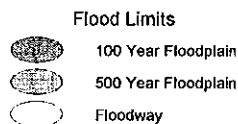
10 Respectfully submitted, Mark Begich, Mayor

REZONE 2005-074

EXHIBIT A



Municipality of Anchorage
Planning Department



Date: October 3, 2005

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-038

A RESOLUTION APPROVING A REZONING FROM R-2A (TWO FAMILY RESIDENTIAL DISTRICT - LARGE LOT) TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) FOR ARNOLD L. MULDOON SUBDIVISION, TRACT B, GENERALLY LOCATED ON THE NORTHWEST CORNER OF MULDOON ROAD AND EAST 32ND AVENUE.

(Case 2005-074, Tax I.D. No. 007-401-01)

WHEREAS, a request has been received from Faith Christian Community Church to rezone approximately 2.87 acres from R-2A (Two Family Residential District - Large Lot) to PLI (Public Lands and Institutions District) for Arnold L. Muldoon Subdivision, Tract B; generally located on the northwest corner of Muldoon Road and East 32nd Avenue, and

WHEREAS, notices were published, posted and 75 public hearing notices were mailed and a public hearing was held on July 11, 2005.

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

A. The Commission makes the following findings of fact:

1. This is a request by the property owner, Faith Christian Community Church, to rezone the subject property from R-2A to PLI. The petitioner proposes to change the use of the existing structure from a church to a private university, Wayland Baptist University. There are no proposed special limitations.
2. The petition site is a generally square parcel of 2.87 acres in size. It was created by plat 73-72, filed on 2-26-1973. At the time of creation, it had been owned by the Greater Anchorage Area Borough, and was separated out of a much larger parcel, now known as Arnold L. Muldoon Park. The site is located south and east of the park. The site was zoned R-2A on March 24, 1969.
3. The private university currently holds classes on both military bases and in Wasilla, and will continue to do so. Rezoning this site to allow the change in use to a university will result in fewer traffic impacts to the neighborhood. Currently, the church holds four services on weekends and is used by various organizations on a daily basis, with approximately 600 congregants attending the church services on Sunday mornings, 250 to 300 on Saturday night services, and approximately 200 participants on Monday evenings. The traffic impact analysis (TIA) indicates that there are approximately 1,800+ visitors to the site weekly for church functions. Thus, parking needs frequently overflow onto 32nd Avenue and to the lot at Old Muldoon Road and 32nd Avenue, which is also owned by the church. There are only approximately 132 spaces in the church parking lot.
4. The proposed new use will result in an elimination of this parking problem. The university use provides for what they propose as a typical 80 to 120 students attending evening classes from 6:00 to 10:00 PM weeknights and

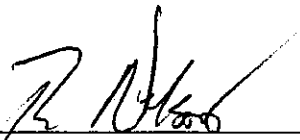
9:00 AM to 5:00 PM on Saturdays. As class times vary, the 80 to 120 students will not be at the site at the same time. These statistics are based on the main campus statistics and proposed scheduling for this site. If the use were to change in the future to another permitted PLI use, it is likely that the traffic impacts would not change significantly due to the nature of PLI uses. If the site were to be redeveloped in the future after rezoning to PLI, a site plan review is required in the PLI district for all new structures, and that review would address traffic issues of a new development.

5. The Commission finds that this use is appropriate in the PLI district. The Commission further finds that the neighbors would be pleased with the traffic behavior of the students who will attend the school. The attendees are all adult learners who come to class, attend class, and then leave.
6. The Commission finds that this is an example of education coming to the public rather than requiring that the public come to a campus.
7. The Commission recommended approval of the above captioned request by a vote of 8-aye, 0-nay.

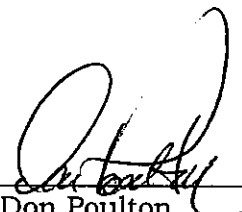
B. The Commission recommends the above rezoning be APPROVED by the Anchorage Assembly subject to the following effective clause:

1. Prior to this rezone becoming effective, resolve the following:
 - a. Resolve with Code Abatement case 2003-02267.
 - b. Resolve with Building Safety the requirement to obtain a Certificate of Occupancy or a Certificate of Completion for permits 03-5467 and 97-5294.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11th day of July 2005.



Tom Nelson
Secretary



Don Poulton
Chair

(2005-074)
(Tax ID No. 007-401-01)

resolved. MS. CHAMBERS understood the parties are willing to meet with the Platting Officer to work out this issue. COMMISSIONER T. JONES felt that it was sensible to allow the parties to work out this matter, given that the Commission has no jurisdiction over the adjacent parcel; when parties resolve matters between themselves, the result is generally favorable. COMMISSIONER DEBENHAM asked whether both parties favor postponement. MS. CHAMBERS replied that was her understanding. COMMISSIONER DEBENHAM stated he would also favor postponement.

COMMISSIONER WIELECHOWSKI moved to postpone case S-10950 for 30 days, as the Commission's schedule will accommodate. COMMISSIONER T. JONES seconded.

COMMISSIONER WIELECHOWSKI noted that the Commission's August calendar appears to be filling. MS. CHAMBERS noted that there is the possibility of holding a special meeting on August 15 or hearing this matter in September.

AYE: Isham, T. Jones, Gibbons, Poulton, Simonian, Wielechowski
Debenham

NAY: None

ABSTAIN: G. Jones

PASSED

2. 2005-074

Faith Christian Community. A request to rezone approximately 2.87 acres from R-2A (Multiple Family Residential) to PLI (Public Lands and Institutions). Arnold L Muldoon Subdivision, Tract B. Located at 7801 E 32nd Avenue.

Staff member ANGELA CHAMBERS stated 75 public hearing notices were mailed, one was returned with traffic concerns and another was returned online also with traffic concerns. The petitioner proposes to change the use of the structure on this site from a church to a private university. The private university currently holds classes on both military bases and in Wasilla and will continue to do so. Rezoning this site to allow the change in use will result in fewer traffic impacts on the neighborhood. The church that is currently on the site holds services on weekends and is used by various organizations on a daily basis. Approximately 600 congregants attend on Sunday morning, one-half of that on Saturday night and one-third on Monday evenings. A traffic impact analysis (TIA) was submitted with this request. The TIA indicates there are 1,800 plus visitors to the site. Parking currently frequently overflows onto 32nd Avenue and the lot at Old Muldoon Road and 32nd Avenue, which is also owned by the

church. There are only 132 parking spaces in the church parking lot and the parking overflow causes problems in the neighborhood. The proposed new use would result in elimination of the parking problem. The university has provided statistics based on their current use at the existing facilities; there would be typically 80 to 120 students attending evening classes, but as class times vary, not all of the students will be at the site at the same time. If the use were to change to another permitted PLI use in the future, it is also unlikely that the traffic impacts would be significant, due to the nature of the PLI use. If the site is ever redeveloped and the use is changed to one more intense than the university, a site plan review by the Commission will be required and traffic impacts will be addressed. No use can go into this site without this type of review. Most of the PLI uses that could exist on this site, given the lot size and the current building, have lower impact than the existing church. MS. CHAMBERS noted that the petitioner has indicated condition 1.a is met and 1.b is being addressed.

COMMISSIONER WIELECHOWSKI asked if all of the listed uses in AMC 21.40.020, the PLI zoning district, would require a site plan review or are there uses that would not undergo a review. MS. CHAMBERS stated any permitted uses would be permitted, while conditional uses would undergo review. Accessory uses and structures would be reviewed with any of the PLI uses that might occur. Any uses, except a school, would require redevelopment of the property. Churches require a site plan review in this zoning district. This is a grandfathered structure that requires site plan review.

COMMISSIONER SIMONIAN asked whether, if the structure stayed the same, but the use changed, there would be no site plan review. MS. CHAMBERS explained that if nothing would change on the site, a site plan review is not required so long as code requirements are met. A review would be prompted by a change in the development, such as additions to the building or the parking lot being redeveloped. In those cases, a review by the Commission would be required. She added that if this building were redeveloped as a church, a site plan review would also be required. There are other uses that require site plan review, such as antenna sites.

The public hearing was opened.

TIM POTTER, representing the petitioner, stated the petitioner has visited the area community council, which adopted a motion in support of this rezoning after good conversation. It is clear to everyone that traffic is the significant concern. Faith Christian Community is modifying its way of operating, merging the Faith Baptist Church on Wisconsin and this church, and is going forward with plans to develop a consolidated church facility at another location. At the same time,

Wayland Baptist University is leasing space in the Boniface Mall; their lease will run out and they need to find a new location. The University has special requirements in terms of student make-up, including age; this is typically a bachelor's completion program. Many of those who attend are in the military, police or fire and are doing continuing education or are pursuing a bachelor's degree or beyond to facilitate their careers. The community was interested in how many police cars and emergency services vehicles would be in the parking lot because of the continuing education program. The community felt this was beneficial. The church has outgrown this site and is having an impact on the community. A program review was done of the Wayland University usage of the site, providing 10 classes at this site rather than the 8 they provide at the Boniface Center site. There is a significant decrease in the total number of vehicles to this area and the duration of their stay versus that of the Faith Christian Center. There are currently 132 parking spaces and the greatest load at the University at any one time would be for 120 vehicles. MR. POTTER reiterated that the petitioner has met with the community council and that group is supportive of this proposal. He indicated that condition 1.a has been resolved and acquisition of the CCO is underway, addressing condition 1.b.

COMMISSIONER DEBENHAM asked how many parking spaces are currently on the site. MR. POTTER replied there are 132 spaces. COMMISSIONER DEBENHAM asked whether there would be any circumstance under which more classrooms, and therefore students, could be provided and more parking required. MR. POTTER replied that through another conditional use review the facility and parking could be expanded; there is a significant portion of the back of the site that is undeveloped. This would require a community process and hearing before this Commission.

COMMISSIONER G. JONES asked if this facility is large enough for the University to grow. JEFF ANDERSON, Dean of the Anchorage Campus of Wayland Baptist University, replied that the University has grown 7% a year and offers coursework in multiple locations. There are four classrooms at Elmendorf AFB, three or four at Fort Richardson, and last summer a facility was opened in the Valley. The plans are to develop this site with 10 classrooms, use it as an administrative hub, and as the University grows, coursework will be offered at other locations. COMMISSIONER G. JONES asked if the University does not see itself outgrowing this location in the near, medium or long term. MR. ANDERSON replied that this is not the case. Classes are currently conducted from 6:00 to 10:00 PM or weekends, so additional classes could be added from 4:00 to 6:00 PM or add daytime classes.

COMMISSIONER WIELECHOWSKI asked if there would be no new construction. MR. ANDERSON replied that there would be only internal construction to remove walls and configure a computer lab.

COMMISSIONER SIMONIAN thought the school would keep different hours than the church, so the comparison of parking between the current and proposed uses does not reflect the times of use. BOB KNIEFEL with DOWL Engineers explained the chart before the Commission shows usage of the site by the church each day of the week, compared to what would be the use by the University. The University would use the site primarily in the evening and there is both daytime and evening use by the church on those days. COMMISSIONER SIMONIAN asked if the overflow parking that has been the source of complaint would no longer be a problem. MR. KNIEFEL indicated this was correct.

COMMISSIONER WIELECHOWSKI noted that Policy #87 of Anchorage 2020 states "support the lifelong learning needs of community residents through a variety of informal educational opportunities." He asked if this facility would be open to the public for any type of use, such as use by members of the community for meetings. MR. ANDERSON stated there has already been an informal petition from the Boy Scouts to continue using the facility, which the University will entertain. The facility will be available to the community. The worship center area might be open for community functions, graduations, etc.

The public hearing was closed.

COMMISSIONER T. JONES moved for approval of the conditional use subject to Staff conditions 1.a and 1.b. COMMISSIONER G. JONES seconded.

COMMISSIONER T. JONES supported her motion, finding that this use is appropriate in the PLI district. She stated she is very familiar with Wayland Baptist University, having shared campus space at Fort Richardson and Elmendorf AFB as a teacher with UAA. She thought the neighbors would be pleased with the traffic behavior of the students who will attend the school. They are all adult learners who come to class, attend class, and then leave. She stated this is an example of education coming to the public rather than requiring that the public come to a campus.

AYE: Isham, T. Jones, Gibbons, Poulton, G. Jones, Simonian, Wielechowski
Debenham

NAY: None

PASSED

3. 2005-075

Wal-Mart Stores Inc. A Site Plan Review for a large retail establishment. Fyfe Subdivision, Block 1, Lots 1 & 2; T13N R3W Section 32, N2NE4SW4SW4 Portion, PARCEL 1-21; T13N R3W Section 32, S2NE4SW4SW4, N2SE4SW4SW4 Portion, PARCEL 1-22; T13N

PLANNING DEPARTMENT PLANNING STAFF ANALYSIS REZONING

DATE: July 11, 2005

CASE NO.: 2005-074

APPLICANT: Faith Christian Community Church, petitioner
DOWL Engineers, representative

REQUEST: A request to rezone approximately 2.87 acres from R-2A (Two Family Residential – Large Lot) to PLI (Public Lands and Institutions).

LOCATION: Tract B, Arnold L. Muldoon Subdivision; generally located on the northwest corner of Muldoon Road and East 32nd Avenue.

SITE ADDRESS: 7801 E. 32nd Avenue

COMMUNITY COUNCIL: Scenic Foothills

TAX NUMBER: 007-401-01

ATTACHMENTS:

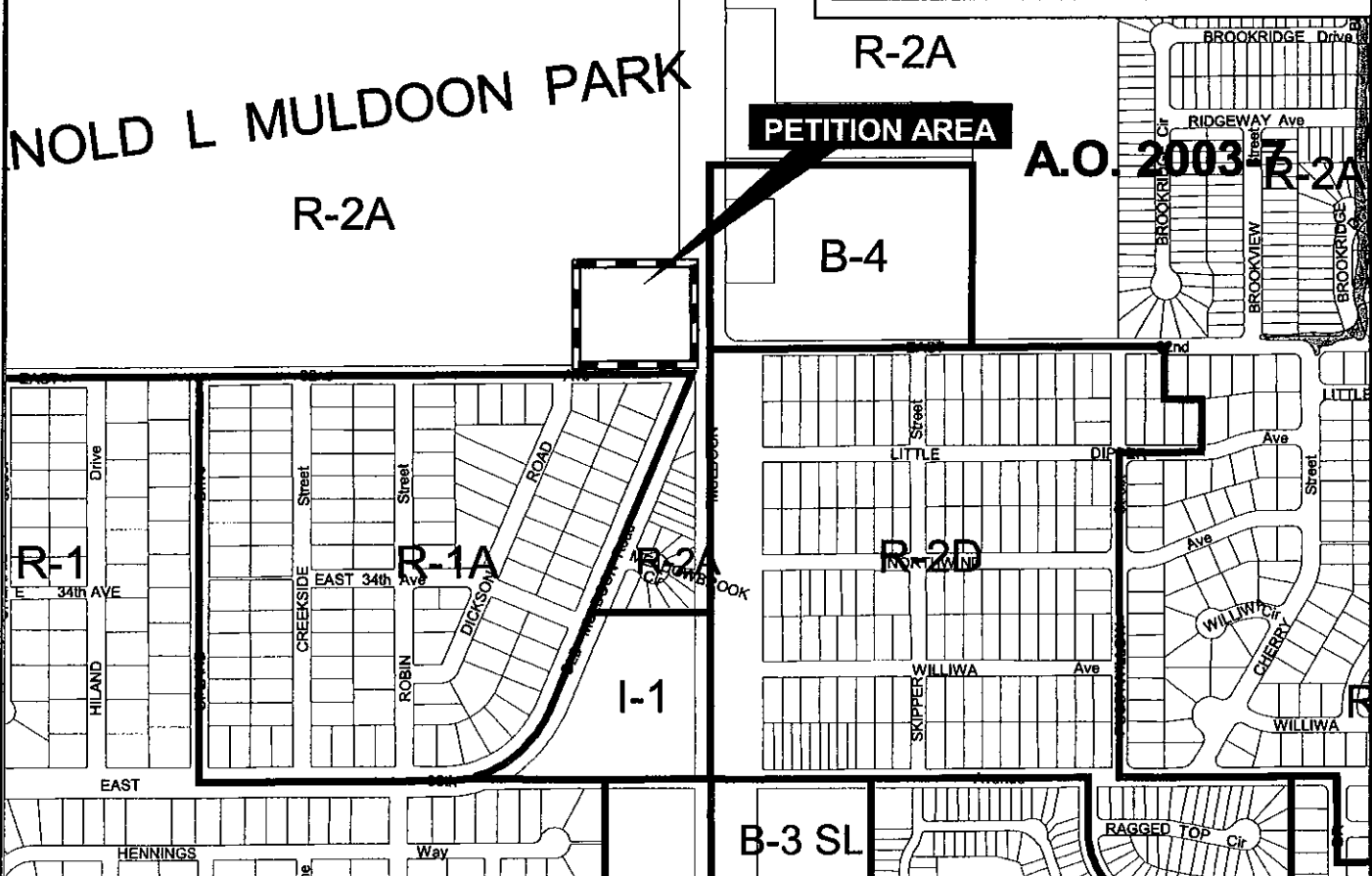
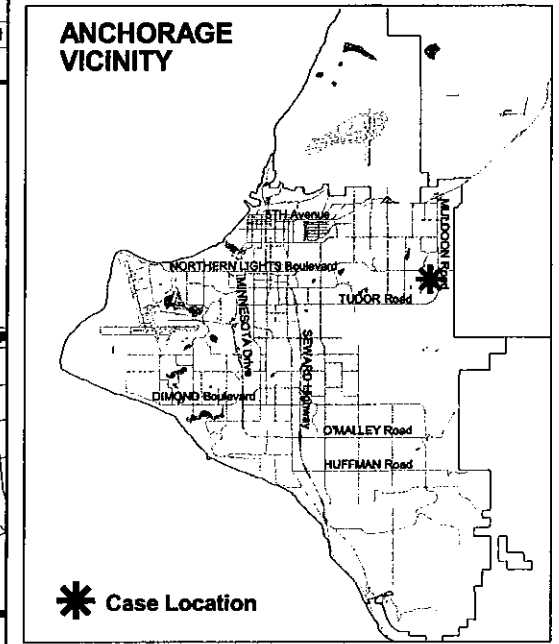
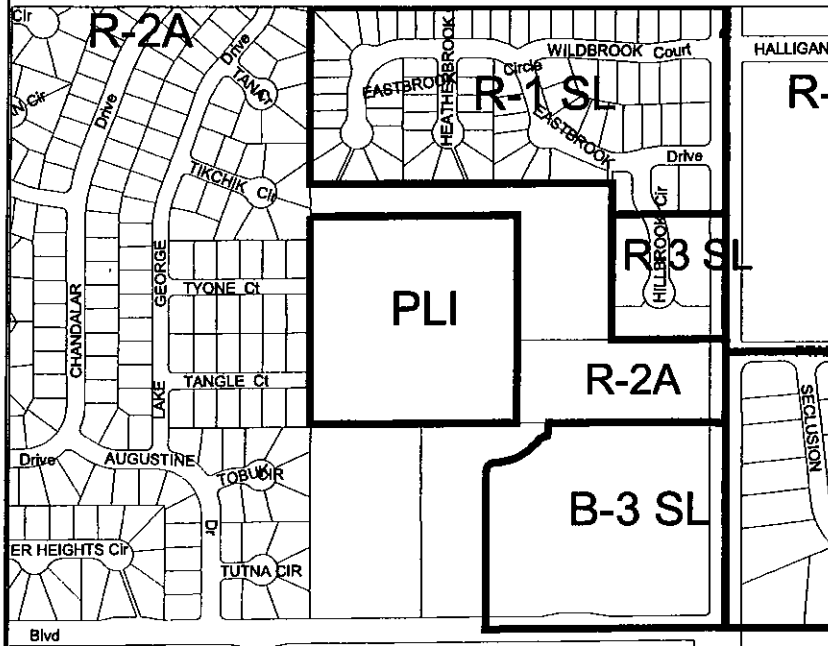
1. Zoning & Location Maps
2. Departmental Comments
3. Public Comments
4. Application
5. Posting Affidavit

RECOMMENDATION SUMMARY: Approval, with effective clause

SITE:

Acres: 2.87 Acres
Vegetation: Institutional landscaping
Zoning: R-2A
Topography: Mostly level
Existing Use: Church
Soils: Public Water & Sewer

REZONE 2005-074

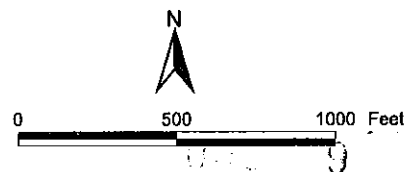


Municipality of Anchorage
Planning Department

Date: May 11, 2005

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



COMPREHENSIVE PLAN:

Classification: *Anchorage 2020 – N/A*
1982 Plan – Parks/Open Space

Density *Anchorage 2020 – N/A*
1982 Plan – N/A

APPLICABLE LAND USE REGULATIONS:

	<u>Proposed PLI Zoning</u>	<u>Current R-2A Zoning</u>
Height limitation:	Where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum yard requirement shall be increased one foot for each 1.5 feet in height exceeding 35 feet./FAA regulations	30 feet
Minimum lot size:	15,000 SF/100 feet	7,200 SF/60 feet
Lot coverage:	Up to 1 acre – 30% 1 acre – 5 acres – 35% 5 acres – 25 acres – 40% Greater than 25 acres – 45%	40%
Yards:		
Front:	25 feet or that of the abutting district if residential, whichever is greater	20 feet
Side & Rear:	25 foot side and 30 foot rear, or that of the abutting district if residential, whichever is greater	5 feet – side yard 10 feet – rear yard
Landscaping:	Visual Enhancement for all areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area	same

SURROUNDING AREA:

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-2A	B-4/R-2D	R-1A/R-2A	R-2A
Land Use:	Park	Movie Theatre, Fast Food Service, Single Family and Duplex Residential	Single Family and Duplex Residential	Park

BACKGROUND

This is a request by the property owner, Faith Christian Community Church, to rezone the subject property from R-2A to PLI. The petitioner proposes to change the use of the existing structure from a church to a private university, Wayland Baptist University. There are no proposed special limitations.

The petition site is a generally square parcel of 2.87 acres in size. It was created by plat 73-72, filed on 2-26-1973. At the time of creation, it had been owned by the Greater Anchorage Area Borough, and was separated out of a much larger parcel, now known as Arnold L. Muldoon Park. The site is located south and east of the park. The site was zoned R-2A on March 24, 1969.

The private university currently holds classes on both military bases and in Wasilla, and will continue to do so. Rezoning this site to allow the change in use to a university will result in fewer traffic impacts to the neighborhood. Currently, the church holds four services on weekends and is used by various organizations on a daily basis, with approximately 600 congregants attending the church services on Sunday mornings, 250 to 300 on Saturday night services, and approximately 200 participants on Monday evenings. The traffic impact analysis (TIA) indicates that there are approximately 1,800+ visitors to the site weekly for church functions. Thus, parking needs frequently overflow onto 32nd Avenue and to the lot at Old Muldoon Road and 32nd Avenue, which is also owned by the church. There are only approximately 132 spaces in the church parking lot.

The proposed new use, if the rezoning is approved, will result in an elimination of this parking problem. The university use provides for what they propose as a typical 80 to 120 students attending evening classes from 6:00 to 10:00 PM weeknights and 9:00 AM to 5:00 PM on Saturdays. As class times vary, the 80 to 120 students will not be at the site at the same time. These statistics are based on the main campus statistics and proposed scheduling for this site. If the use were to change in the future to another permitted PLI use, it is likely that the traffic impacts would not change significantly due to the nature of PLI uses. If the site were to be redeveloped in the future after rezoning to PLI, a site plan review is required in the PLI district for all new structures, and that review would address traffic issues of a new development.

COMMUNITY COMMENTS:

At the time this report was written, there were no returned public hearing notices (PHN) received out of 75 public hearing notices mailed on June 13, 2005. No response was received from the Scenic Foothills Community Council.

FINDINGS:

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

A. Conformance to the Comprehensive Plan.

Anchorage 2020, Anchorage Bowl Comprehensive Plan does not have a Policy Area designation for this location. Policy 14 states “Conservation of residential lands for housing is a high community priority...No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.”

This rezoning is consistent with this Policy. Although this request is a conversion of residentially zoned land to a non-residential use district, it is not a conversion to a commercial or industrial use. Rather, it is a conversion to an institutional use district for the purposes of an institutional use. Also, this request is in conformance with an adopted plan. AMC 21.05.080.B state that the Land Use Plan and the Residential Intensity Plan of the 1982 Anchorage Bowl Comprehensive Plan shall remain elements of the Anchorage Bowl Comprehensive Plan, to the extent not in conflict with *Anchorage 2020* or until repealed or superseded by subsequent ordinances, including future plans. The 1982 plan designates this property as parks/open space, with no density designation for residential. No action has changed the 1982 designation for density, but the use has changed from open space to institutional with a development of a church, which has at least existed as early as 1980, prior to 1982 Plan adoption. Thus, there has been no change since adoption of the 1982 Plan.

Anchorage 2020, Anchorage Bowl Comprehensive Plan Policy 87 has a goal to support the life-long learning needs of community residents through a variety of formal and informal educational opportunities. The proposed use is consistent with this Policy. Were the university use to not occur in the future, the PLI designation of the subject parcel will still not be inconsistent with *Anchorage 2020, Anchorage Bowl Comprehensive Plan*, as it would allow for several smaller institutional uses, many of which are education-related uses. The other uses are primarily government related uses, and with the size of the parcel would not have much greater, if any, impact than the proposed use. If the site were to be redeveloped, it is important to note that a site plan review requirement would be triggered to review and mitigate any potential impacts, as required for all PLI zoned parcels.

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: The site layout is not proposed to change. Noise impacts will be reduced through reduction of parking need with use change. If the use changes in the future from the proposed university, current code will be required to be met for that use regarding parking and Municipal noise regulations.

Lighting: There are no proposed site changes.

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

Land Use Patterns

This property borders land classified as R-2A parkland to the north and west, B-4/R-2D movie theatre and single family/duplex to the east, and R-1/R-2A single family/duplex to the south. This rezone is compatible with the surrounding uses, as it is taking a long established church use and converting it to a less intense school related use which will reduce traffic impacts on the surrounding residential.

Transportation/Drainage

Traffic Engineering had no comment on this rezone request. See above discussion under Background discussion. Overall, the change at the facility from a church use to a university use will cause a substantial drop in both the number of facility users and vehicles in the area. The overall result is estimated at a 63% reduction of weekly users and a 33% reduction of weekly vehicles, according to the TIA.

Public Services and Facilities

Roads: See above.

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

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

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

There is property in the area zoned PLI, but only four parcels, three of which is currently in use for elementary schools. These are Susitna to the northeast across Northern Lights Boulevard, Baxter to the west on Baxter Road, and Scenic Park to the south on Peterson Road. The fourth PLI zoned property is west of the petition site along 32nd Avenue at the opposite end of the park, which is owned and used by the Boy Scouts of America as an office structure. Although the structure is not changing structurally, this rezoning is necessary to designate the property as PLI not only for the use, but to reflect the intent of use as an institution, although a private one. There is no readily available vacant land in the general area which is already zoned PLI. This change in zoning would

not only allow for reuse of an existing building in good condition, but would allow for a significant decrease in parking impacts.

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.

Redevelopment is not proposed, but rather a new use of the existing structure and site as it currently sits. Wayland Baptist University plans to move their administrative and classroom operations from the Boniface Center facility by 2008.

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

The proposed rezoning will serve to resolve the parking and traffic problems for this area of the community by allowing for the new university use. The loss of residential zoning on the subject site is in conformance with *Anchorage 2020 Anchorage Bowl Comprehensive Plan* as it is in conformance with the land use and density plans of the 1982 Plan, and prior to adoption of the 1982 Plan was known to be an institutional use site. There is no loss of residential density, as the site never has been, and was never expected to, develop residentially.

DISCUSSION:

The proposed zoning is consistent with the Comprehensive Plan. The rezoning proposal meets the requirements of AMC 21.20.090 and 21.05.080. It is important to note that there are a couple of permitting issues regarding the existing building that need to be resolved, but they appear to be able to be resolved. They are regarding a Code Abatement case that has not been closed regarding a 2003 stop-work order, and the need to obtain a Certificate of Occupancy or a Certificate of Completion for permits 03-5467 and 97-5294.


RECOMMENDATION:

The Department finds that the requested rezoning from R-2A to PLI meets the standards of the Comprehensive Plan and AMC 21.20.090 rezoning standards and therefore recommends APPROVAL of the rezoning, subject to the following effective clause:

1. Prior to this rezoning becoming effective, resolve the following:
 - a. Resolve with Code Abatement case 2003-02267.

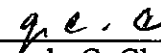
- b. Resolve with Building Safety the requirement to obtain a Certificate of Occupancy or a Certificate of Completion for permits 03-5467 and 97-5294.

Reviewed by:



Tom Nelson
Director

Prepared by:



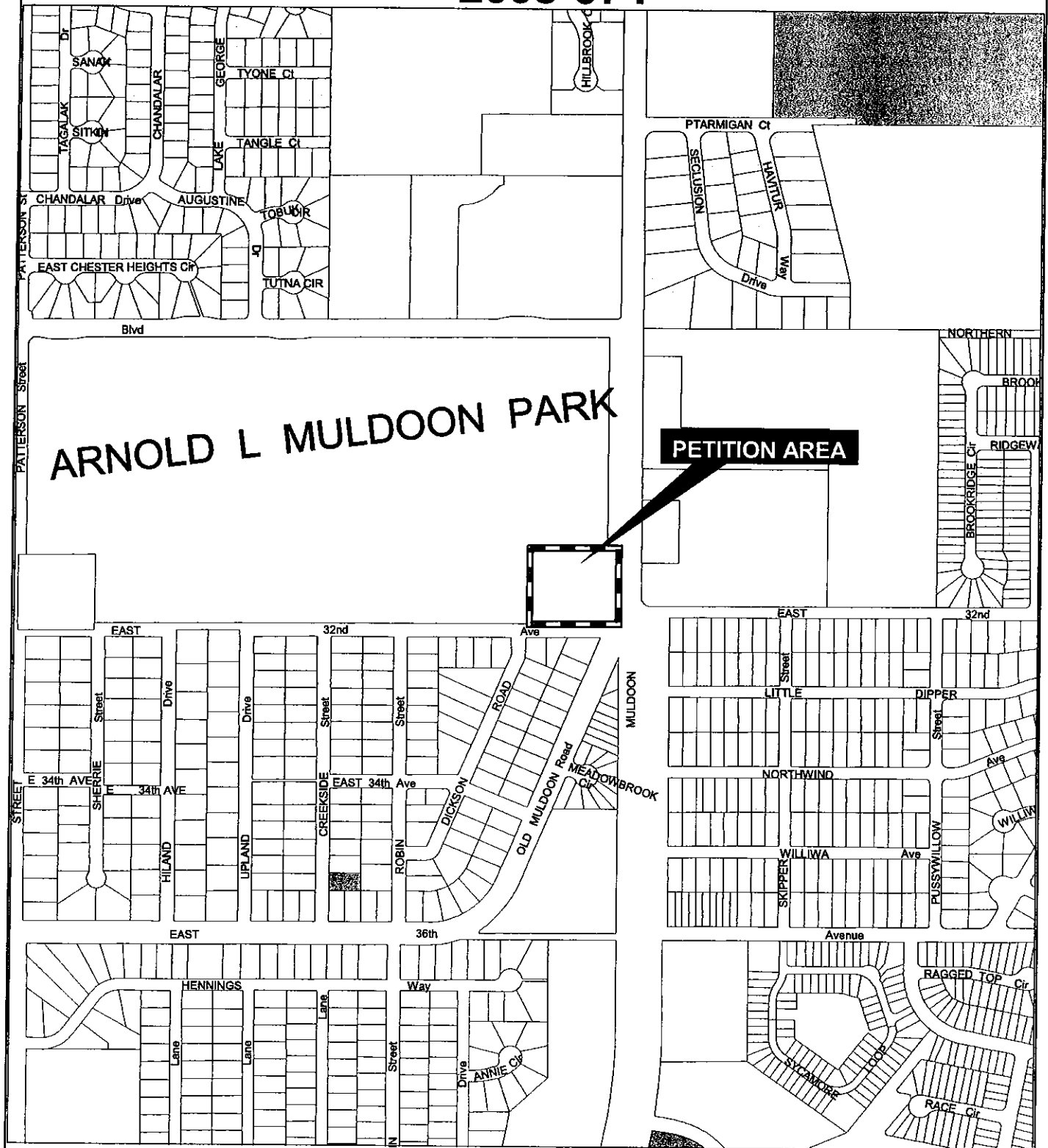
Angela C. Chambers, AICP
Senior Planner

(Case 2005-074, Tax ID 007-401-01)

2

HISTORICAL MAPS AND AS-BUILTS

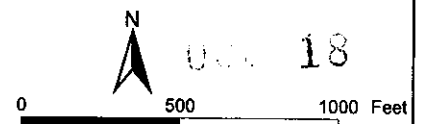
REZONE 2005-074



Municipality of Anchorage
Planning Department

Date: May 11, 2005

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



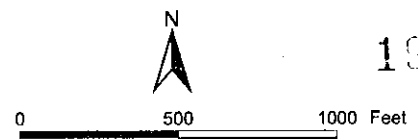
Source: Housing Stock based on 1998 Land Use Inventory
Planning Department, MOA

REZONE 2005-074



Municipality of Anchorage
Planning Department

Date: May 11, 2005



19

Date of Aerial Photography: 2001

3

DEPARTMENTAL COMMENTS

MUNICIPALITY OF ANCHORAGE

RECEIVED

JUN 20 2005


MEMORANDUM

Municipality of Anchorage
Zoning Division

Revised

DATE: June 13, 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 the Planning and Zoning Commission to be heard
July 11, 2005

**S-10950 Villages View Estates Subdivision – Remand from the Board of
Examiners and Appeals to address legal and physical access.**

Physical Planning Division has no comment.

2005-073 Site Plan Review for a Public Park (PLI)

Physical Planning Division recommends approval.

**2005-074 Rezone R-2A to PLI (Public Lands and Institutions) for Tract B,
Arnold L. Muldoon Sub.**

The existing use (church) is allowed under the underlying zoning. The structure is being converted for use as an educational facility. Physical Planning Division has no objection.

2005-075 Site Plan Review, Big Box for New Walmart

This application will be addressed under separate cover.

2005-080 PC (Planned Community District) Ship Creek

This application will be addressed under separate cover.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

JUN 14 2005

DATE: June 13, 2005
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor *L. Frost*
FROM: Lynn McGee, Senior Plan Reviewer *L. McGee*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of July 11, 2005.

Municipality of Anchorage
Zoning Division

Right of Way has reviewed the following case(s) due June 13, 2005.

05-073 Kincaid Park, grid 2221
(Site Plan Review, Public Park)
Right of Way comments to be provided in the project review process.
Review time 15 minutes.

05-074 Arnold L. Muldoon, Tract B, grid 1640
(Rezoning Request, R-2A to PLI)
Right of Way Division is unable to complete the review without an as-built.
Review time 15 minutes.

05-075 Fyfe, Block 1, Lot 1A, grid 1932
(Site Plan Review, Large Retail/Commercial Establishment)
Right of Way Division and Street Maintenance Departments need the centerline of the Juneau Street improvements to be centered in the right of way per MASS standards.
Sheet C-2; relocate the snow storage areas and drainage swales to inside property lines.
Sheet C-3; the drainage pattern, and drainage system, contours missing and invert elevations missing on the culverts and swales.
Ensure the type, size and location of landscaping does not make the driveway entries and interior islands dangerous for pedestrians and vehicles, regardless of the maturity of the trees and shrubs, etc.
Review time 15 minutes.

05-082 Alpine View Estates, Phase 1, Tract A-2C, grid 4815
(Conditional Use, Parking and Landscaping Modifications)
Right of Way Division cannot complete review of the proposal until the plans for the parking and landscaping, and site improvements are provided.
Review time 15 minutes.



Municipality of Anchorage
Development Services Department
Building Safety Division



MEMORANDUM

RECEIVED

DATE: June 13, 2005

JUN 14 2005

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

Municipality of Anchorage
Zoning Division

FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program

SUBJECT: Comments on Cases due June 13, 2005

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

2005 – 073 Site plan review for a public park

No objection

2005 – 074 Rezoning to PLI Public lands & institutions district

No objection

2005 – 075 Site plan review for a large retail/commercial establishment

No objection

2005 – 082 Zoning conditional use for parking and landscaping modifications

No objection

2005 – 083 Rezoning to B-3SL General business district with special limitations

No objections

S10950 Preliminary Plat for 1 tract to be subdivided into 23 lots

No objections

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

JUN 15 2005

Municipality of Anchorage
Zoning Division

DATE: June 15, 2005

TO: Jerry Weaver, Manager, Zoning and Platting Division, Planning Department

FROM: Brian Dean, Land Use Enforcement Supervisor

SUBJECT: Land Use Enforcement Review Comments, Planning and Zoning Commission Case for July 11, 2005

Land Use Enforcement has reviewed the following cases and has comments as noted.

<u>Case #</u>	<u>Legal Description</u>	<u>Grid</u>	<u>Page</u>
2005-074	Arnold L Muldoon Park Tr B	1640	1

Case #: 2005-074
Type: Rezoning to PLI
Subdivision: Arnold L Muldoon Park Tr B
Grid: 1640
Tax ID #: 007-401-01
Zoning: R-2A
Petitioner: Faith Christian Community Church

Platting: 73-72, filed April 12, 1972

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

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

The lot meets the minimum lot area and width for the district.

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

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

3. Rear yard: A minimum of 30 feet or not less than the rear yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum rear yard requirement in the district abutting the rear yard.”

North- R2A
South-R1A
East-B4
West-R2A

The following yard requirements apply:

Front Yard: 10-feet (abuts B4)
Side Yard: 25-feet (abuts residential)
Rear Yard: 30-feet (abuts residential)

Submit an asbuilt survey to Land Use Enforcement showing all buildings on the lot to ensure the structures are in compliance with yard requirements.

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

<u>Lot Size (Acre)</u>	<u>Maximum Lot Coverage</u>
1. Up to 1 acre	30%
2. 1 acre – 5 acres	35%
3. 5 acres – 25 acres	40%
4. Greater than 25 acres	45%”

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

Clear vision area: A clear vision area, as defined in AMC 21.45.020.A, applies to this property.

Legal nonconformities: None established

Enforcement actions: 2003-02267 (Code Abatement). Resolve with Code Abatement case 2003-02267.

Use determination: Property tax records indicate the property is occupied by a church and currently has a tower on the property. The existing uses are permitted.

Permits: Building permit 03-5467 for a tower; 97-5294 for an addition to a church. CO's have not been issued. Resolve with Building Safety the requirement to obtain a Certificate of Occupancy or a Certificate of Completion for permits 03-5467 and 97-5294.

Building height: AMC 21.40.020.H: "Maximum height of structures is unrestricted except as follows:

1. Where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum yard requirement established by subsection F of this section shall be increased one foot for each 1.5 feet in height exceeding 35 feet. This provision shall only apply to the yard adjacent to the residential use district. More restrictive height limits may be imposed by the planning and zoning commission for uses under subsections B and D of this section.
2. Structures shall not interfere with Federal Aviation Administration regulations on airport approaches."

Not applicable for a rezone.

Off-street parking:

AMC 21.45.080.F: "Auditoriums, churches, synagogues, dancehalls, exhibition halls, skating rinks, theaters and other places of public assembly.

1. One parking space is required for every four seats in the principal auditorium or assembly room.
2. Parking space requirements for auditoriums and assembly rooms without fixed seating shall be based on the ratio set out in subsection 1 of this subsection computed on the maximum capacity under the provisions of the Uniform Building Code."

AMC 21.45.080.W.7: "The off-street parking area, including all points of ingress and egress, shall be constructed in accordance with the following standards:

- a. A parking area related to any use within an urban or suburban use district, as defined in section 21.85.020, shall be paved with a concrete or asphalt compound to standards prescribed by the traffic engineer."

AMC 21.45.080.W.8 requires accessible parking for "commercial, industrial, public and institutional uses."

Not applicable for a rezone.

Off-street loading: Not applicable for a rezone.

Landscaping requirements: AMC 21.40.020.L: "All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee."

Not applicable for a rezone.

Fences: AMC 21.45.110.A: "A fence may be constructed at the lot line, provided, however, that front yard fences in residential zoning districts shall not exceed four feet in height..."

Signs: Not applicable for a rezone.

Access: Public streets abut the property. Principal access to them would meet the requirements of AMC 21.45.040.

Not applicable for a rezone.

Stream protection setbacks: The property does not adjoin any stream protected by AMC 21.45.210.

Wetlands: Map 36 shows the property as uplands.

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

Not applicable for a rezone.

Attachments: none

Recommendations: Land Use Enforcement has no adverse comment regarding this case. If approval of this case is granted, Land Use Enforcement recommends the following:

Submit an asbuilt survey to Land Use Enforcement showing all buildings on the lot to ensure the structures are in compliance with yard requirements for the PLI District.

Resolve with Code Abatement case # 2003-02267.

Resolve with Building Safety the requirement to obtain a Certificate of Occupancy or a Certificate of Completion for permits 03-5467 and 97-5294.

(Reviewer: Jillanne M. Inglis)



MUNICIPALITY OF ANCHORAGE
Traffic Department



RECEIVED

MEMORANDUM

JUN 13 2005

DATE: June 8, 2005

Municipality of Anchorage
Zoning Division

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

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Comments, ~~May 16, 2005, Short Plats~~

05-074 Arnold L. Muldoon, Rezone from R-2A to PLI; Grid 1640

Traffic has no comment.

05-083 Chester H. Lloyd; Rezone from B-3SL to B-3SL; Grid 2326

Traffic has no comment.

05-082 Alpine View Estates Phase 1; Conditional Use for parking and landscaping; Girdwood

Traffic has no comment.

S-10950 Village View Estates; Resolve the physical and legal access of this subdivision; Grids 3738 & 3739

Traffic comments remain the same.

05-075 Fyfe; Site Plan Review for a large retail establishment - Wal Mart; Grid 1932

- Construct a curb cut for access to East 58th Court from Juneau Street.
- Remove mugo pines from drive aisle intersections and replace with a shrub that does not require intense pruning to maintain sight distance at intersections.

E-MAILED

Pierce, Eileen A

From: Stewart, Hallie
Sent: Monday, June 13, 2005 4:06 PM
To: Pierce, Eileen A; Stewart, Gloria I.
Subject: 05-073,74,75,80,82,83 & S10950

RECEIVED

JUN 14 2005

Municipality of Anchorage
Zoning Division

DATE: June 13, 2005
TO: Zoning and Platting Division, OPDPW
FROM: Hallie Stewart, Engineering Technician, AWWU
SUBJECT: Planning & Zoning Commission Hearing July 11, 2005
AGENCY COMMENTS DUE June 13, 2005

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

05-073 Kincaid Park Trail Connection (site plan review) Grid 2221

1. AWWU has no objection to the proposed trail plan.

05-074 Arnold L. Muldoon, Tract B (rezone) Grid 1640

1. AWWU water is available to the tract but sanitary sewer is not.
2. AWWU has no objection to the proposed rezone.

05-075 Plat comments (S-11302 Fyfe, Preliminary Plat w/ROW vacation, Grid 1932) must be resolved

1. Petitioner needs to resolve service connection issues with AWWU Field Services.
2. The proposed parcel is currently connected to sanitary sewer and partially assessed. A trunk assessment of approximately \$15,000 will be billed to the Owner for added square footage upon recording of the plat.
3. Connections to water and lateral lines may prompt assessments. In addition, owner will be billed for the cost of existing service lines constructed in Dowling Road upon connection. Contact AWWU at 564-2716 regarding estimated assessments.
4. AWWU has no objection to the proposed right-of-way vacation of Latouche Street. This vacation will affect the extended connection agreement with Stocklin Subdivision.
5. AWWU water and sanitary sewer mains are located within the East 56th Avenue and Dowling Road rights-of-way.
6. Water and sanitary sewer plans (private systems) must be reviewed and approved by AWWU prior to any construction.

05-080 Ship Creek District (rezone) Grid 1230

1. AWWU has water and sanitary sewer mains within the area. All mains require easements

001 29



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 05-24-05

Case: 2005-074

Flood Hazard Zone: C

Map Number: 0242

☐ 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

Pierce, Eileen A

RECEIVED

From: Staff, Alton R.
Sent: Friday, May 20, 2005 5:23 PM
To: Long, Patty R.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Case reviews

MAY 23 2005

**MUNICIPALITY OF ANCHORAGE
PLANNING & ZONING DIVISION**

Case No. 2005-075 People Mover would serve the new Wal-mart from existing stops on the Old Seward Highway. Thanks for including sidewalk connections to the Old Seward as well as Dowling Road.

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

2005-060, 062, 063, 065, 069, 073, 074, 082, 083

The Public Transportation Department has no comment on the following plats:

S10950
S10927-4
S11168
S11335-2
S11336-1
S11360-1
S11361-1
S11368-1
S11369-1
S11367-1
S11338-2
S11373-1
S11374-1
S11375-1
S11376-1
S11278-1
S11379-1
S11381-1

Thank you for the opportunity to review.

Alton Staff
Operations Supervisor
People Mover
907-343-8230

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) <u>Faith Christian Community Church</u>	Name (last name first) <u>DOWL Engineers</u>
Mailing Address <u>4240 Wisconsin Street</u>	Mailing Address <u>4040 B Street</u>
<u>Anchorage, AK 99517</u>	<u>Anchorage, AK 99503</u>
Contact Phone: Day: <u>243-1777</u> Night:	Contact Phone: Day: <u>562-2000</u> Night:
FAX: <u>243-8678</u>	FAX: <u>563-3953</u>
E-mail: <u>faithlake@alaska.com</u>	E-mail: <u>tpotter@dowl.com</u>

*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):	<u>007-401-01-006-06</u>	
Site Street Address:	<u>7801 E. 32nd Avenue</u>	
Current legal description: (use additional sheet if necessary)		
<u>Tract B, Arnold L. Muldoon Subdivision</u>		
Zoning: <u>R-2A</u>	Acreage: <u>2.87 acres</u>	Grid # <u>SW1640</u>

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.

<u>4/19/05</u>	<u>[Signature]</u>
Date	Signature (Agents must provide written proof of authorization)

33

Accepted by: <u>AC</u>	Poster & Affidavit: <u>AC</u>	Fee: <u>46,000</u>	Case Number: <u>2005-074</u>
------------------------	-------------------------------	--------------------	------------------------------

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts: n/a

☐ 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: n/a

☐ 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 ZoneFloodplain: ☒ None ☐ 100 year ☐ 500 yearSeismic 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 035467☐ 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.

EXHIBIT A

STANDARDS FOR ZONING MAP AMENDMENTS

A. CONFORMANCE TO COMPREHENSIVE PLAN

- 1. If the proposed zoning map amendment does not conform to the land use classification map contained in 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;**

Anchorage 2020, Anchorage Bowl Comprehensive Plan does not specifically designate this area. The current R-2A zoning allows for churches within this zoning district and the property has been developed as such for 20 years. Modifying the zoning to PLI, accommodating the location of Wayland Baptist University is moving to a higher level of compatibility with the surrounding uses.

The proposed rezone will allow Wayland Baptist University to utilize the existing building and parking lot for administrative offices and classrooms. They currently hold classes on both military bases and in Wasilla, and will continue to do so. Rezoning this site will result in fewer traffic impacts to the neighborhood. Typically, there are 80 to 120 students attending evening classes held at the main campus from 6:00 to 10:00 pm weeknights and 9:00 am to 5:00 pm on Saturdays. Class times vary and therefore, students will not all be arriving and departing amass. The current parking lot of approximately 132 spaces is more than adequate to meet these parking needs.

Currently, the church holds four services on weekends and is used by various groups and organizations every day and night of the week. Approximately 600 congregants attend Sunday morning services. Parking needs regularly overflow onto 32nd Ave. and to the lot at the corner of Old Muldoon and 32nd Ave, which is also owned by the church. In addition, 250 to 300 people attend Saturday night services and some 200 participants attend Monday evening classes.

These parking problems will be eliminated with the proposed use.

- b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning;**

Not Applicable

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

The proposed use does not conflict with the Plan.

- 2. If the proposed zoning map amendment does not conform to the generalized intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:**

- 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 area or general area, utilizing one of the following criteria:**

Not Applicable

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

Not Applicable

- 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.**

The 2.87-acre property has been developed as a church since 1985. It is, therefore, not available for residential development. The rezone abuts 67.47 acres of park land. The rezone is neither a spot rezone, nor out of character with previously established uses.

- c. **Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or general uses.**

The 1982 *Comprehensive Plan* designates this area as non-residential. The site is currently zoned R-2A and churches are a permitted use in the R-2A zoning district. The Parkside Campus of Faith Christian Community Church currently operates as a permitted use on this 2.87-acre parcel. The existing infrastructure and building have a significant useable life remaining; therefore, residential development is no longer an option for this parcel.

B. A ZONING MAP AMENDMENT MAY BE APPROVED ONLY IF IT IS IN THE BEST INTEREST OF THE PUBLIC, CONSIDERING THE FOLLOWING FACTORS:

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

- a. **Environment.** The site is already fully developed. The site does not contain any wetlands. No further construction will be required.

- b. **Transportation.** The site abuts Muldoon Road, a Class III Major Arterial, to the east. There is, however, no direct vehicular access to the site from Muldoon Road. Access is from either E. 32nd Ave., which abuts the site to the south, or Old Muldoon Road. Both streets are classified as Local Streets in the Official Streets & Highways Plan (OSHP).

There is a People Mover bus stop located on either side of Muldoon Road just south of the subject property, which does accommodate transit/pedestrian access to this site.

- c. **Public Services and Facilities.** All public services and facilities are available to this site. It is located within all relevant service areas including fire, police, Anchorage Roads Drainage Service Area (ARDSA), and building safety.

- d. **Land Use Patterns.**

North: R-2A, Arnold L. Muldoon Park

South: R-1A – Single Family Residential

R-2A – Single Family/Two Family Residential

East: Muldoon Road, B-4 Rural Business, R-2D Single Family/Two Family Residential

West: R-2A, Arnold Muldoon Park

2. **Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning by this application. Explain why you feel the existing land is not sufficient or is not adequate to meet the need for land in this zoning category.**

There are two parcels of vacant publicly owned land in this vicinity. One is the 67.47-acre Arnold L. Muldoon Park zoned R-2A, that abuts the site. This is a dedicated park, owned by the Municipality of Anchorage, and is not available for development. The other is a 25 acre site located on the east side of Muldoon Road. The site is owned by the Anchorage School District and is being held for development as a future elementary school.

3. **When would development occur under the processed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?**

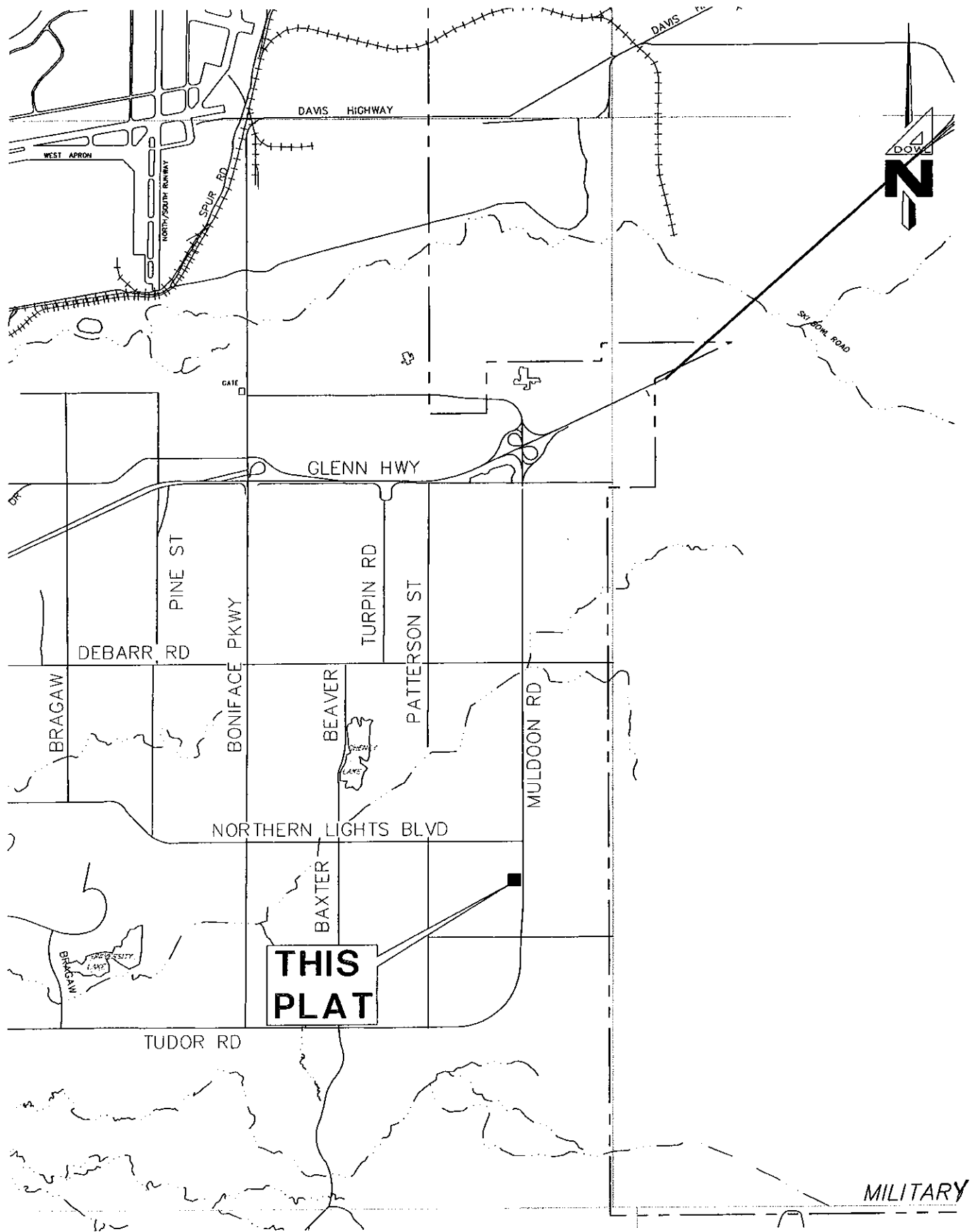
The site is already fully developed and operational; new construction is not necessary. Wayland Baptist University plans to move their administrative and classroom operations from the Boniface Center by 2008. All public services are currently available and operational at the site.

4. **If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community.**

The 1982 *Comprehensive Plan* designates this land as parks and open space. The property has been developed and used as a church and related activities since 1985. The land has not been available for residential purposes since the Planning and Zoning Commission approved the conditional use permit for the church site plan in 1984. Therefore, there is no loss of available residential land associated with this rezone. Since the Comp Plan is implemented by Zoning and the R-2A zoning permits churches, this land was developed in conformance with the Comp Plan as a "non-residential" use.

This rezone does not alter *Anchorage 2020, Anchorage Bowl Comprehensive Plan*. The proposed use will benefit the community in providing access to a small post-secondary education setting. It serves to meet the goal of Policy 87 of *Anchorage 2020*, which is to "Support the life-long learning needs of community residents through a variety of formal and informal educational opportunities".

Attachments: Figure 1 - Vicinity Map
Figure 2 - Location Map
MOA Application for Zoning Map Amendment



W.O. D59097

38



VICINITY MAP
TRACT B, ARNOLD L MULDOON PARK

Figure 1

ARNOLD L. MULDOON PARK

MULDOON



TRACT 1

TOTEM SUBD

TRACT B

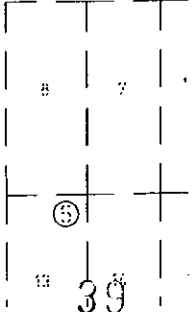
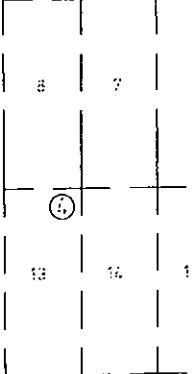
EAST 32nd Ave

EAST 32nd Ave

DICKSON DRIVE

OLD MULDOON ROAD

LITTLE DIPPER Ave



W.O. D59097



LOCATION MAP
TRACT B, ARNOLD L. MULDOON PARK

Figure 2



Faith Christian Community

April 15, 2005

Mr. Tom Nelson, Planning Director
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Subject: Letter of Authorization

Dear Mr. Nelson:

Faith Christian Community is the current owner of Tract B, Arnold L. Muldoon Subdivision, located at 7801 E. 32nd Avenue.

We authorize DOWL Engineers, in accordance with the Anchorage Municipal Code 21.20.050.A.7, to act on our behalf in submitting and processing a Zoning Map Amendment.

Sincerely,

Steve Holsinger,
President
Faith Christian Community

Lakeside Campus

• 4240 Wisconsin Street • Anchorage, AK 99517 •
• 907-243-1777 • Fax: 907-243-8678 •
• e-mail: faithlake@alaska.com •

Parkside Campus

• 7801 East 32nd Avenue • Anchorage, AK 99504 •
• 907-337-2135 • Fax: 907-338-4138 •
• e-mail: faithpark@alaska.com •

Traffic and Parking Review

Faith Christian Community – Parkside Facility

32nd Avenue and Old Muldoon Road

Objective:

To provide a comparison of the current and proposed traffic and parking demand if the existing Faith Christian Community Parkside Center is converted to a Wayland Baptist University Campus.

Current Conditions:

On-Site – The current site is used by the Faith Christian Community to provide religious services and activities for their members throughout the week. The existing buildings provide for administrative offices, a worship area, and various classrooms. The parking lot has approximately 132 parking spaces, which includes 5 disabled spots and four spots signed for first time visitors. Vehicle parking counts taken on Sunday, April 10, 2005 showed 161 vehicles for the 9 AM service and 142 vehicles for the 11 AM service. The extra vehicles spilled over onto Old Muldoon Road and 32nd Avenue. Overall, the Faith Christian Community estimates they currently have approximately 1,800+ weekly visitors to the site for church functions.

Vehicle Access -- The site gains vehicle access via two curb cuts, one from the Old Muldoon Road and 32nd Avenue intersection and one from 32nd Avenue closer to the west property boundary of the site. A review of the MOA crash data for 2000 – 2003 showed no recordable crashes in the area around 32nd Avenue and Old Muldoon Road.

Old Muldoon Road is a 22 – 26' wide strip paved roadway with grassed drainage swales and no curb or gutter. Old Muldoon contains a signed and marked speed hump installed just north of 34th Avenue. The land use along Old Muldoon from 36th Avenue north is residential with a commercial storage yard on the east side at the 36th Avenue location.

32nd Avenue is a 22' wide strip paved roadway with grassed drainage swales and no curb or gutter. The south side of 32nd Avenue west of Old Muldoon Road is residential with the north side land use including the church and the MOA owned Arnold L. Muldoon Park. 32nd Avenue connects with Old Muldoon Road, Dickson Road and Creekside Road to provide access south to 36th Avenue, which has access to Muldoon Road and Patterson Street.

Transit Access – Public transportation has a bus pullout on Muldoon Road approximately 100' south of the 32nd Avenue and Old Muldoon intersection. Route 75-Tudor provides hourly service between Muldoon and the Downtown Transit Center. No physical connection exists from the bus stop to the Parkside facility.

Proposed Usage Conditions:

On-Site – Wayland Baptist University is an accredited school whose mission is to attract students from diverse social-economic, cultural, intellectual, ethnical, religious, and geographical backgrounds to prepare the student in a Christian environment with the academic skills to move productively into a variety of professions or into further academic pursuits. Wayland is leasing space in the Boniface Center and plans to purchase the Faith Christian Community Parkside facility

to serve as its main administrative headquarters. The remainder of the Parkside building will be used for classroom and auditoria purposes. The Administrative staff totals between 12 – 14 during the weekday daytime hours. The current Wayland facilities are distributed around the area with two sites on Elmendorf, one on Fort Richardson, one at Boniface Center and one in the Matanuska Valley. As program growth occurs, they will continue to look to leasing available city-wide space for additional classroom usage. Based upon their current 8 class room usage at Boniface Center, and allowing for growth to the ten classroom maximum at the Parkside facility, it is estimated by Wayland, they will have approximately 685 users visiting the Parkside site each week.

Vehicle Access – No Change

Transit Access – Provide 8' wide path approximately 10' in length to connect the Muldoon Road bus stop/pathway to the intersection of 32nd Avenue and Old Muldoon Road.

Conclusions:

Overall, the change at the Parkside facility from the Faith Christian Community usage to the Wayland Baptist University usage will see a substantial drop in both the number of people and vehicles in the area.

Changes in Number of Users and Vehicles With Wayland University as Owner

	Estimated Weekly Users	Estimated Weekly Vehicles
Current – Faith Christian	1,845	923
Wayland University	685	623
% Change with Wayland	63% reduction	33% reduction

The overall result will be substantial reductions in the impacts on the areas since 1) the Parkside related weekly traffic on Old Muldoon Road and 32nd Avenue will decrease by over 30%, and 2) the number of Wayland user vehicles is less than the available parking spaces so the overflow parking issue is resolved.

5

POSTING AFFIDAVIT



RECEIVED
JUN 17 2005
Municipality of Anchorage
Zoning Division

AFFIDAVIT OF POSTING

CASE NUMBER: 2005-074

I, CHRIS HARRINGTON hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for REZONE. The notice was posted on 17 JUN 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 17 day of JUN, 2005

Signature

LEGAL DESCRIPTION

Tract or Lot B

Block —

Subdivision ARNOLD L. MULDON SUB D.

J:\w G:\CPD\Public\FORMS\Other\DeclAOP.DOC

Faith Christian Comm. Church

6

HISTORICAL INFORMATION

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ARNOLD L MULDOON PARK
TR B

Parcel 007-401-01-000
Owner FAITH CHRISTIAN COMMUNITY

#

Descr VACANT LAND
Site Addr 7801 E 32ND AVE

4240 WISCONSIN AVENUE
ANCHORAGE AK 99517 2801

RELATED CAMA PARCELS

Cross Reference (XRef) Type Legend

Related Parcel(s)	XRef Type	Leased Parcels

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 2005-074 # of Parcels 1 Hearing Date 07/11/2005
Case Type Rezoning to PLI Public lands & institutions district
Legal A request to rezone approximately 2.87 acres from R-2A (Multiple Family Residential) to PLI (Public Lands and Institutions). Arnold L Muldoon Subdivision, Tract B. Located at 7801 E 32nd Avenue.

PLAT

Case Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

PERMITS

Permit Number TOW030008
Project
Work Desc tower permit for alaska digitel
Use TOWERS

BZAP

Action No.
Action Date
Resolution

Status
Type

ALCOHOL LICENSE

Business Address

Applicants Name
Conditions

License Type
Status

PARCEL INFORMATION

OWNER FAITH CHRISTIAN COMMUNITY 4240 WISCONSIN AVENUE ANCHORAGE AK 99517 2801 Deed 2002 0600970 CHANGES: Deed Date Sep 03, 2002 Name Date Sep 19, 2002 Address Date Sep 19, 2002	PARCEL Parcel ID 007-401-01-000 Status Renumber ID 000-000-00-00000 Site Addr 7801 E 32ND AVE Comm Concl SCENIC FOOTHILLS Comments RENUMBERED FROM 00703101000 <div style="text-align: right;"># 01</div>																																			
LEGAL ARNOLD L. MULDOON PARK TR B Unit Plat 730072 Zone R2A SQFT 125,400 Grid SW1640	TAX INFO 2005 Tax 0.00 Balance 0.00 District 003 HISTORY <table border="1"> <thead> <tr> <th></th> <th>Year</th> <th>Building</th> <th>Land</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Assmt Final</td> <td>2003</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Assmt Final</td> <td>2004</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Assmt Final</td> <td>2005</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Exemptions</td> <td colspan="3">RELIGION</td> <td>0</td> </tr> <tr> <td>State Credit</td> <td colspan="3"></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td colspan="3"></td> <td>0</td> </tr> </tbody> </table>		Year	Building	Land	Total	Assmt Final	2003	0	0	0	Assmt Final	2004	0	0	0	Assmt Final	2005	0	0	0	Exemptions	RELIGION			0	State Credit				0	Tax Final				0
	Year	Building	Land	Total																																
Assmt Final	2003	0	0	0																																
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Assmt Final	2005	0	0	0																																
Exemptions	RELIGION			0																																
State Credit				0																																
Tax Final				0																																
PROPERTY INFO <table border="1"> <thead> <tr> <th>#</th> <th>Type</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>RESIDENTIAL</td> <td>VACANT LAND</td> </tr> </tbody> </table>	#	Type	Land Use	01	RESIDENTIAL	VACANT LAND	SALES DATA <table border="1"> <thead> <tr> <th>Mon</th> <th>Year</th> <th>Price</th> <th>Source</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>06</td> <td>1982</td> <td>345,000</td> <td>OTHER</td> <td>LAND SALE</td> </tr> </tbody> </table>	Mon	Year	Price	Source	Type	06	1982	345,000	OTHER	LAND SALE																			
#	Type	Land Use																																		
01	RESIDENTIAL	VACANT LAND																																		
Mon	Year	Price	Source	Type																																
06	1982	345,000	OTHER	LAND SALE																																

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ARNOLD L MULDOON PARK
TR B

Parcel 007-401-01-000

01 of 01

Owner FAITH CHRISTIAN COMMUNITY

Site Addr 7801 E 32ND AVE

4240 WISCONSIN AVENUE
ANCHORAGE AK 99517

LAND INFORMATION

Land Use VACANT LAND
Class RESIDENTIAL
Living Units 000
Community Council 025 SCENIC FOOTHILLS
Entry: Year/Quality 01 1980 0
01 1980 0
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ARNOLD L MULDOON PARK
 Site Addr 7801 E 32ND AVE
 Property Info # Descr VACANT LAND

Parcel 007-401-01-000

01 of 01

Owner FAITH CHRISTIAN COMMUNITY

01

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 ARNOLD L MULDOON PARK
TR B

Parcel 007-401-01-000

01 of 01

01

Owner FAITH CHRISTIAN COMMUNITY

Site Addr 7801 E 32ND AVE
Prop Info # VACANT LAND

4240 WISCONSIN AVENUE
ANCHORAGE AK 99517

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 ARNOLD L MULDOON PARK
TR 8

Parcel 007-401-01-000

01 of 01

01

Owner FAITH CHRISTIAN COMMUNITY

Prop Info # VACANT LAND
Site Addr 7801 E 32ND AVE

4240 WISCONSIN AVENUE
ANCHORAGE AK 99517

BUILDING PERMITS

Permit # TOW030008

03 5467

97 5294

Class Type A

Class Use TOWERS

Date May 06, 2003

Address 7801 E 32ND AVE

Cond Occ/Occ 00000000 I 00000000

Certification

Contract Type OWNER

Name FAITH CHRISTIAN COMMUNITY

E-mail

Phone () -

Fax () -

Address 4240 WISCONSIN AVENUE

City/State/Zip ANCHORAGE AK 99517-2801

Project

Sewer / Water

I PUBLIC

Work Type ADMIN

Work tower permit for alaska digitei

Description

CASES

2005-074

1996-140

2003-130

Case Number 2005-074

of Parcels 1

Hearing Date Monday, July 11, 2005

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ARNOLD L. MULDOON PARK
TR B

Parcel 007-401-01-000

01 of 01

01

Property Info # Descr VACANT LAND

Site Address 7801 E 32ND AVE

Current 09/03/02

FAITH CHRISTIAN COMMUNITY

4240 WISCONSIN AVENUE
ANCHORAGE

AK 99517 2801

3rd

0754 0000 //

GOVERNMENT HILL
CHURCH OF CHRIST

629 HOLLYWOOD DR
ANCHORAGE

AK 99501

Prev

3158 0000 11/21/97

PARKSIDE CHURCH

7801 E 32ND AVENUE
ANCHORAGE

AK 99504

4th

0000 0000 //

00000

2nd

0754 0000 00/00/00

GOVERNMENT HILL
CHURCH OF CHRIST
% PARKSIDE CHURCH
PO BOX 210267
ANCH

AK 99521

5th

0000 0000 //

00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ARNOLD L MULDOON PARK
TR B

Parcel 007-401-01-000

01 of 01

Owner FAITH CHRISTIAN COMMUNITY

#

01

Site Addr 7801 E 32ND AVE
Land Use VACANT LAND

4240 WISCONSIN AVENUE
ANCHORAGE

AK 99517

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 ARNOLD L MULDOON PARK
TR B

Parcel 007-401-01-000 # 01 of 01

Owner FAITH CHRISTIAN COMMUNITY

Site Addr 7801 E 32ND AVE
Prop Info # VACANT LAND

4240 WISCONSIN AVENUE
ANCHORAGE AK 99517

ASSESSMENT

Assessment 03
06

Description SEWER TRUNK
Assessment Area 125,400
Original Assessment 3,762.00
Original Principal 3,762.00
Annual Payment 3,762.00
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

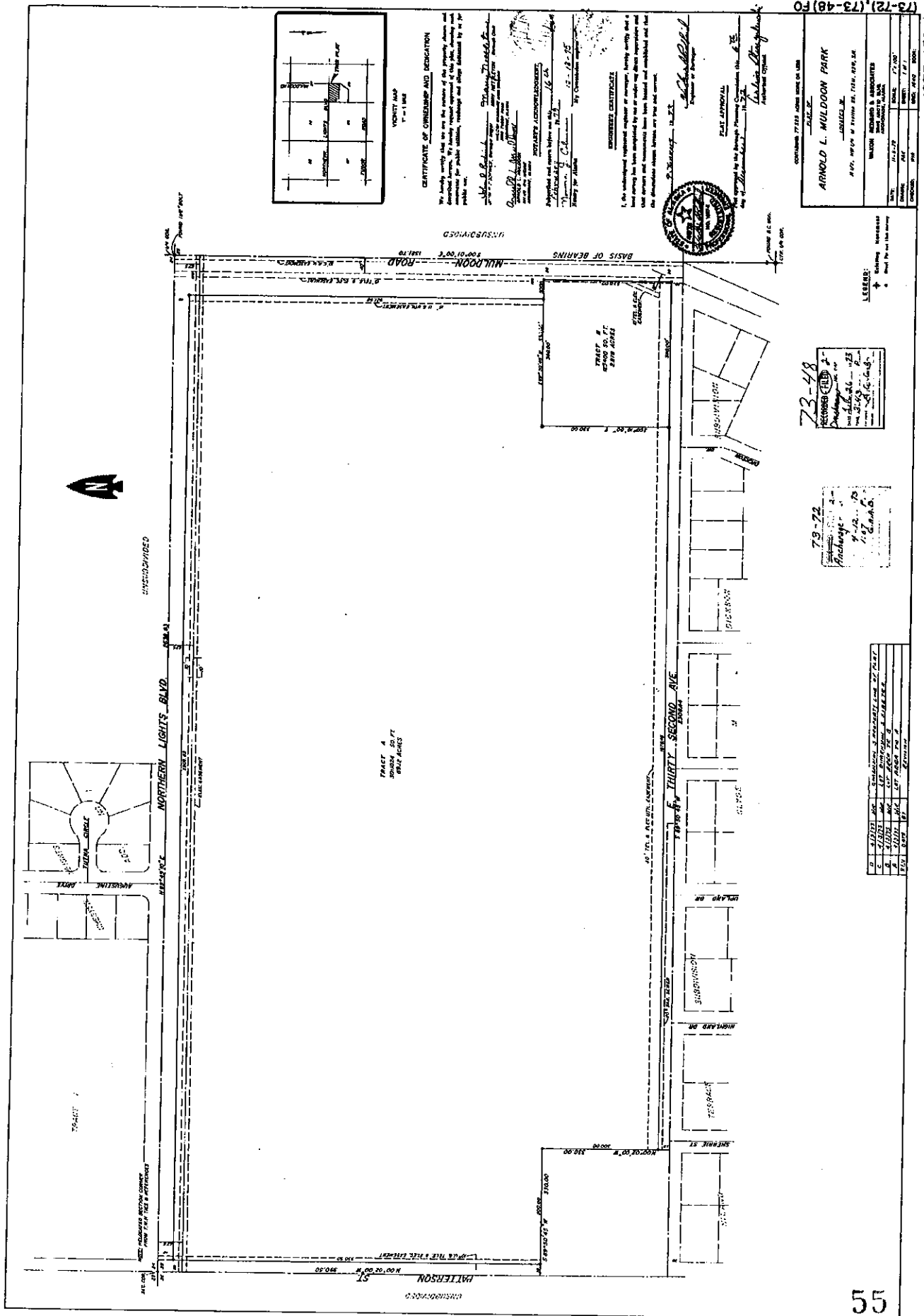
Resolution R91285
W11390

PLAT
730072

Status HISTORY
Total Area 125,400

LAST PAYMENT INFORMATION

Date Monday, October 03, 1994
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00



1973-1974

OWNER	ARNOLD L. MULDOON PARK
ADDRESS	10000 N. 10TH ST. ST. LOUIS, MO. 63114
RECORDS	RECORDS & SURVEYS
DATE	11-1-72
BOOK	171
PAGE	100
INDEX	100

73-72

OWNER	ARNOLD L. MULDOON PARK
ADDRESS	10000 N. 10TH ST. ST. LOUIS, MO. 63114
RECORDS	RECORDS & SURVEYS
DATE	11-1-72
BOOK	171
PAGE	100
INDEX	100

73-48

OWNER	ARNOLD L. MULDOON PARK
ADDRESS	10000 N. 10TH ST. ST. LOUIS, MO. 63114
RECORDS	RECORDS & SURVEYS
DATE	11-1-72
BOOK	171
PAGE	100
INDEX	100

73-72, 73-48, 73-49

OWNER	ARNOLD L. MULDOON PARK
ADDRESS	10000 N. 10TH ST. ST. LOUIS, MO. 63114
RECORDS	RECORDS & SURVEYS
DATE	11-1-72
BOOK	171
PAGE	100
INDEX	100

1973-1974

OWNER	ARNOLD L. MULDOON PARK
ADDRESS	10000 N. 10TH ST. ST. LOUIS, MO. 63114
RECORDS	RECORDS & SURVEYS
DATE	11-1-72
BOOK	171
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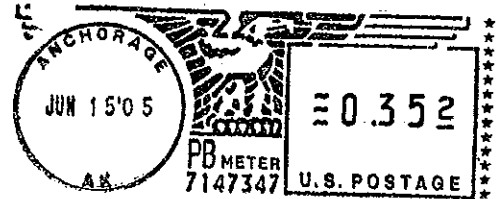
**PLANNING & ZONING
COMMISSION
PUBLIC HEARING
JULY 11, 2005
SUPPLEMENTAL INFORMATION**

***G.2. Case 2005-074*
Rezone to PLI Public Lands &
Institutions District**

Double-sided

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

PRESORTED
FIRST CLASS



007-054-17-000
BAILEY KENNETH R & JODY A
7600 E 32ND AVENUE
ANCHORAGE, AK 99504

RECEIVED

JUL 07 2005

Municipality of Anchorage
Zoning Division

NOTICE OF PUBLIC HEARING - -

Monday, July 11, 2005

Planning Dept Case Number: 2005-074

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

CASE: 2005-074
PETITIONER: Faith Christian Community
REQUEST: Rezoning to PLI Public lands & institutions district
TOTAL AREA: 2.880 acres
SITE ADDRESS: 7801 E 32ND AVE
CURRENT ZONE: R-2A Two-family residential district
COM COUNCIL(S): 1---Scenic Foothills

LEGAL/DETAILS: A request to rezone approximately 2.87 acres from R-2A (Multiple Family Residential) to PLI (Public Lands and Institutions). Arnold L Muldoon Subdivision, Tract B. Located at 7801 E 32nd Avenue.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, July 11, 2005 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: Ken & Jody Bailey

Address: 7600 E. 32nd Ave.

Legal Description: _____

Comments: We do not want the extra traffic in the neighborhood
5 days a week. We want Faith Christian site to remain
for church use.

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

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

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

1. Select a Case: [View Comments](#)

2. View Comments:

Case Num: 2005-074

Rezoning to PLI Public lands & Institutions district

Site Address: 7801 E 32ND AVE

Location: A request to rezone approximately 2.87 acres from R-2A (Multiple Family Residential) to PLI (Public Lands and Institutions). Arnold L Muldoon Subdivision, Tract B. Located at 7801 E 32nd Avenue.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

7/11/05

Gary Solin

3201 Dickson Drive

Anchorage AK 99504

My family has lived at the corner of Dickson and E. 32st since 1984, before a church was built at 7801 E. 32nd. We have put up with parking, noise, and traffic problems since the church was built. If Wayland Baptist uses the building as they said they would, most of the on street parking issues should not occur. Require Wayland Baptist to plow snow and clean their parking lot between the hours of 6Am and Midnight. Two other churches, and Scenic Park School are in the Scenic Park area and none of them do parking lot maintenance at 2AM for the most part, as Parkside church has done for years. The lights and noise from these operations when they approach the parking lot exit at Dickson and E. 32 shine into our bedrooms. Require the zoning change to be dependent on a parking plan that will not impact the neighborhood, and if it does impact the neighborhood make them answerable to the community requiring a public meeting. Also, the refuse company in the winter moves the dumpster away from the screened area which is only screened on 2 sides, not 3 sides, into the parking lot with no screening. The company moves the dumpster because of icy parking lots, and a downhill approach to the current dumpster area. Change the screening from a east-west orientation to a north-south orientation, which is the way the refuse company places the dumpster most of the year anyway. This will allow the dumpster to be screened the whole year. I have been told that the structure at the corner of Old Muldoon road and E. 32nd has been sold by Parkside Church. It is being remodeled back into a house, or that is at least what the workers at the property have told me. If this is the case, this property will not be used mostly as a parking lot. If something different is actually happening and Wayland Baptist will be the owner of this property also, do not allow them to use this property as a parking lot. Do not allow any additional upgrades to the cell phone tower on

this property, have them upgrade the cell phone tower in the storage yard on E. 36th which is a block away. Having a cell phone tower on the border with a city park is ugly. Make the applicants answerable to the community if they do not live up to what they have said they will do if they actually get this property.

[Zoning & Platting Cases On-line website](#)

Content Information**Content ID :** 003381**Type:** Ordinance - AO

Title: Planning and Zoning Commission recommendation of approval for a rezoning from R-2A (Two Family Residential District – Large Lot) to PLI (Public Lands and Institutions) for Tract B, Arnold L. Muldoon Subdivision, generally located on the northwest corner o

Author: weaverjt**Initiating Dept:** Planning

Description: Planning and Zoning Commission recommendation for a rezoning from R-2A (Two Family Residential District – Large Lot) to PLI (Public Lands and Institutions) for Tract B, Arnold L. Muldoon Subdivision.

Date Prepared: 10/6/05 2:30 PM**Director Name:** Tom Nelson

Assembly Meeting Date 10/25/05
MM/DD/YY:

Public Hearing Date 11/22/05
MM/DD/YY:

M.O.A.
 2005 OCT 17 AM 11:37
 CLERKS OFFICE

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	10/6/05 2:33 PM	Checkin	weaverjt	Public	003381
Planning_SubWorkflow	10/7/05 9:11 AM	Approve	nelsontp	Public	003381
ECD_SubWorkflow	10/7/05 10:10 AM	Approve	thomasm	Public	003381
OMB_SubWorkflow	10/11/05 10:57 AM	Approve	mitsonjl	Public	003381
Legal_SubWorkflow	10/12/05 5:40 PM	Approve	fehlenrl	Public	003381
MuniManager_SubWorkflow	10/14/05 9:43 AM	Approve	leblancdc	Public	003381
MuniMgrCoord_SubWorkflow	10/14/05 3:20 PM	Approve	abbottmk	Public	003381