

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: December 13, 2005

CLERK'S OFFICE

APPROVED

Date: 1-31-06  
Anchorage, Alaska  
AO 2005- 186

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 1.88 ACRES, FROM PLI (PUBLIC LANDS AND  
INSTITUTIONS DISTRICT) TO R-O (RESIDENTIAL OFFICE DISTRICT), FOR  
PROVIDENCE-CHESTER CREEK SUBDIVISION, TRACT D-2; GENERALLY  
LOCATED AT THE SOUTHWEST CORNER OF PROVIDENCE DRIVE AND PIPER  
STREET.

(University Area Community Council) (Planning and Zoning Commission Case 2005-127)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Providence-Chester Creek Subdivision, Tract D-2, containing approximately 1.88  
acres, as shown on Exhibit A.

**Section 2.** This ordinance shall become 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 31st  
day of January 2006.

ATTEST:

Chair

Municipal Clerk

(Tax Identification Number 004-202-14)

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

AO Number: 2005-186

Title: Planning and Zoning Commission recommendation of approval  
for a rezoning from PLI (Public Lands and Institutions) to R-O  
(Residential Office District) for Providence-Chester Creek  
Subdivision, Tract D-2; Case 2005-127

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>			
	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**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: Approval of the rezoning should have no significant change to the assessed valuation due to its exempt status.

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 883 -2005

**Meeting Date:** December 13, 2005

**From:** Mayor

**Subject:** Planning and Zoning Commission Recommendation of Approval for a Rezoning from PLI (Public Lands and Institutions District) to R-O (Residential Office District) for Providence-Chester Creek Subdivision, Tract D-2.

1 The Alaska Mental Health Trust Land Office requested R-O zoning for the property  
2 located at the southwest corner of Providence Drive and Piper Street. They plan to  
3 develop a professional office building that will be supportive of the institutional uses in  
4 the *U-Med District Plan*, with an emphasis on medically related services.

5  
6 While this use is permitted in the PLI District as a conditional use, development of any  
7 PLI use on this property is problematic and limited, given the unusual and irregular lot  
8 configuration and the required larger PLI yard setbacks compared to the R-O District  
9 standards. The PLI District requires 25-foot front and side yard setbacks and a 30-foot  
10 rear yard setback. The R-O District requires 10-foot front and rear yard setbacks, 5-feet  
11 adjacent to residential districts, otherwise none.

12  
13 The irregular shape of this parcel is the result of tracting out the road easements for the  
14 alignment of Piper from 40<sup>th</sup> Avenue to Providence Drive. It is one of two parcels that  
15 were created from the McLaughlin Youth Center Subdivision which contained the old  
16 access road that led to the signal at Providence Drive, and the interior drive that led to  
17 the old Alaska Psychiatric Institute (API ) which has now been realigned.

18  
19 Two conceptual site plans were presented to the Planning and Zoning Commission to  
20 illustrate two different building footprints, and to show that required parking will be  
21 provided. Neither plan would be possible under the PLI District yard setbacks, but are  
22 possible with R-O District yard setbacks. The building design and orientation, as well  
23 as parking, will conform to the design guidelines from the *U-Med District Plan* to the  
24 extent possible, and access to the site will be via Piper Street.

25  
26 The Commission determined that R-O zoning did not constitute spot zoning. The  
27 property is greater than 1.75 acres, the R-O and PLI District uses are similar and

1 consistent with respect to the medical and professional office uses, and that the *U-Med*  
2 *District Plan* designates this area for medical and office uses. The Commission  
3 determined R-O yard setbacks permit better utilization and development of the  
4 irregularly shaped property. The R-O and PLI District uses are similar and consistent  
5 with respect to the medical and professional office uses. The Commission found the  
6 smaller yard setbacks are preferable and appropriate in this case.

7  
8 The Planning and Zoning Commission voted unanimously, seven ayes, no nays, to  
9 recommend approval of the R-O zoning. The Commission found that the rezoning was  
10 housekeeping in nature, and met the standards of the *Anchorage 2020 Anchorage Bowl*  
11 *Comprehensive Plan*, *U-Med District Plan* and AMC 21.20.090, the rezoning standards.

12  
13 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
14 COMMISSION RECOMMENDATION FOR THE ZONING REQUEST.

15  
16 Prepared by: Jerry T. Weaver, Jr., Zoning Administrator, Planning Department

17 Concur: Tom Nelson, Director, Planning Department

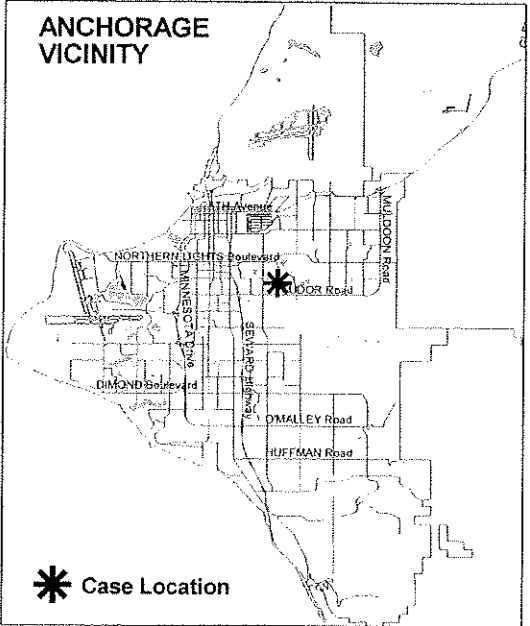
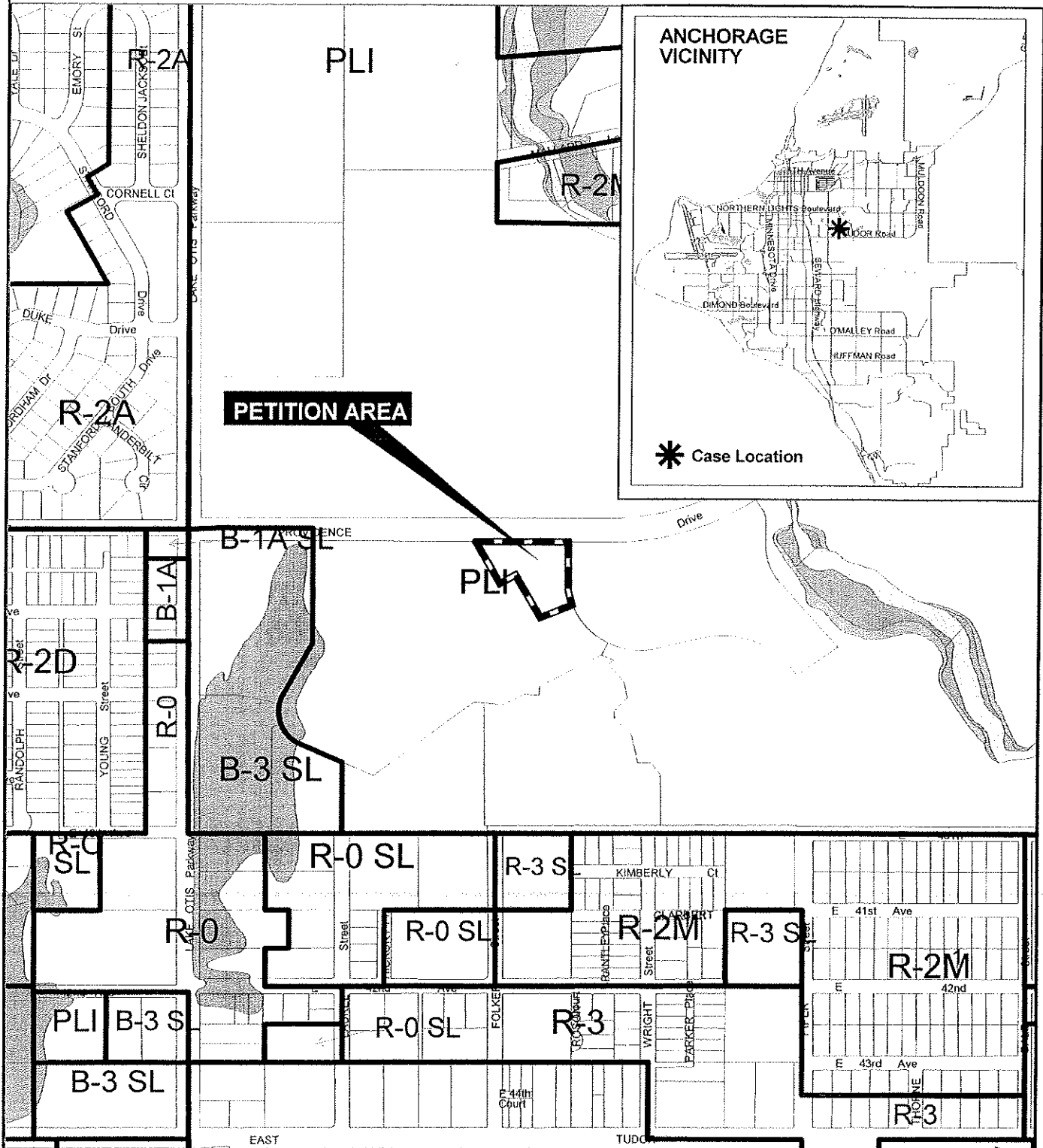
18 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
19 Community Development

20 Concur: Denis C. LeBlanc, Municipal Manager

21 Respectfully submitted: Mark Begich, Mayor

# REZONE 2005-127

# EXHIBIT A



Municipality of Anchorage  
Planning Department

Date: August 10, 2005

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-059**

A RESOLUTION APPROVING REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-0 (RESIDENTIAL OFFICE DISTRICT) OF PROVIDENCE-CHESTER CREEK SUBDIVISION, TRACT D-2, CONTAINING APPROXIMATELY 1.88 ACRES; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF PROVIDENCE DRIVE AND PIPER STREET.

(Case 2005-127 Tax I.D. No. 004-202-14)

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WHEREAS, a request has been received from the Alaska Mental Health Trust Land Office, State of Alaska to rezone approximately 1.88 acres from PLI (Public Lands and Institutions) to R-0 (Residential-Office District), generally located at the southwest corner of Providence Drive and Piper Street, and

WHEREAS, notices were published, posted and 151 public hearing notices were mailed and a public hearing was held on October 3, 2005.

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

A. The Commission makes the following findings of fact:

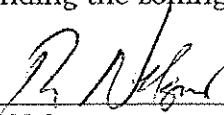
1. The petitioner is requesting R-O zoning for Tract D-2. The Mental Health Trust Land Office proposes to develop a professional office building supportive of the institutional uses in the U-Med District, with an emphasis on medically related services. Building design and orientation, as well as parking areas, will conform to the design guidelines from the *U-Med Plan* to the extent possible. While the professional office uses are permitted as a conditional use in the PLI District, development of any PLI use on this property is problematic given the unusual irregular shaped lot configuration and the required large PLI yard setbacks. PLI setbacks result in a very limited remaining building envelope.
2. The Mental Health Trust Land Office intends to retain ownership of the parcel and continue to lease it for the long-term; similar to what has been done with Tracts 1 and 2 on Lake Otis Parkway and Providence Drive.
3. The subject parcel is one of two parcels that were split off from the McLaughlin tract that were excess to McLaughlin's needs. It contains the old access that led to the signal at Providence Drive and the interior drive that led to the old API, and which has now been realigned. A right-turn lane has now been added on Providence Drive, and as part of the extension of Piper Street from East 40<sup>th</sup> Avenue to Providence Drive and a widening has occurred on Piper Street with a median down the middle and a separated bike trail on the west side. Access was consolidated to the new API, old APPI, and to the east side of McLaughlin. There is no access allowed to Providence from this parcel. There is a combined access road for McLaughlin and API and this parcel to Piper.

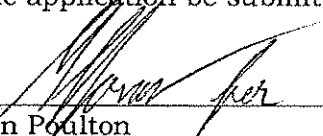
4. Two conceptual site plans were prepared illustrating a building footprint and parking. Neither plan would be possible with the PLI setbacks, but is possible with the R-0 setbacks. Under the R-0 the building would be close to intersections, bus stops, pedestrian corridors on Providence and Piper, which is consistent with the *U-Med District* design guidelines.
5. The Commission determined *Anchorage 2020* Policy #21 is intended to protect residential classified property from being rezoned to a commercial category unless it is in a plan. In this case the rezoning is from PLI, which is an institutional category with no residential component, to R-0 which is a commercial category with a residential component.
6. Policy #23 lists characteristics of Major Employment Centers. The Commission determined that employment density refers to gross acreage density of the entire *U-Med District* and not to individual parcels. The Commission determined that Policy #23 and the design guidelines found in the *U-Med Plan* are generally consistent.
7. The Department proposed a special limitation of an Administrative Site Plan Review for compatibility and consistency with the design guidelines found in the *U-Med Plan*. A discussion followed whether a site plan review is necessary, and if required, whether it should be an effective clause or a special limitation. It was also noted that the Commission has been on record opposing placing any new special limitations on rezonings until the Assembly resolves whether special limitations will continue, fall under the nonconforming chapter, or be eliminated under the new Title 21 Land Use Code. A special limitation such as a site plan review should not carry forward indefinitely once it is met; it causes complications such as anytime there is a review of a lease or an insurance question.
8. The petitioner believed a special limitation was preferable to an effective clause, however, preferred that when they lease property it would be better to know that the property had been rezoned to R-0 with no effective clause or special limitation.
9. R-0 zoning of this parcel does not constitute a spot zoning; it is greater than 1.75 acres; the R-0 and PLI districts are similar and consistent with respect to the medical and professional office uses, but have significantly different yard setbacks. The *U-Med Plan* designates this area for medical and office uses.
10. The Commission found that the rezoning conforms to *Anchorage 2020* and specifically to the *U-Med District Plan*, that development will be compatible and consistent with the *U-Med District Plan* design guidelines to the maximum extent possible. Rezoning to R-0 is housekeeping in nature. It will allow better utilization of the property and create better access and parking. Without this rezoning it would be difficult to put a building on the property where the parking is convenient to the building. There is ample ability to apply the design guidelines of the *U-Med Plan* through the building permit process.

11. An amendment to the motion to approve R-O zoning to require a special limitation for administrative site plan review failed (four yes, three no). A motion calling for an effective clause of the same requirement also failed (four yes, three no).
  12. There was no objection to the main motion to rezone to R-O. Most of the design guidelines typically reviewed in a site plan review already exist, such as access. Landscaping and pedestrian access will be reviewed at the time the building permit application is reviewed. So long as the footprint of the building meets the requirements of the zoning district, it can be built. The petitioner does not intend to develop housing, noting that professional office development will result in the highest and best use of the site, including the highest revenue. The main motion carried: seven in favor, zero opposed. The motion passed.
- B. The Commission recommends the above rezoning be approved by the Anchorage Assembly.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 3rd day of October 2005.

7<sup>th</sup> ADOPTED by the Anchorage Municipal Planning and Zoning Commission this day of Nov 2005. If the Planning and Zoning Commission recommends that the Assembly disapprove a zoning map amendment, that action is final unless within 20 days of the Commission's written resolution recommending disapproval, the applicant may file a written statement with the municipal clerk requesting that an ordinance amending the zoning map in accordance with the application be submitted to the Assembly.

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

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

(Case 2005-127)  
(Tax ID No. 004-202-14)

ma



**F. REGULAR AGENDA - None**

**G. PUBLIC HEARINGS**

1.     **2005-118**                   Municipality of Anchorage. Hillside Sub-Area Transportation Study, performed for 550-acres of the Hillside area. The site is situated between existing residential homes/lots located south of Rabbit Creek Road, east of Goldenview Drive, and west of Carl Road.

***POSTPONED TO OCTOBER 10, 2005***

2.     **2005-127**                   State of Alaska & Alaska Mental Health Trust. A request to rezone approximately 1.89 acres from PLI (Public Lands and Institutions) to R-O (Residential Office). Providence-Chester Creek Subdivision, Tract D-2. Located on the southwest corner of Providence Drive and Piper.

Staff member MARY AUTOR stated 151 public hearing notices were mailed and no comments were returned. There was no comment from the community council. She described this request to rezone 1.89 acres from PLI to R-O. This property is irregularly shaped and in many ways is a remnant parcel that is the result of a platting action. Because of the irregularity of the boundaries, development of the lot is challenging under the PLI district given its yard setbacks. MS. AUTOR referred to an aerial photograph overlain with the yard setbacks of the PLI and the R-O zoning districts. The petitioner provided two conceptual layouts with two building sizes and footprints with related parking for development of this parcel. There is a natural berm with vegetation at the northeast corner of this property. The rest of the lot slopes downward and is generally level to the street. The Department found that the rezoning request is consistent with both the Anchorage 2020 Plan, which locates this property in a major employment center/redevelopment/mixed use area, and the 2003 U-Med District Plan, which shows it as a redevelopment priority area. The property is owned by the AMHTA. They desire to construct an office building that will likely be primarily medical, but is not limited to medical. The uses allowed in R-O and PLI zoning districts are the same with respect to medical and office uses. The U-Med Plan describes design guidelines addressing such things as development phasing, gateway presentation on major streets, district identity, open space, and access, circulation, and parking. This area of the campus in which the subject

parcel lies is already designed with regard to circulation and access. Access will be taken via a common driveway off of Piper Street that leads to McLaughlin and API. Pedestrian access will be provided to Piper Street, which has a trail on the west side. The Department found that this rezoning request is consistent with the review criteria for a rezoning. The U-Med Plan provides guidelines that are general, many of which have already been satisfied as a result of the other development that has occurred in this area, including the new API building, the development of Piper Street, and so forth. The Department considered whether or not a requirement for an administrative site plan review should be a condition, special limitation, or effective clause. The Department was aware the Commission does not favor use of special limitations at this time.

COMMISSIONER G. JONES asked for clarification of the remark regarding a requirement for a special limitation. MS. AUTOR explained that in previous rezonings the Commission has stated it is not necessarily inclined to impose special limitations on land given that a revision to Title 21 is underway. There is some discussion at this time of how to address special limitations when the Land Use Plan Map and recommendations for areawide rezonings are undertaken. COMMISSIONER G. JONES noted that the recommendation in the packet refers to a special limitation for an Administrative Site Plan Review, which would typically be an effective clause rather than a special limitation. MS. AUTOR noted that making this requirement an effective clause could encumber the petitioner from proceeding with getting financing to do the building. COMMISSIONER G. JONES indicated that, in his experience, an effective clause does not affect securing financing. He presumed that the site plan review must take into account the design guidelines in the U-Med Plan. MS. AUTOR replied that this is correct.

COMMISSIONER PEASE noted that item 4 on Planning Staff Analysis page 10 refers to 14.02 acres of land classified as public lands and institutions and she was unsure of this reference. MS. AUTOR stated this was an error; it was a reference to the 14.02 acres within this overall campus that abuts Lake Otis. COMMISSIONER PEASE asked how the Staff analysis addresses Anchorage 2020 Comprehensive Plan Policy #21 "Rezoning property to commercial use is only permitted when designated in an adopted plan." MS. AUTOR stated the U-Med Plan was adopted in 2003 and this rezoning is consistent with the master plan requirements of the institutions within the U-Med District. The AMHTA is the major property owner in this area. COMMISSIONER PEASE noted that Policy #23 was cited in the Staff analysis but she did not see reference to future site plan review for consistency with Policy #23. MS. AUTOR stated Policy #23 is consistent with the design guidelines found

on pages 40-44 of the U-Med Plan. COMMISSIONER PEASE secured a copy of the U-Med Plan for review.

COMMISSIONER G. JONES noted he did not see discussion about the minimum size requirements for a rezoning. He asked if this request constitutes a spot zone. MS. AUTOR stated that a spot zone is less than 1.75 acres and this site is 1.88 acres. The R-O and PLI zoning districts are consistent with respect to the campus uses and more particularly to medical uses. COMMISSIONER G. JONES noted in response to Ms. Pease's earlier question that this area is designated for medical and office uses in the U-Med Plan and the R-O zoning would allow those uses.

The public hearing was opened.

TIM POTTER, representing the petitioner, introduced ALISON SMITH with the AMHTA Trust Land Office. He found this rezoning to be housekeeping in nature. This case is before the Commission because of the problematic situation created by the PLI setbacks on this unusually shaped piece of property. He reviewed an aerial photograph of the campus area, explaining the area was rezoned twice in order to consummate a land trade agreement between the AMHTA, Department of Natural Resources, Providence Hospital and the University of Alaska. He reviewed the ultimate ownership of the various tracts within the campus. Piper Street was realigned through the campus. Two parcels were split off from McLaughlin that were excess to McLaughlin's needs and Tract D2 is one. Tract D2 contained the old access that led to the signal and the interior drive that led to the old API, which has now been realigned. A right-turn lane has now been added on Providence Drive, a widening is occurring on Piper Street with a median down the middle and a separated bike trail on the west side, and access was consolidated to the new API, old API, and to the east side of McLaughlin. As part of the allocation of Tract D2 there was agreement that there would be no access to Providence Drive and that there be a combined access of McLaughlin and API. McLaughlin has a separate parking lot with a buffer strip. Applying the PLI setbacks greatly restricts what could be developed on Tract D2. It was felt that R-O is effectively the same as the PLI zone, except for yard setbacks, and the same uses would likely result. The likely development of the parcel is a medical office building or some building in support of the medical district. Two site plans were prepared, one with a building at the corner built into the existing hill and the other with a more linear building. Neither plan would be possible with the PLI setbacks, but would be possible with the R-O setbacks. Under the R-O zone, the building would be close to intersections, bus stops, pedestrian corridors on Providence Drive, and the new Piper Street. MR. POTTER believed that Anchorage 2020 Policy #21 was intended to protect residential property from being rezoned to commercial unless it is in a plan. In this case the rezoning is from PLI, which has no residential component, to R-O. There is no objection to the special limitation proposed by Staff. The Trust Land Office believes that

when it leases this property, which involves a public process, it would be better to know that the property has been rezoned to R-O rather than there being an ordinance that says a rezoning will occur once there is a site plan review. Therefore, the special limitation is preferable to an effective clause. MR. POTTER stated that the building permit review process includes a review by Zoning Compliance, which will consider the U-Med Plan and items on pages 40-44 of that plan should be considered.

COMMISSIONER WIELECHOWSKI asked what number of employees might be located on this site. MR. POTTER replied that the use is not known, but he would estimate 120 total employees.

The public hearing was closed.

COMMISSIONER G. JONES noted that typically site plan reviews are required because of a unique characteristic or requirement. He asked if that is the case here. MS. AUTOR believed this was not the case because of the size of the lot or because of the intent of the AMHTA, which has already proven their concern is also adherence to the U-Med Plan. COMMISSIONER G. JONES asked if Ms. Autor felt the administrative site plan review is necessary. MS. AUTOR stated that many of the guidelines have already been satisfied and the concept plan demonstrates adherence to the U-Med Plan in terms of building location, building mass, and the relation of the building to roadways. COMMISSIONER G. JONES noted that the property could be sold and the next owner could build what they want. He asked if there are critical issues associated with the site that merit another review before it is developed. MS. AUTOR did not think there were.

COMMISSIONER PEASE stated she reviewed pages 40-44 of the U-Med Plan and the one item that is not carried over from Policy #23 is the employment density that is desired in major employment centers. She asked how the intent for that employment density is being fulfilled without further review. MS. AUTOR stated that Policy #23 recommends more than 50 employees per acre, this site is 1.88 acres and Mr. Potter has on the record indicated that 120 employees are projected.

COMMISSIONER WIELECHOWSKI asked if there is a mechanism to make the density in Policy #23 binding. MS. AUTOR replied that a special limitation could be applied, but she thought that in addition to medical office, there could be services with fewer employees but that would still be as supportive to the medical uses in the district. She did not know if a restriction on employment density was desirable, if it precluded those uses.

COMMISSIONER T. JONES felt that employee density refers to the entire U-Med District and not individual parcels. MS. AUTOR agreed that all of the parcels

included in the campus are included in the calculation of gross employment density.

COMMISSIONER G. JONES moved for approval of a rezoning from PLI to R-O.  
COMMISSIONER T. JONES seconded.

COMMISSIONER G. JONES staff pointed out how the rezoning conforms to the Anchorage 2020 Comprehensive Plan and specifically to the U-Med District Plan. This rezoning is housekeeping in nature and would allow better utilization of the property and create better access and parking. Without this rezoning, it would be difficult to put a building on the property where the parking is convenient to the building. He believed that through the building permit process there will be ample opportunity to impose the requirements of the U-Med Plan and the design guidelines located therein.

COMMISSIONER T. JONES supported the motion finding that R-O zoning is consistent both with Anchorage 2020 and with the U-Med Plan. She noted that from a personal safety standpoint she found it very attractive to have smaller setbacks from where building occupants would be and walkways and streets. She believed the types of uses that will locate on this site would support the activities in the area. She did not object to not requiring an administrative site plan review.

COMMISSIONER WIELECHOWSKI had no objection to the rezoning to R-O. He noted that Physical Planning recommends a special limitation or effective clause for an administrative site plan review. He did not know why this was not desirable. COMMISSIONER G. JONES responded that he did not want to see a site plan review as a special limitation because that runs with the land; he felt that such a requirement is most appropriate as an effective clause. He noted that he had asked Staff what would need an administrative site plan review and the response was that there was nothing, so he felt it was not necessary. COMMISSIONER T. JONES asked for clarification whether the AMHTA would continue to own this land. ALISON SMITH replied that the AMHTA intends to retain ownership of the parcel and continue to lease it for the long-term, similar to what has been done with Tracts 1 and 2 on Lake Otis Parkway and Providence Drive. COMMISSIONER T. JONES remarked that this site is surrounded by existing tenants and development on property that will continue to be owned by the current owner, and she believed there may be programmatic issues to be considered in relation to one of those nearby uses. She believed that the AMHTA would cause its properties to be developed in such a way to receive the maximum benefit for its clients.

COMMISSIONER PEASE asked if the building permit reviewer would review the U-Med Plan, specifically pages 40-44, as part of the building permit review. COMMISSIONER G. JONES replied that in his experience building permit

reviewers use plans in their review and he would expect they would use the U-Med Plan as a part of the Comprehensive Plan.

COMMISSIONER WIELECHOWSKI reviewed the permitted uses in R-O, noting that once this property is rezoned to R-O with no administrative site plan review or requirement to coordinate with the U-Med Plan, in theory the land could be sold and a use developed that is not consistent with the U-Med Plan. He suggested a friendly amendment to include the special limitation recommended by Staff. COMMISSIONER G. JONES stated he would agree to an effective date clause, but not a special limitation. COMMISSIONER T. JONES objected to the friendly amendment.

COMMISSIONER WIELECHOWSKI moved to amend to include the special limitation recommended by Staff. COMMISSIONER PEASE seconded.

COMMISSIONER SIMONIAN asked what complication arises if a special limitation is placed on this zoning. COMMISSIONER G. JONES explained that any time there is review of a lease or an insurance question, for instance, a call is generated to a lawyer and the municipality, resulting in several days of review. He stated the property should not carry the special limitation indefinitely, if the site plan review requirement is met. COMMISSIONER SIMONIAN asked, if an effective clause is imposed, there is a site plan review and a building is built, but then owners change hands, the goal would still be met by the fact that the site plan review has occurred and the use is consistent with the U-Med Plan. COMMISSIONER G. JONES stated that at any time there is a building permit application, Building Safety should be reviewing the Comprehensive Plan and U-Med Plan policies. COMMISSIONER SIMONIAN understood that a special limitation does not serve the future purpose of ensuring that the U-Med Plan than does an effective clause. COMMISSIONER G. JONES replied that it would only in the case that the building were demolished and rebuilt. However, if the Comprehensive Plan is followed through the building permit process, this should not matter. COMMISSIONER PEASE preferred that the amendment require an effective clause, but she nevertheless supported the special limitation because she thought it was the Commission's responsibility to ensure that comprehensive plans, including the U-Med Plan, are enacted. She did not hear that the building permit reviewer would in fact review the U-Med Plan.

COMMISSIONER T. JONES did not support the amendment noting that many of the things typically reviewed in a site plan review already exist, such as include access. Landscaping will be reviewed at the time the building permit application is reviewed. So long as the footprint of the building meets the requirements of the zoning district, it can be built. She did not have any objection to a by right R-O use on this parcel. She was not concerned with the property being developed with housing, believing that the owner wants the highest revenue from the site.

COMMISSIONER SIMONIAN reluctantly supported the amendment. She favored an effective clause over a special limitation, but noted that the petitioner did not oppose the special limitation.

CHAIR POULTON did not support the amendment for the reasons stated by Ms. Jones coupled with the fact that the U-Med Plan is in place and the AMHTA will exist for some time and does want to achieve the highest and best use of the land.

Amendment

AYE: Isham, Pease, Simonian, Wielechowski,

NAY: T. Jones, Poulton, G. Jones

FAILED

COMMISSIONER WIELECHOWSKI suggested a friendly amendment to include an effective clause to require an administrative site plan review.

COMMISSIONER T. JONES did not accept this as a friendly amendment.

COMMISSIONER WIELECHOWSKI moved to include an effective clause to require an administrative site plan review. COMMISSIONER PEASE seconded.

Amendment

AYE: Isham, Pease, Simonian, Wielechowski,

NAY: T. Jones, Poulton, G. Jones

FAILED

Main Motion

AYE: Isham, Pease, T. Jones, Poulton, G. Jones, Simonian, Wielechowski,

NAY: None

PASSED

**3. 2005-129**

Tesoro Refining and Marketing Company. A request to rezone approximately 1.53 acres from B-1BSL (Community Business District with Special Limitations) to B-1BSL (Community Business District with Special Limitations) in order to change the Special Limitations currently in place. Raspberry Center Subdivision, Lot 1A. Located at 6820 Northwood Drive.

**PLANNING DEPARTMENT  
PLANNING STAFF ANALYSIS  
REZONING**

**G.2.**

**DATE:** October 3, 2005

**CASE NO.:** 2005-127

**APPLICANT:** Mental Health Trust Land (MHTL) Office  
State of Alaska

**REPRESENTATIVE:** Tim Potter, Dowl Engineers

**REQUEST:** A request to rezone approximately 1.88 acres  
from PLI (Public Lands & Institutions) to R-O  
(Residential-Office District)

**LOCATION:** Tract D-2, Providence-Chester Creek Subdivision;  
generally located at the southeast corner of Piper  
Street and Providence Drive

**SITE ADDRESS:** No site address

**COMMUNITY COUNCIL:** University Area

**TAX NUMBER:** 004-202-14/Grid SW1735

**ATTACHMENTS:**

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

**SITE:**

Acres: 1.88 acres

Vegetation: Natural Vegetation along streets

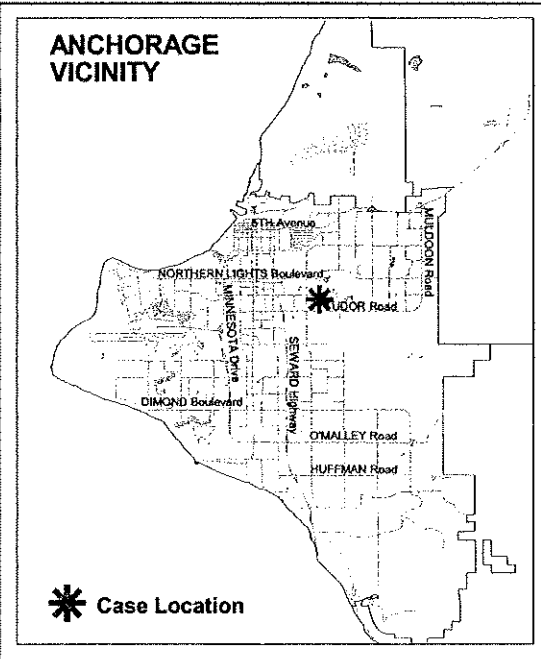
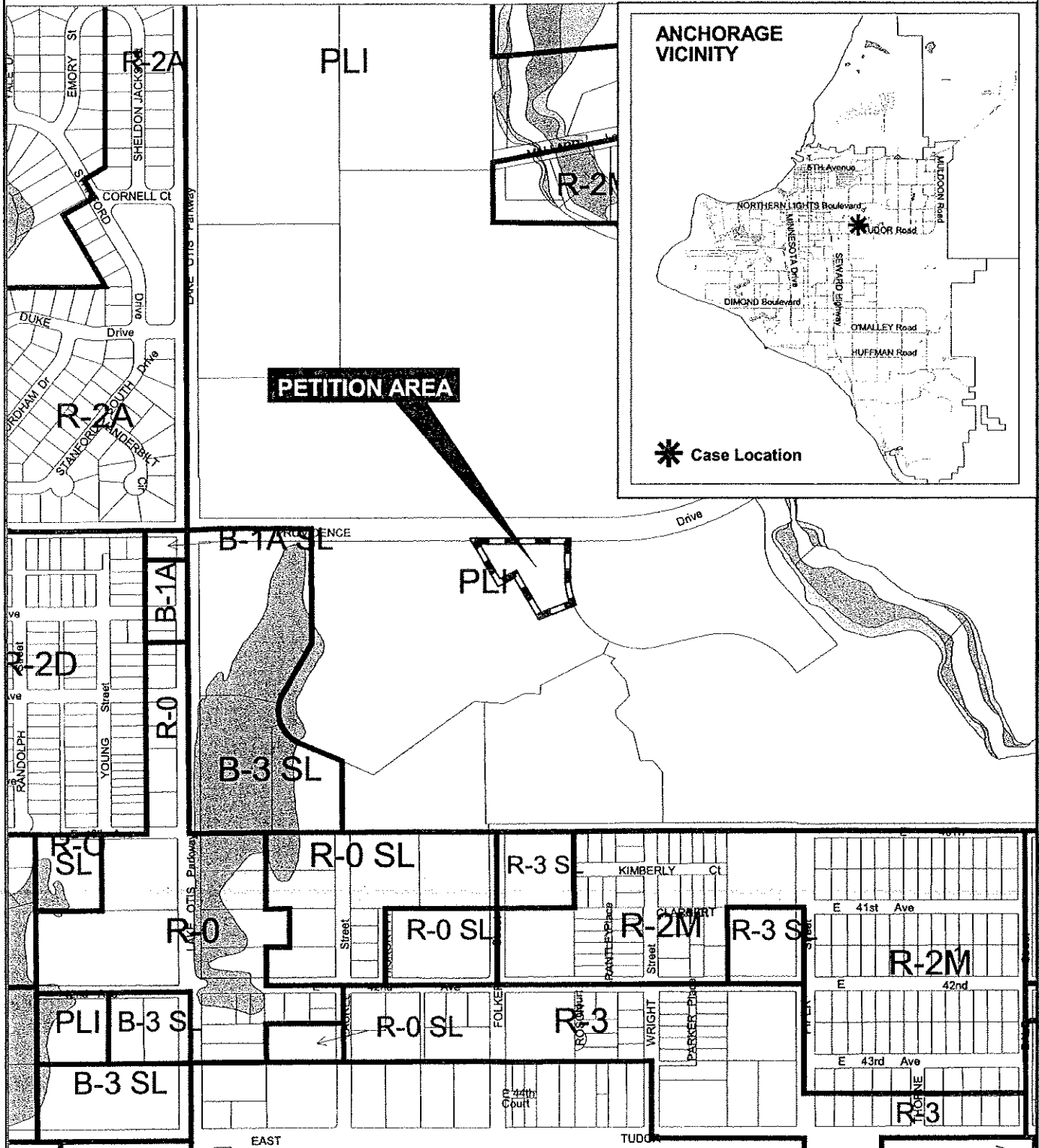
Zoning: PLI (Public Lands and Institutions) AMC 21.40.020

Topography: Rolling Terrain

Existing Use: Undeveloped



# REZONE 2005-127

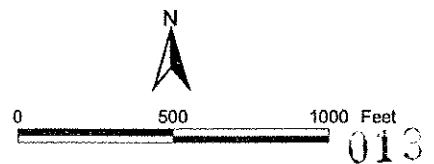


Municipality of Anchorage  
Planning Department

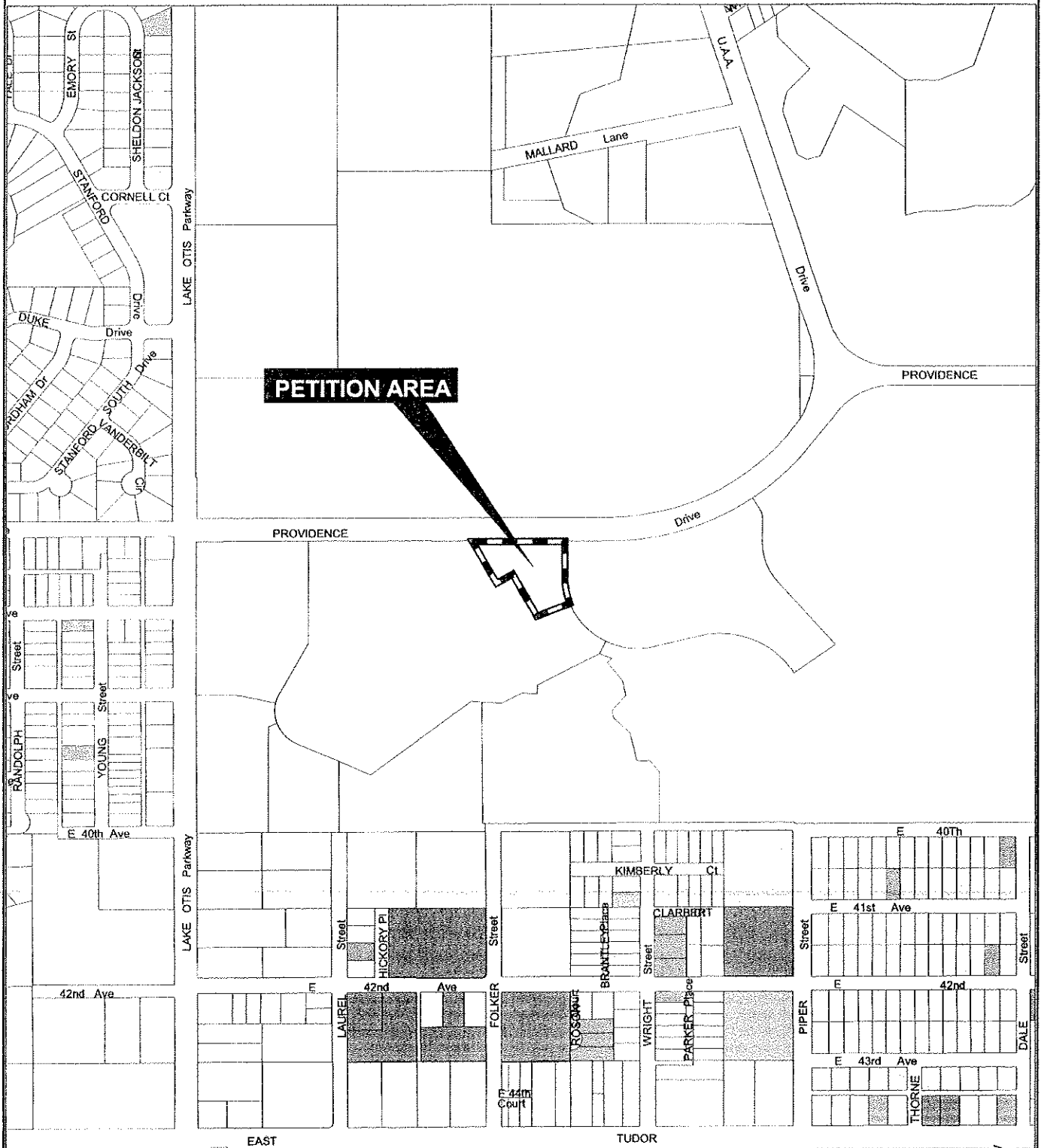
## Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

Date: August 10, 2005



# REZONE 2005-127



Municipality of Anchorage  
Planning Department

Date: August 10, 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

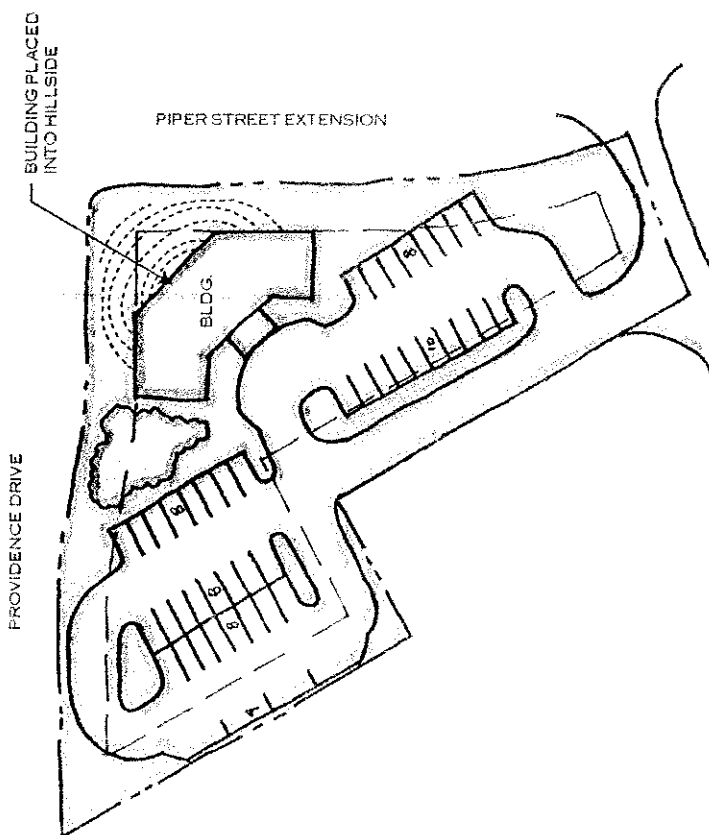
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# PETITIONER EXHIBIT A

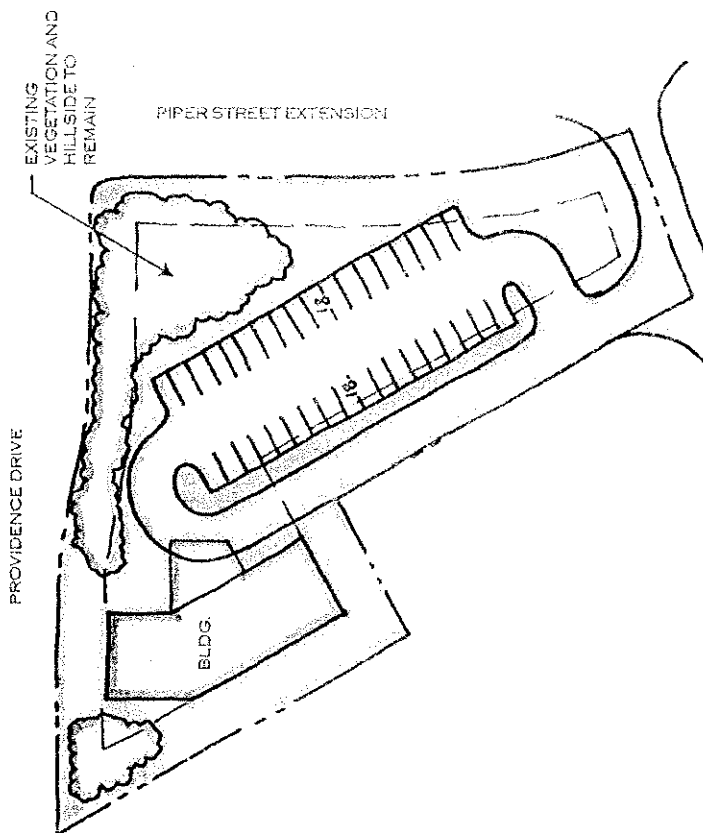
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# PETITIONER EXHIBIT B



**CONCEPT A**  
 3,900 SF BUILDING FOOTPRINT  
 3 STORIES = 11,700 TOTAL SF  
 39 PARKING SPACES REQUIRED  
 46 PARKING SPACES PROVIDED



**CONCEPT B**  
 5,400 SF BUILDING FOOTPRINT  
 2 STORIES = 10,800 TOTAL SF  
 36 PARKING SPACES REQUIRED  
 36 PARKING SPACES PROVIDED



TRUST LAND OFFICE STATEWIDE TERM CONTRACT: TRACT D-2  
 CONCEPTUAL LAYOUTS FOR MEDICAL OFFICE BUILDING AND PARKING

JULY 27, 2005 (REVISED SEPT. 20, 2005)

DOML ENGINEERS

Soils: Public Sewer and Water available to site

**COMPREHENSIVE PLAN:**

**1982 Anchorage Bowl Comprehensive Plan**

Classification: Public Lands and Institutions  
Density: N/A

**Anchorage 2020**

Major Employment Center, Redevelopment/Mixed Use Area

**2003 University-Medical District Plan**

Redevelopment Priority

**APPLICABLE LAND USE REGULATIONS:**

	<u>Current PLI Zoning</u> <u>AMC 21.40.020</u>	<u>Proposed R-O Zoning</u> <u>AMC 21.40.130</u>
Height limitation:	30-feet	Unrestricted/FAA
Minimum lot size:	15,000 SF/100 FT wide	6,000 SF and 50 feet wide
Lot coverage:	30% up to 1 acre 35% 1 to 5 acres 40% 6-25 acres 45% > 25 acres	Residential - 50% All other uses Unrestricted
Density/acre:	N/A	7 – 11 DUA
Yards		
Front	25 feet	Front: 10 feet
Side	25-feet	Side: 5-feet adjacent to residential district
Rear	30-feet	otherwise none
		Rear: 10-feet

Landscaping

Visual Enhancement

Visual Enhancement

**SURROUNDING AREA:**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	PLI	R-O SL/R-O	PLI
Land Use:	Providence Drive/UAA Campus	Respite Treatment Center	Providence Hospital Regional	McLaughlin Youth Center

Administration  
Offices

**PROPERTY HISTORY:**

12-28-01	Plat 2001-183	Plat 2001-183 created MHTL Subdivision Tracts A, C, D & E.
03-08-02	Plat 2002-28	Plat 2002-28, created MHTL Subdivision Tracts A, C, D & E, a 76.091 subdivision of the N ½ of the SW ¼ of Section 28, T13N, R3W, S.M. AK excepting dedicated rights of way for Lake Otis Parkway and Provide Drive, and at the intersection of Piper Street and E. 40 <sup>th</sup> Avenue per Plat No.66-86
12-29-04	Plat 2004-169	Plat 2004-169, created Providence-Chester Creek Subdivision, Tracts A, B, C-1, C-2, D-1 and D-2.

**SITE DESCRIPTION AND PROPOSAL:**

The 1.88-acre irregular shaped lot fronts onto Providence Drive along its north lot line, and Piper Street along its east lot line. Along the south lot line, there is an unnamed road leading to McLaughlin Youth Center and API from Piper Street. The Providence/36<sup>th</sup> Avenue intersection is signalized. The petition lot is gently rolling at the northeast corner, but otherwise is generally flat and undeveloped.

Until recently, the subject parcel was part of a single 80 acre tract owned by the State of Alaska. This tract was home to the McLaughlin Youth Center on the west half and Alaska Psychiatric Institute on the east half. Following a lengthy legal suit, title to the land transferred to the Alaska Mental Health Lands Trust (AMHLT) in the mid 1990's followed by several re-subdivisions of the 80 acres. AMHLT replatted the 80 acre parcel into four tracts in 2001. In 2002 the subject parcel was still included in Tract D which housed the McLaughlin facilities.

As currently configured, the petition site was created by plat 2004-169. The plat created six tracts, specifically the subject tract, and road easements for the alignment of Piper from 40<sup>th</sup> Avenue to Providence Drive. This plat allowed the parties involved to accomplish land transfers involving PAMC, University of Alaska Anchorage and the State Mental Health Land Trust.

The petitioner is requesting R-O zoning for Tract D-2. The Mental Health Trust

Land Office proposes to develop a professional office building with an emphasis on medically related services, but not limited to those uses. Building design and orientation, as well as parking areas, will follow the design guidelines from the *U-Med Plan* to the extent possible. While the use is permitted as a conditional use in the PLI District, development of any PLI use is unlikely given the unusual irregular shaped lot configuration and the required large PLI yard setbacks which results in the remaining building envelope being very limited for development.

**COMMUNITY COMMENTS:**

At the time this report was written, there were no returned public hearing notices (PHN). No response was received from the University Area 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.**

***Anchorage 2020 Plan.***

*Anchorage 2020 Plan* designates this area as a *Major Employment Center* and *Redevelopment/Mixed-Use Area*.

*Major employment centers* will be the most intensely developed areas of the Municipality. They will serve as focal points for the highest concentrations of office employment (> 50 employees/acre), together with supporting retail and commercial uses. Redevelopment/mixed use areas have been identified near all major employment centers. Residential redevelopment near these sites will be at medium and high densities to enable more people to live close to work. There is an emphasis on connectivity among the land uses to include and facilitate pedestrian and transit facilities along with traditional auto access. The University-Medical area is Anchorage's leading workplace for education (estimated 3,000 jobs), health care and social services (estimated 5,000 jobs), and miscellaneous support services (estimated 500 jobs). Collectively this accounts for about 7% of the total jobs in Anchorage.

*Redevelopment/Mixed-Use Areas* are distinct sections of the Bowl where redevelopment of underutilized parcels and infill development of vacant parcels will concentrate on pedestrian-oriented residential and mixed-use development that support and connect to major employment centers. These areas are intended to develop into "urban villages," with connectivity with the employment centers by means of pedestrian and transit links.

The following *Anchorage 2020* policies affect this rezoning.

Policies 4-7: These policies all relate to the necessity of rezonings and uses to be consistent with adopted area plans and *Anchorage 2020*, for zoning map updates as required for plan implementations, and to ensure avoidance of incompatible uses. The petitioner was a member of the *U-Med Plan* steering committee, and familiar with the primary development direction of uses the Plan anticipates: educational, medical, health care and social services. Professional Offices are supportive of and compatible with these uses.

Hospitals are permitted uses in the PLI as a health care facility and health services. Hospitals are a permitted use in the R-O Districts. The R-O and PLI both allow professional office uses. The principal uses in the U-Med District are institutional: educational and medical. Therefore, the R-O and PLI are compatible zoning districts within the U-Med District, and consistent with the area as developed.

Policy #21 All new commercial development shall be located and designed to contribute to improving Anchorage's overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance. New development shall adhere to the following principles:

- a) New development shall occur primarily within Major Employment Centers, Redevelopment/Mixed-Use Areas, Town Centers and Neighborhood Commercial Centers.
- b) In order to use existing commercial land more efficiently, redevelopment shall be encouraged.



- c) Rezoning of property to commercial use is only permitted when designated in an adopted plan.
- d) Architectural and site design standards shall improve the function, appearance, and land use efficiency of new commercial development.

Policy #23

Characteristics of Major Employment Centers are:

- a) Concentrations of medium- to high-density office development with employment densities of more than 50 employees per acre;
- b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between;
- c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings;
- d) Creation or enhancement of public focal points such as plazas or parks, including public art;
- e) Residential development as an ancillary use; and
- f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.

***U-Med Plan***

The 2003 *Universities & Medical District Plan* (hereafter referred to as the *U-Med Plan*) is not a specific development plan. The Plan is designed to accommodate the growth needs of its constituent institutions and other interests without specifying the configuration that each is to follow. The recommended land use map identifies areas that are suitable for development and an expansion of the existing circulation system that will be capable of serving anticipated needs efficiently.

The subject site lies within the 1,130-acre U-Med Plan. Implementation of the plan recommends the consideration of modifying the institutional zone in order

to meet the needs of this district. The 14-acre parcel MHTL owns along Lake Otis Parkway between Providence and 40<sup>th</sup> Avenue was zoned from PLI to B-3 SL in 2003. The Anchorage Renal Care Facility and a medical office building are being developed on the south half of this tract. The north half is vacant.

The *U-Med Plan* land use map identifies the subject property as *Redevelopment Priority*. This is land that has already been developed or is ready to receive development without compromising the surrounding natural environment. Such lands are typically already served by streets, utilities and other infrastructure. Included in this classification are all previously developed institutional lands. Infill is recommended before using *Development Reserve* lands.

A stated goal of the *U-Med Plan* encourages the development of uses that are supportive of academic and medical excellence. Development must support the existing institutions to enable them to continue to grow and be competitive. The Department finds that this request is consistent with the goals and objectives of the plan.

The *U-Med Plan* provides Design Guidelines for development in the District. The guidelines are intended to be qualitative as they convey the purpose and intent of the Plan, and “invite innovation in achieving the desired result and, at the same time, safeguard the integrity of the overall vision for the District.” Each institution is expected to develop guidelines and standards specific to its property as a component of its campus master plan.

Design topics include:

1. *Development Phasing*. Timing of public infrastructure improvements and coordination of institutional and private development are important elements of the Plan. Placing a high value on irreplaceable natural features is recommended.
2. *District Identity (Gateways)*: Acknowledge, through design and signage, the points of entry to the District and to institutions within it. Treat Providence Drive among others as principal gateways into the District. Treat, Providence East and Piper Street among others as entrances to campuses and other properties,
3. *District Identity (Entrance and Orientation)* – simplify way finding by clearly identifying major destinations throughout. Provide each campus entry with a permanent monument and landscape treatment appropriate

to its context. Coordinate standards for lighting, street furnishings and signage throughout the District to create a consistent and understandable circulation system, and extend direction-finding signage to trails where appropriate.

4. *District Development.* Guidelines are provided for mix and arrangement of uses, building mass, building orientation, building articulation, public art, and materials and signage.
5. *District Open Space.* The use of landscape buffers, native landscapes, habitat protection and other open space issues are addressed.
6. *District Access, Circulation and Parking.* General standards are listed for roadway design, transportation management, transit, pedestrian and bicycle access, service access, and parking facilities.

**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 a moderately low ground failure susceptibility seismic zone.

**Flood Hazard/Wetlands:** The property is not within a flood plain, stream, or wetland.

**Land Use Patterns**

Property to the north is zoned PLI and includes the University of Alaska Anchorage campus, Lake Otis Elementary and Wendler Jr. High. McLaughlin Youth Center and Alaska Psychiatric are located to the east and south and are zoned PLI. To the southeast property is zoned PLI and is the location of the new Providence Regional Administrative Headquarters. Providence Hospital is located to the east and is zoned PLI.

### **Transportation/Drainage**

The subject parcel is located at the southwest corner of Providence Drive and Piper Street intersection. Providence Drive is a class II minor arterial. From Providence Drive to Tudor Road, Piper Street is currently being constructed and upgraded to collector standards. The upgrade includes storm drainage, separated sidewalks and trails, and landscaping. The Official Streets and Highways Plan is being amended to include Piper Street as a collector from Providence Drive to Tudor Road. The developer will construct a driveway access from the same road that McLaughlin Youth Center and API use for access and egress of the property, including internal pedestrian connection to the trail/sidewalk along Piper.

AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. The plat shows 50 feet from centerline dedication. A development setback is not required. Parking and off-street loading requirements will be addressed during the building permit process when the property is developed.

### **Public Services and Facilities**

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

Utilities: public sewer, gas and electrical utilities are available to this property. AWWU advises that water and sanitary sewer mains are available.

Schools: not affected.

Parks: The 1997 Areawide Trails Plan shows an existing east-west

multi-use paved trail along the north side of Providence, and an existing north-south multi-use trail between Providence and East 40<sup>th</sup> Avenue. Near by parks include Goose Lake, University Lake, Lake Otis Park, and several small (2 acre) neighborhood parks

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.**

The petition site is 1.88 acres of PLI designated land proposed to be zoned R-O; there are four 6,000 square foot vacant R-O lots located on the west side of Lake Otis in the surrounding area (500-1000-foot radius) or general area (1-mile radius).

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.**

Development would be possible immediately following Assembly approval of the rezoning.

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 R-O would create 1.88 acres of R-O classified property and remove 14.02 acres of land classified as public lands and institutions. There is no effect on residential densities.

## **DISCUSSION**

The subject property is part of a major employment center, as designated in *Anchorage 2020*. This employment center is the Universities-Medical (U-Med) District, Anchorage's leading workplace for education, health care and social services, and miscellaneous support services. The combined estimated 9,000

jobs in the U-Med District account for about 7 percent of the total jobs in the Bowl (2002).

R-O zoning is compatible with the existing PLI zoned uses, in that medical office uses and hospitals are allowed in both districts. However, the PLI regulations have greater yard setbacks than the R-O: 25 foot front and side yard setbacks, and 30 foot rear yard setbacks, compared with 10 foot front, 5 foot adjacent to residential district, otherwise none, and 10 foot rear. This is demonstrated by petitioner's Exhibit A.

Petitioner's Exhibit B illustrates two examples of a conceptual site plan design for a medical office building and parking applying R-O yard setbacks. Concept A shows the 3,900 square foot footprint of a three-story building (11,700 square feet total) placed into the berm at the north east corner of the property (at the intersection of Providence and Piper). Concept A shows that 39 parking spaces are required and 46 parking spaces provided. Concept B shows a 5,400 square foot building footprint of a two story building (10,800 square feet total) at the west side of the parcel, and 36 parking spaces required and provided. Neither design is to be construed as anything except conceptual. What both designs illustrate is that how challenging this lot will be to develop given its irregular shape.

The Department finds that R-O zoning is consistent with Anchorage 2020 and U-Med District Plan, and generally meets the standards of AMC 21.20.090 for approval of a zoning map amendment. Development should be compatible and consistent with only those design guidelines from the *U-Med Plan* that may be applicable, pgs. 40-44. This can be done as an Administrative Site Plan Review. Making this an effective clause rather than a special limitation would likely cause difficulties with financing and delay of development to 2007.

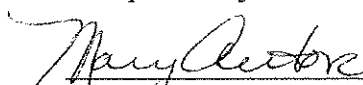
**Recommendation:** R-O SL for an Administrative Site Plan Review for compatibility and consistency with the design guidelines from the *U-Med Plan* that may be applicable, pgs. 40-44.

Reviewed by:



Tom Nelson  
Director

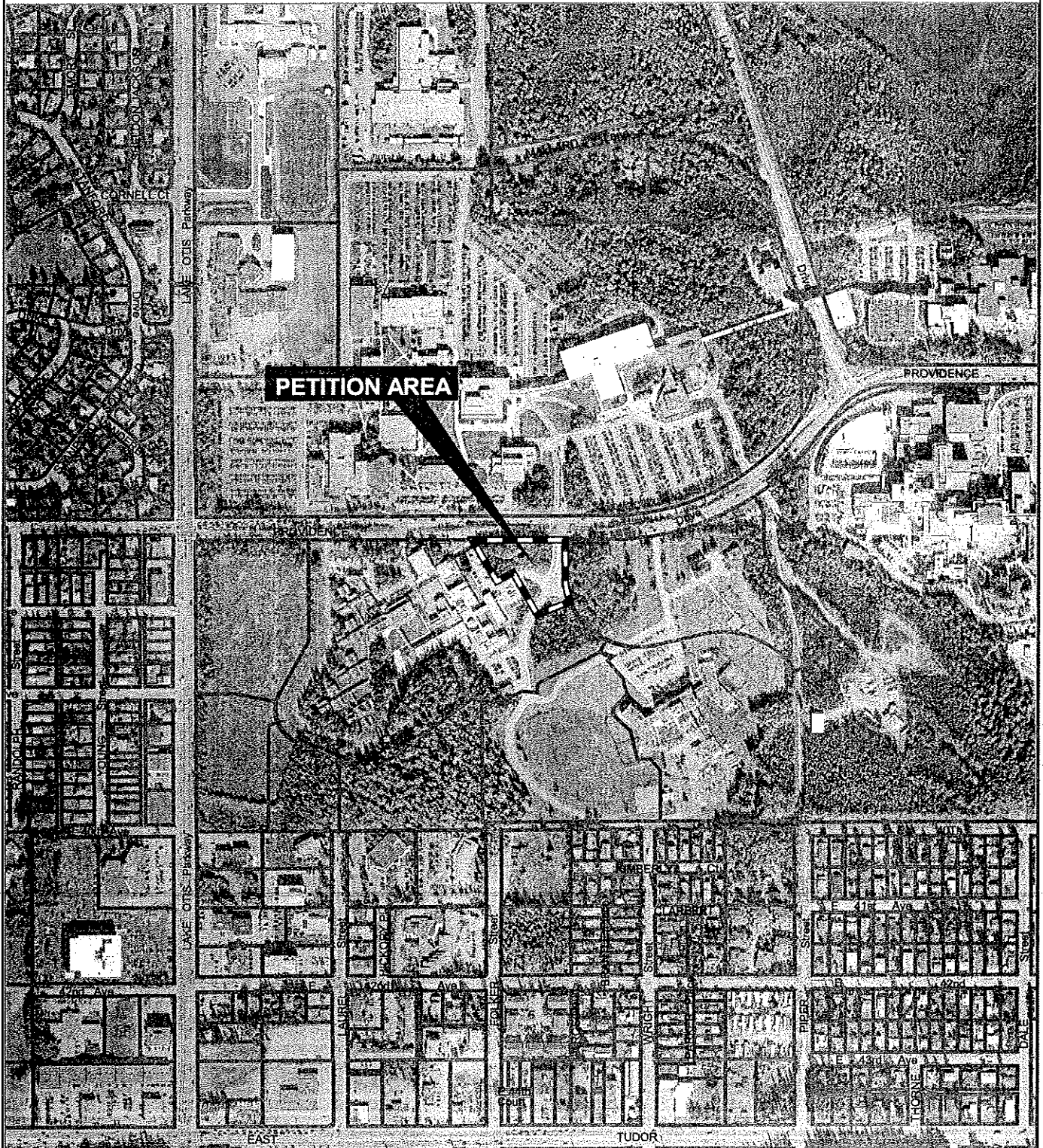
Prepared by:



Mary Autor  
Senior Planner

(004-202-14/Grid 1735)

# REZONE 2005-127



Municipality of Anchorage  
Planning Department

Date: August 10, 2005



0 500 1000 Feet

Date of Aerial Photography: 2001

027

# **DEPARTMENTAL COMMENTS**



# Reviewing Agency Comment Summary Case No.: 2000-127

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF		X	
Anchorage Police Department			
AWWU	X		
Code Enforcement	X		
Development Services			
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention		X	
Flood Hazard		X	
ML&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Physical Planning	X		
Project Mgt & Engineering			
Right-of-Way		X	
School District			
Transit			
Treasury			
Traffic & Transportation Planning			

**MUNICIPALITY OF ANCHORAGE**  
**Anchorage Water & Wastewater Utility**

**RECEIVED**

**AUG 11 2005**

**M E M O R A N D U M**

Municipality of Anchorage  
Zoning Division

**DATE:** August 11, 2005  
**TO:** Zoning and Platting Division, OPDPW  
**FROM:** Hallie Stewart, Engineering Technician, AWWU *H Stewart*  
**SUBJECT:** Planning & Zoning Commission Hearing October 3, 2005  
AGENCY COMMENTS DUE September 5, 2005

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

**05-127 Providence-Chester Creek, Tr D-2 (rezone) Grid 1735**

1. AWWU water and sanitary sewer mains are located within the area.
2. AWWU has no objection to the proposed rezone.

**05-128 Lancaster, Tract A (conditional use) Grid 2324**

1. AWWU has no objection to the proposed conditional use.

**05-129 Raspberry Center, Lot 1A (rezone) Grid 2127**

1. AWWU water and sanitary sewer are available to the referenced lot.
2. AWWU has no objection to the rezone.

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

**Municipality of Anchorage  
MEMORANDUM**

**RECEIVED**

SEP 01 2005

Municipality of Anchorage  
Zoning Division

**DATE:** August 15, 2005  
**TO:** Jerry Weaver, Manager, Zoning and Platting Division  
**FROM:** Brian Dean, Code Enforcement Manager  
**SUBJECT:** Land Use Enforcement Review Comments, Planning and Zoning Commission case for the meeting of October 03, 2005

**Case #:** 2005-127  
**Type:** Rezoning  
**Subdivision:** Providence-Chester Creek, Tract D-2  
**Grid:** 1735  
**Tax ID #:** 004-202-14  
**Zoning:** R-O

**Platting:** 04-169, filed December 29, 2004

**Lot area and width:** AMC 21.40.130.F: "Minimum lot requirements are as follows:

Use	Lot Area (square feet)	Lot Width (feet)
1. Single-family dwelling	6,000	50"

The lot meets the minimum area and width requirements.

**Minimum lot dimensions:** The lot meets the width, depth, and width-to-depth ratio requirements of AMC 21.80.300.

**OS&HP setbacks:** Providence Drive is a class II minor arterial. AMC 21.45.140 requires a 40 foot from centerline development setback in addition to the zoning district setback. The plat shows 50 feet from centerline dedication. A development setback is not required.

**Yard requirements:** AMC 21.40.130.G: "Minimum yard requirements are as follows:

1. Front yard: Ten feet, except as provided in the supplementary district regulations.
2. Side yard: ...

All other permitted uses: None; provided, however, that, if any side yard is provided, it shall not be less than five feet, the purpose being that adjoining buildings shall either directly abut or shall maintain a minimum of five feet between such buildings.

3. Rear yard: Ten feet. ...”

Yard requirements will be addressed during the building permit process when the property is developed.

**Lot coverage:** AMC 21.40.130.H: “Maximum lot coverage by all buildings is as follows: ...  
2. All other permitted uses: Unrestricted.”

**Clear vision area:** Clear vision areas do not apply to this property.

**Legal nonconformities:** None have been established with Land Use Enforcement.

**Enforcement actions:** No land use cases are listed in CETS.

**Use determination:** vacant land.

**Building height:** AMC 21.40.130.I: “Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.”

The property is not within any established Airport Height Zone.

**Off-street parking:** Parking requirements will be addressed during the building permit process when the property is developed.

**Off-street loading:** Loading requirements will be addressed during the building permit process when the property is developed.

**Landscaping requirements:** AMC 21.40.130.M: “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.”

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Landscaping requirements per AMC 21.40 and 21.45.080 will be addressed during the building permit process when the property is developed.

**Subdivision landscaping:** No landscaping is required by the plat of record.

**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 ....”

**Access:** Access is shown to Providence Drive, which complies with the requirements of AMC 21.45.040.

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

**Wetlands:** Map 33 shows the property as uplands.

**Seismic hazard:** The property is not within an area of high ground failure susceptibility.

**Recommendations:** Land Use Enforcement has no adverse comment regarding this case.

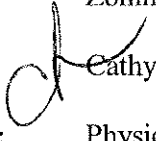
(Reviewer: Don Dolenc)

*MUNICIPALITY OF ANCHORAGE*

**MEMORANDUM**

**DATE:** September 15, 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  
October 3, 2005

**2005-127      PLI (Public Lands and Institutions) to R-0 (Residential Office District)**

*Anchorage 2020*

The proposed facility located on Mental Health Trust Authority (MHTL) property at the southwest corner of Providence and Piper Street. This area is part of a major employment center, as designated in *Anchorage 2020*. This employment center is the Universities-Medical (U-Med) District, Anchorage's leading workplace for education, health care and social services, and miscellaneous support services. The combined estimated 9,000 jobs in the U-Med District account for about 7 percent of the total jobs in the Bowl (2002).

Major employment centers are intended "to provide the highest concentrations of office employment and the attendant infrastructure to support a mix of high-intensity land uses in order to support a more balanced transportation system. Medium-to high-density residential developments are intended to surround these core employment centers. Higher density mixed-use development that includes residential uses would also be encouraged within the employment center core. There is an emphasis on connectivity among the land uses to include and facilitate pedestrian and transit facilities along with traditional auto access."

*Anchorage 2020* Policy 23 describes the characteristics of major employment centers:

- a) ~~Concentrations of medium- to high-density office development with employment~~ densities of more than 50 employees per acre;
- b) Promotion of compact, mixed commercial/office development where businesses are close enough to walk between;
- c) New buildings oriented to the street with parking located in parking structures or to the side or behind the buildings;
- d) Creation or enhancement of public focal points such as plazas or parks, including public art;
- e) Residential development as an ancillary use; and
- f) A pedestrian-oriented environment including expanded sidewalks, crosswalks, street furniture, bus shelters, and landscaping.

### *U-Med District Plan*

The *U-Med District Plan* identifies this project within an area designated as Redevelopment Priority. This category is for “land that has already been developed, or is ready to receive development without compromising the surrounding natural environment. Such lands are typically already served by streets, utilities and other infrastructure.”

The *U-Med Plan* also provides Design Guidelines for development in the District. The guidelines are intended to be qualitative as they convey the purpose and intent of the Plan, and “invite innovation in achieving the desired result and, at the same time, safeguard the integrity of the overall vision for the District.”

*Zoning:* The *U-Med Plan* provides amendment of the Institutional Zone to address institutional needs more directly than current zoning allows, to modify site coverage, maximum under certain specified circumstances.

Design topics include:

*Development Phasing.* Timing of public infrastructure improvements and coordination of institutional and private development are important elements of the Plan. All development should be consistent with the Plan’s identified land classifications. Placing a high value on irreplaceable natural features is recommended.

*District Identity (Gateways):* Acknowledge, through design and signage, the points of entry to the District and to institutions within it. Treat Providence Drive among others as principal gateways into the District. Treat Providence East and Piper Street among others as entrances to campuses and other properties,

Entrance and Orientation – simplify wayfinding by clearly identifying major destinations throughout. Provide each campus entry with a permanent monument and landscape treatment appropriate to its context. Coordinate standards for lighting, street furnishings and signage throughout the District to create a consistent and understandable circulation system, and extend direction-finding signage to trails where appropriate.

*District Development:* Guidelines are provided for mix and arrangement of uses, building mass, building orientation, building articulation, public art, and materials and signage.

*District Open Space.* The use of landscape buffers, native landscapes, habitat protection and other open space issues are addressed.

*District Access, Circulation and Parking.* General standards are listed for roadway design, transportation management, transit, pedestrian and bicycle access, service access, and parking facilities.

*Recommendation:* An effective clause or special limitation for an Administrative Review incorporating design guidelines from the *U-Med Plan*, pgs. 40-44.

# 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)

**RECEIVED**

August 29, 2005

AUG 30 2005

RE: Zoning Case Review Municipality of Anchorage  
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:

2005-117 Providence Chester Creek Subd Tract A/Conditional Use: Admin. Bldg.  
2005-126 Hansen Subd Lot 1A Blk 3 2710 Spenard Rd/Conditional Use: liquor store  
2005-127 Providence-Chester Creek Tract D-2/Rezone: R-O  
2005-133 Muldoon Heights Tract A 1265 Muldoon Rd/Conditional use: restaurant

**Comments:**

**2005-128 Lancaster Tract A 8501 Sand Lake Rd/Conditional use: natural resource extract**  
The applicant is required to get a driveway permit to access Sand Lake Road. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

**2005-129 Raspberry Center Lot 1A (Northwood & Raspberry) Rezone: B-1BSL:** The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access Raspberry Road. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

**2005-131 Bruce Lot 20A/Site plan review: carwash:** The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access Dimond Blvd. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

**2005-132 Penland Park Tract F2 3801 DeBar Rd. Conditional use: restaurant:** The applicant is required to receive ADOT&PF approval and have a current valid driveway permit to access DeBarr Road and Bragaw Street. They may contact Lynda Hummel, Rights of Way Agent at 269-0698 for an application and assistance.

*"Providing for the movement of people and goods and the delivery of state services."*

036



**Pierce, Eileen A**

**From:** Cartier, Richard D.  
**Sent:** Tuesday, August 23, 2005 2:13 PM  
**To:** Pierce, Eileen A  
**Subject:** FW: Rich here are 3 more fire prevention site plan reviews

Here are more reviews

*Rich Cartier*  
**Municipality of Anchorage**  
Planning Department  
Zoning-Platting Division  
4700 S. Bragaw Street 1st Floor  
Anchorage AK 99507  
**Email:** [cartierd@muni.org](mailto:cartierd@muni.org)  
907-343-7934 Fax: 907-343-7927

**From:** Schwan, Martin K.  
**Sent:** Tuesday, August 23, 2005 2:12 PM  
**To:** Cartier, Richard D.  
**Subject:** Rich here are 3 more fire prevention site plan reviews

Permit #	Route	To	Approved?	Subdivision	Comments	Request
2005-127	R.	Cartier	Yes	Tract D-2, Providence-Chester Creek Sub.	No	
2005-128	R.	Cartier	Yes	Tract A, Lancaster Sub.	Objection	Rezoning to R-O residential-Office
2005-129	R.	Cartier	Yes	Lot 1A, Raspberry Center Sub.	No	Zoning conditional use for a natural resource extraction
			8/23/2005		Objection	Rezoning to B-1Bsl Community Business district with special lim

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**Fire Inspector Martin Schwan**  
Anchorage Fire Department  
[schwanmk@muni.org](mailto:schwanmk@muni.org)



## FLOOD HAZARD REVIEW SHEET for PLATS

RECEIVED

Date: 8-24-05

AUG 25 2005

Case: 2005-127

Municipality of Anchorage  
Zoning Division

Flood Hazard Zone: C

Map Number: 0241

☐ 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

038



**Municipality of Anchorage  
Development Services Department  
Building Safety Division**



**MEMORANDUM**

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**DATE:** August 25, 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 September 5, 2005

---

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

2005 – 127 Rezoning to R-O Residential-office district 1.89 acres to R-O Residential-office district

No objection

2005 – 128 Zoning conditional use for a natural resource extraction 79.17 acres to a natural resource extraction

No objection

2005 – 129 Rezoning to B-1BSL Community business district with special limitations 1.53 acres to B-1BSL Community business district with special limitations

No objection

2005 – 131 Site plan review for a carwash 4.46 acres to a carwash

No objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

RECEIVED

**DATE:** September 1, 2005  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *Ln*  
**FROM:** Lynn McGee, Senior Plan Reviewer *Ln*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of October 3, 2005.

SEP 01 2005

Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due September 5, 2005.

- 05-127** Providence-Chester Creek, Tract D-2, grid 1735  
(Rezoning Request, PLI to R-O)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-128** Lancaster, Tract A, and Section 10, SW1/4 SW1/4 T12N R4W, grid 2324  
(Conditional Use, Natural Resource Extraction)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-129** Raspberry Center, Lot 1A, grid 2127  
(Rezoning Request, B-1BSL to B-1BSL)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 05-131** Bruce, Lot 20A, grid 2327  
(Site Plan Review, Carwash Facility)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

**3**

# **APPLICATION**

041

# 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>Alison Smith</u>	Name (last name first)
<u>Alaska Mental Health Trust Authority</u>	<u>DOWL Engineers</u>
Mailing Address <u>718 L Street #202</u>	Mailing Address <u>4040 B Street</u>
<u>Anchorage, AK 99501</u>	<u>Anchorage, AK 99503</u>
Contact Phone: Day: <u>269-8658</u> Night:	Contact Phone: Day: <u>562-2000</u> Night:
FAX: <u>269-8905</u>	FAX: <u>563-3953</u>
E-mail:	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>004-202-14-000-06</u>
Site Street Address:
Current legal description: (use additional sheet if necessary)  <u>Tract D-2, Providence-Chester Creek Subdivision</u>
Zoning: <u>PLI TO R-0</u> Acreage: <u>1.88 acres</u> Grid # <u>SW 1735</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>11/25/05</u> Date	<u>[Signature]</u> Signature (Agents must provide written proof of authorization)
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Accepted by:	Poster & Affidavit:	Fee: <u>6000<sup>00</sup></u>	Case Number: <u>2005-127</u>
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Application for Zoning Map Amendment continued

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

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

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

Eagle River-Chugiak-Peters Creek Land Use Classification: **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

**N/A**

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

**ENVIRONMENTAL INFORMATION** (All or portion of site affected)

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

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

☐ Rezoning - Case Number:  
☐ Preliminary Plat ☒ Final Plat - Case Number(s): **S-11249 Plat No. 2004-169**  
☐ Conditional Use - Case Number(s):  
☐ Zoning variance - Case Number(s):  
☐ Land Use Enforcement Action for  
☐ Building or Land Use Permit for  
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

**APPLICATION ATTACHMENTS**

Required: ☐ Area to be rezoned location map ☐ Signatures of other petitioners (if any)  
☐ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.  
☐ Draft Assembly ordinance to effect rezoning.  
Optional: ☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations  
☐ Special limitations ☐ Traffic impact analysis ☐ Site soils analysis  
☐ Photographs

**APPLICATION CHECKLIST**

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

## STANDARDS FOR ZONING MAP 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;

The Alaska Mental Health Trust Authority (MHTL) owns Tract D-2, Providence-Chester Creek Subdivision, the 1.88-acre parcel at the SW corner of Providence Drive and Piper Street. The tract is zoned PLI. The intent of the PLI district is to include areas of significant open space, major public and quasi-public institutional uses and activities and land reserves for which a special use or activity is not yet identified. When the adjacent property owners in the area re-subdivided approximately 120 acres in what is commonly referred to as the University/Providence, etc. Land-trade, MHTL received this small odd-shaped parcel. The land use regulations for the PLI district appear to have been developed for parcels that have a large area. The building setbacks are 25 feet or greater which impacts the ability to develop this tract.

This site lies within the 1,130-acre U-MED Framework Master Plan. Implementation of the plan recommends the consideration of modifying the institutional zone in order to meet the needs of this district. The plan made some suggestions where rezoning might be applicable to allow the mixed-use zoning that is proposed. These included the University Village area and the land between 40<sup>th</sup> Avenue and Tudor Road. The 14-acre parcel MHTL owns along Lake Otis Parkway between Providence Drive and E. 40<sup>th</sup> Avenue (road reserve) was rezoned from PLI to B-3SL in 2003.

MHTL proposes to develop a professional office building with an emphasis on medically related services, but not limited to those. This would compliment the other uses in the area, but would require rezoning the property to R-O. The R-O district is intended to include professional office uses that are needed and appropriate in areas undergoing transition. Offices of physicians, surgeons, dentists as well as other professional businesses, are a permitted use in the R-O district. Building design and orientation, as well as parking areas will follow the design guidelines from the U-MED Plan to the extent possible.



## STANDARDS FOR ZONING MAP AMENDMENTS

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- 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; or**

Conceptual site plans are currently in-draft. Development of this parcel may include a condition for MOA administrative review and approval, but not necessarily for public review and approval. This would give the MOA planning department the opportunity to make suggestions for landscaping, screening, access, and design standards, etc.

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

The proposed use complies with the Anchorage Bowl Comprehensive 2020 Plan (ABC 2020 Plan). According to the Land Use Policy Map in the ABC 2020 Plan, the site is situated within a Major Employment Center and a Redevelopment/Mixed-Use Area (pg. 51). It is also very close to Lake Otis Parkway, a proposed Transit-Supportive Development Corridor. Major Employment Centers are the most intensely developed areas in the Municipality. They serve as focal points for the highest concentrations of office employment, which is precisely the planned use for this site.

The site is within Anchorage's Northeast subarea. The growth allocation for this area assumes development of remaining vacant parcels (pg. 60), in which this development complies with. The conceptual site plan will comply with policy #21 & 23 with regards to the office-use development, the building oriented to the street, adjacent businesses close enough to walk between, and attractive architectural design standards.

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

Not applicable.

## STANDARDS FOR ZONING MAP AMENDMENTS

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

The area is within the University/Medical Major Employment Center and Redevelopment/Mixed-Use Area, and close to Lake Otis Parkway, a Transit-Supportive Development Corridor.

- 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.

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

Not applicable.

**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;**

According to the MOA Wetlands Atlas (Map 33), there are no identifiable wetlands in this site. The site is currently undeveloped and is situated between McLaughlin Youth Center and Piper Street.

## STANDARDS FOR ZONING MAP AMENDMENTS

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b. **Transportation;**

The site will be easily accessed via Piper Street off Providence Drive. The developer will construct a drive aisle from the same road that McLaughlin Youth Center and API use for access and egress of the property. Piper Street extends all the way to Tudor, so this site can also be accessed from the south.

Pedestrian access will come from the multi-use trail along the west side of Piper Street. This sidewalk/trail continues to the pedestrian crossing at the lighted intersection at Providence Drive that allows access to UAA, or you can use the sidewalk along Providence Drive that west towards the hospital or east towards Lake Otis Parkway.

c. **Public Services and Facilities;**

All public services and facilities are available to this site.

d. **Land Use Patterns;**

North: PLI - University of Alaska, Anchorage

South: PLI - Providence Regional Administrative Building (formerly API)

West: PLI - McLaughlin Youth Center

East: PLI - Vacant land owned by University of Alaska

Note: Surrounding neighborhood = 500 to 1000' radius

General area = One mile radius

Community = Anchorage Bowl

2. **Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested 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?**

Most of the R-O zoned areas are south of E. 40<sup>th</sup> Avenue (road reserve) and west of Lake Otis Parkway. The majority of these R-O zoned parcels are developed.

The existing land is not sufficient to meet the needs for the PLI district because of the tracts small size (1.87 acres) and intent of the district. The site is better suited as R-O and is consistent with the adjacent uses.

## STANDARDS FOR ZONING MAP AMENDMENTS

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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?**

Development would occur within a year or two of the approved zoning amendment.

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?**

Not applicable. The rezone does not alter the use of the property from that which is indicated in the ABC 2020 Plan.

June 27, 2005

*The* TRUST  
LAND OFFICE

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

RE: Letter of Authorization

Dear Mr. Nelson:

The Alaska Mental Health Trust Authority is the current owner of Tract D-2, Providence – Chester Creek Subdivision per plat 2004-169 located in Anchorage, Alaska. The Trust Land Office manages Trust land on behalf of the Trust Authority.

We authorize DOWL Engineers, in accordance with Anchorage Municipal Code 21.20.050.A.7 to act on our behalf in submitting and processing a zoning amendment for this parcel.

Please contact Alison Smith at 269-8421 or [alisons@dnr.state.ak.us](mailto:alisons@dnr.state.ak.us) if you have any questions.

Sincerely,

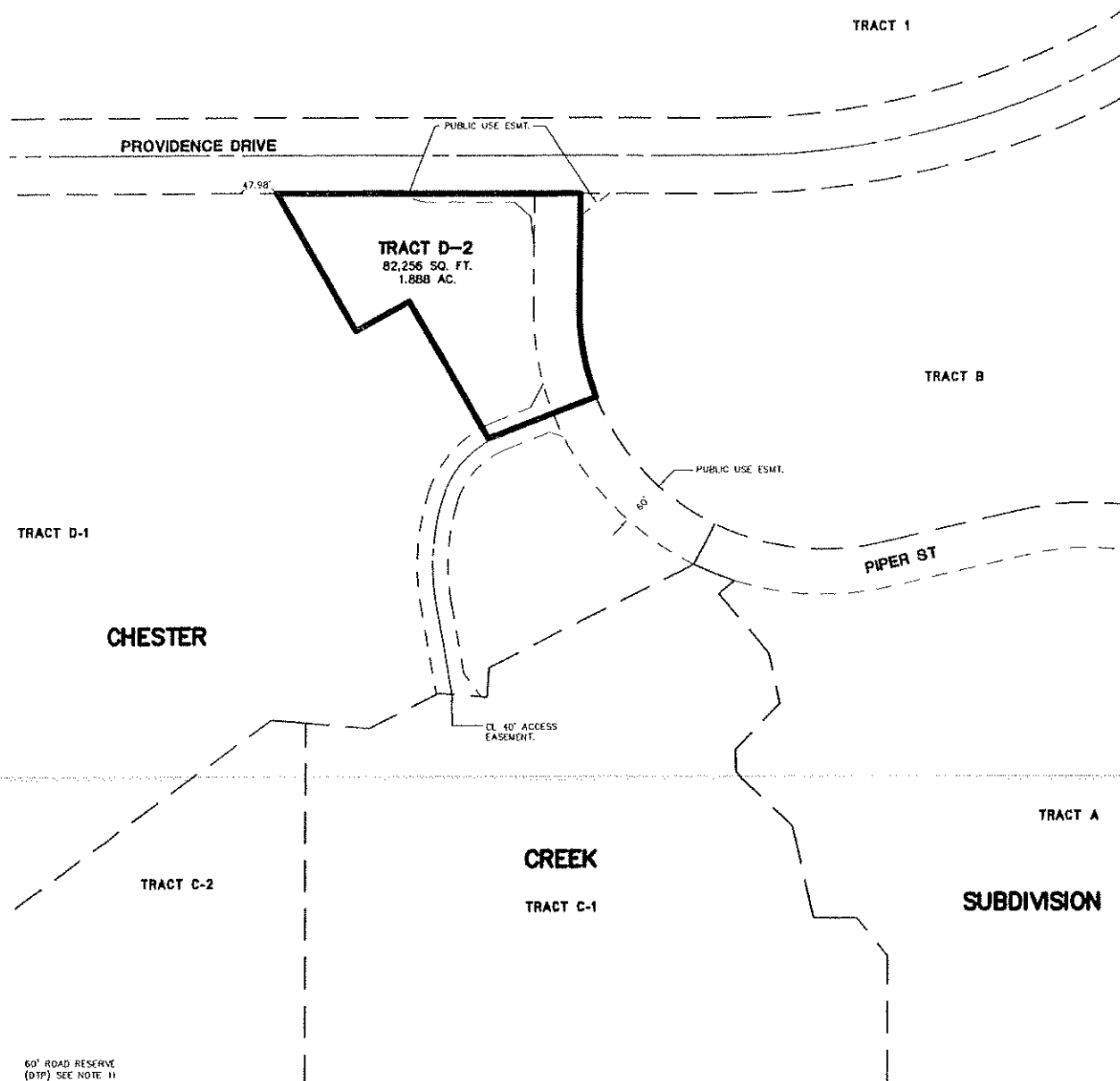


Wendy Woolf  
Acting Executive Director



PRO  
HO  
T

U.A.A. SUBDIVISION  
TRACT 1

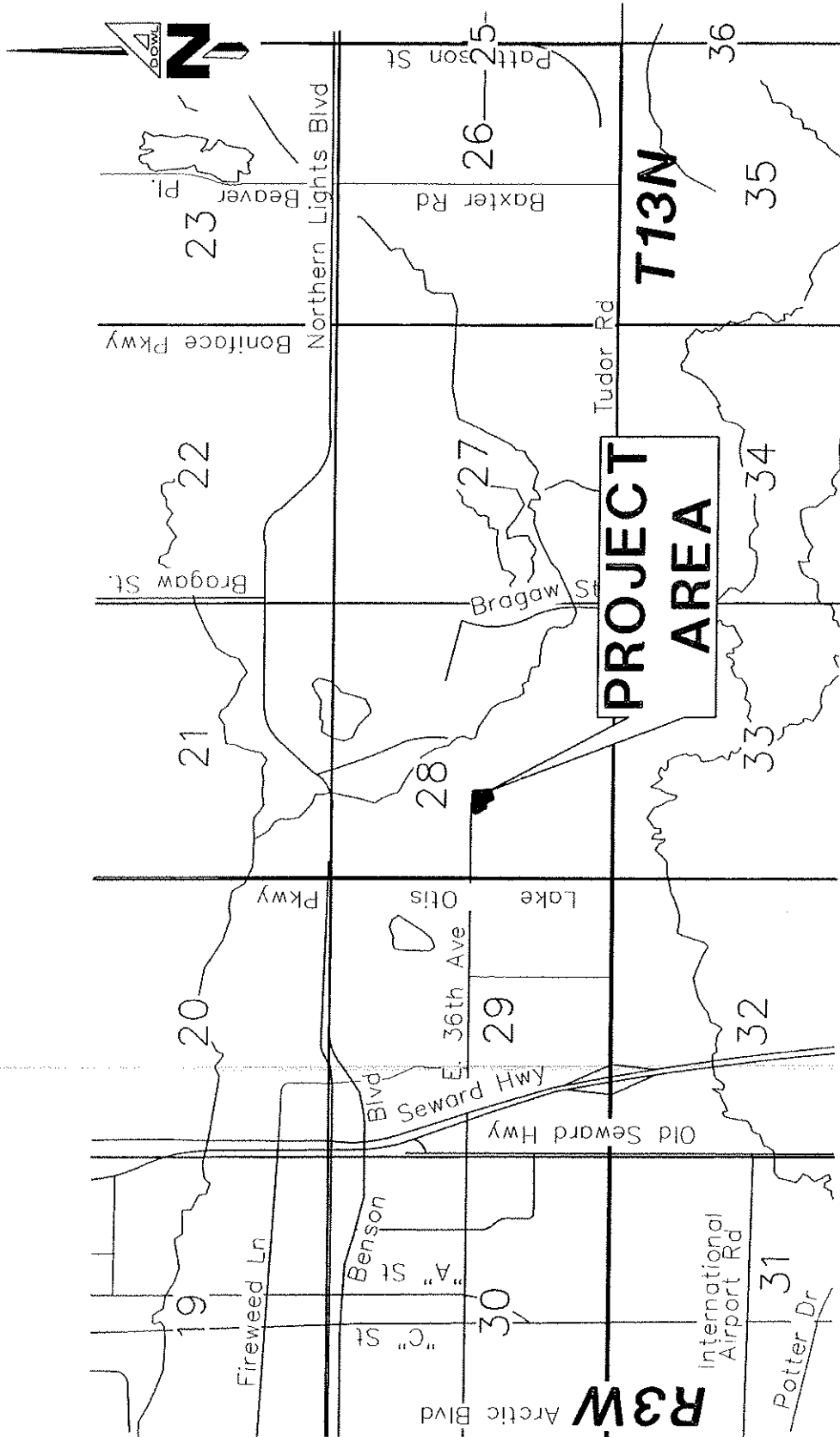


W.O. D59110



Location Map  
Tract D-2, Providence Chester Creek Sub.

Figure 150



W.O. D00000

**4 DOWL**  
ENGINEERS

Vicinity Map  
Tract D-2, Providence Chester Creek Sub.

Figure 22

LINE DATA LARGE				
LINE	DATE	TIME	TO	FROM
1	12/20	12:00	12:00	12:00
2	12/20	12:00	12:00	12:00
3	12/20	12:00	12:00	12:00
4	12/20	12:00	12:00	12:00
5	12/20	12:00	12:00	12:00
6	12/20	12:00	12:00	12:00
7	12/20	12:00	12:00	12:00
8	12/20	12:00	12:00	12:00
9	12/20	12:00	12:00	12:00
10	12/20	12:00	12:00	12:00
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13	12/20	12:00	12:00	12:00
14	12/20	12:00	12:00	12:00
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16	12/20	12:00	12:00	12:00
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62	12/20	12:00	12:00	12:00
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66	12/20	12:00	12:00	12:00
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69	12/20	12:00	12:00	12:00
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71	12/20	12:00	12:00	12:00
72	12/20	12:00	12:00	12:00
73	12/20	12:00	12:00	12:00
74	12/20	12:00	12:00	12:00
75	12/20	12:00	12:00	12:00
76	12/20	12:00	12:00	12:00
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78	12/20	12:00	12:00	12:00
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82	12/20	12:00	12:00	12:00
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84	12/20	12:00	12:00	12:00
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94	12/20	12:00	12:00	12:00
95	12/20	12:00	12:00	12:00
96	12/20	12:00	12:00	12:00
97	12/20	12:00	12:00	12:00
98	12/20	12:00	12:00	12:00
99	12/20	12:00	12:00	12:00
100	12/20	12:00	12:00	12:00



**4**

**POSTING**

**AFFIDAVIT**



# **HISTORICAL INFORMATION**

**Parcels--Basic Layers**

Thu Sep 15, 15:54:59, 2005

Map: Parcels--Basic Layers



Scale 1:10000

**Legend:**

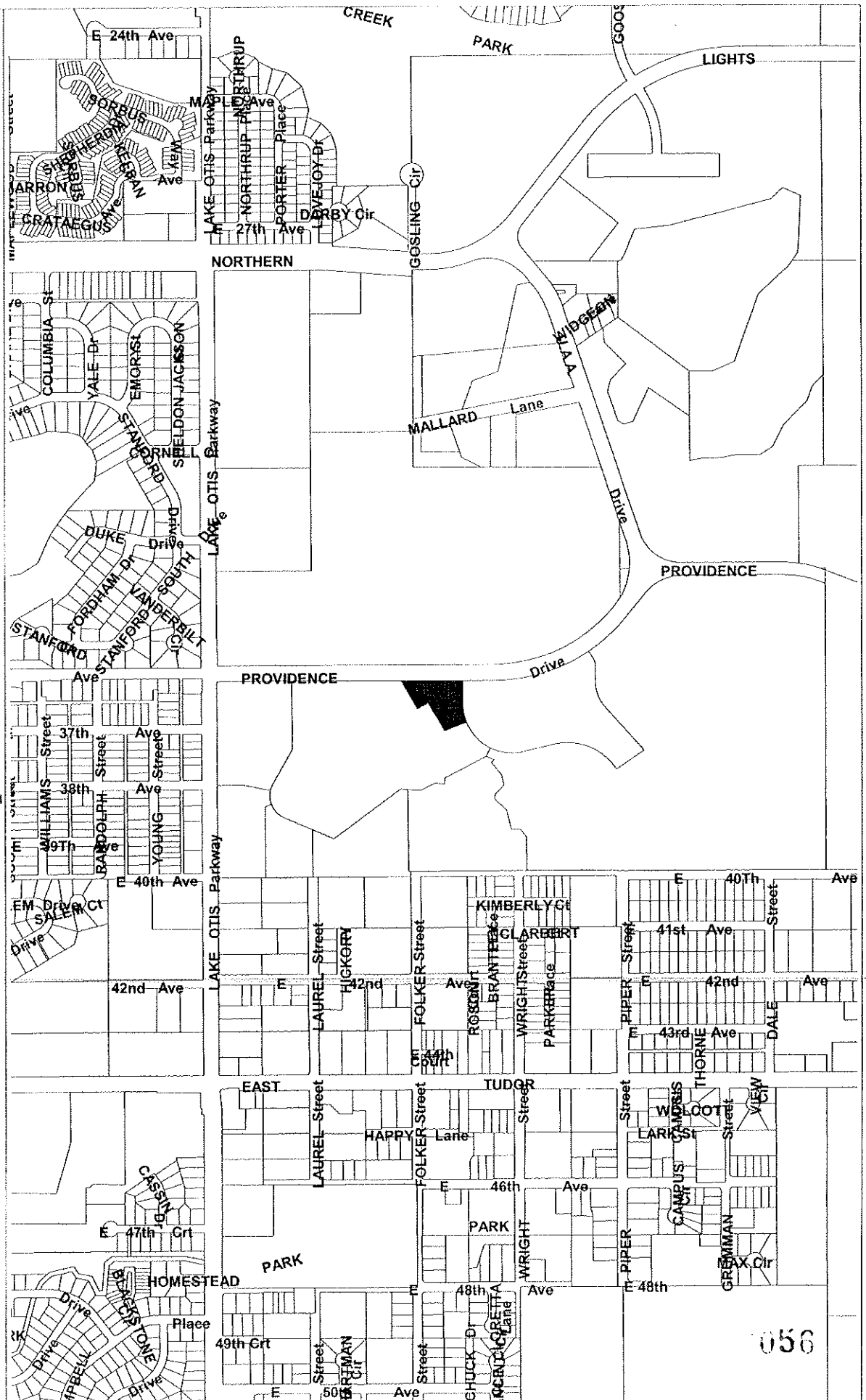
Txt

STRNAME\_BLI

PARCELS

CityView™

Municipal Software Corporation



# PARCEL INFORMATION

## APPRAISAL INFORMATION

Legal PROVIDENCE-CHESTER CREEK  
TR D-2

Parcel 004-202-14-000  
Owner STATE OF ALASKA &  
ALASKA MENTAL HEALTH TRUST  
% MENTAL HEALTH TRUST LAND OFC  
718 L STREET #202  
ANCHORAGE AK 99501 3579

# 01

# Descr VACANT EXEMPT LAND  
Site Addr

## RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels
00420208000	Q	

Cross Reference (XRef) Type Legend  
Econ. Link Replat Uncouple  
E = Old to New R = Old to New U = Old to New  
I = New to Old F = New to Old Q = New to Old  
Renumbr 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

2005-127

Case Number 2005-127 # of Parcels 1 Hearing Date 10/03/2005  
Case Type Rezoning to R-O Residential-office district  
Legal A request to rezone approximately 1.89 acres from PLI (Public Lands and Institutions) to R-O (Residential Office).  
Providence-Chester Creek Subdivision, Tract D-2. Located on the southwest corner of Providence Drive and Piper Street.

## PLAT

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

## PERMITS

05 5053  
05 5094  
05 5178  
05 5339

Permit Number 05 5053  
Project PROVIDENCE  
Work Desc 15,000 CY FILL, 5,000 CY EXCAVATION, 15,000 CY GRADING  
Use FILL/GRADING/EXCAVATION

## BZAP

Action No.  
Action Date  
Resolution  
Status  
Type

## ALCOHOL LICENSE

Business Address  
License Type  
Status  
Applicants Name  
Conditions

# PARCEL INFORMATION

## OWNER

STATE OF ALASKA &  
ALASKA MENTAL HEALTH TRUST  
% MENTAL HEALTH TRUST LAND OFC  
718 L STREET #202

ANCHORAGE AK 99501 3579

Deed 2004 0096328

CHANGES: Deed Date Dec 29, 2004

Name Date May 27, 2005

Address Date May 27, 2005

## PARCEL

Parcel ID 004-202-14-000

Status

Renumber ID 000-000-00-00000

Site Addr

Comm Concl UNIVERSITY AREA

Comments 00419205, 00420108, 09, 0042020  
2/04 NOW 00420209/14 (04-169)

01

#

## TAX INFO

2005 Tax

0.00

Balance 0.00

District 001

## LEGAL

PROVIDENCE-CHESTER CREEK  
TR D-2

Unit SQFT 82,256

Plat 040169

Zone PLI Grid SW1735

## HISTORY

	Year	Building	Land	Total
Assmt Final	2003	0	0	0
Assmt Final	2004	0	0	0
Assmt Final	2005	0	575,800	575,800
Exemptions	STATE			575,800
State Credit				0
Tax Final				0

## PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	VACANT EXEMPT LAND

## SALES DATA

Mon	Year	Price	Source	Type
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## LAND & COMMON PARCEL INFORMATION

### APPRAISAL INFORMATION

Legal PROVIDENCE-CHESTER CREEK  
TR D-2

Parcel 004-202-14-000

# 01 of 01

Owner STATE OF ALASKA &  
ALASKA MENTAL HEALTH TRUST  
% MENTAL HEALTH TRUST LAND OFC  
718 L STREET #202  
ANCHORAGE AK 99501

Site Addr

### LAND INFORMATION

Land Use VACANT EXEMPT LAND  
Class COMMERCIAL  
Living Units 000  
Community Council 031 UNIVERSITY AREA  
Entry: Year/Quality 01 1980 0  
11 1994 EXTERIOR  
Access Quality GOOD  
Access Type  
Leasehold (Y=Leasehold)  
Drainage GOOD  
Front Traffic HIGH  
Street PAVED CURB & GUTTER  
Topography EVEN HILLY LOW  
Utilities PUBLIC WATER PURIFIC SWFR  
Wellsite N  
Wet Land

### CONDOMINIUM INFORMATION

Common Area 0  
Undivided Interest 0.00

**BUILDING PERMIT INFORMATION****APPRAISAL INFORMATION**

Legal PROVIDENCE-CHESTER CREEK  
TR D-2

Parcel 004-202-14-000

# 01 of 01

# 01

Prop Info # VACANT EXEMPT LAND  
Site Addr

Owner STATE OF ALASKA &  
ALASKA MENTAL HEALTH TRUST  
% MENTAL HEALTH TRUST LAND OFC  
718 L STREET #202  
ANCHORAGE AK 99501

**BUILDING PERMITS**

Permit # 05 5053

05 5094

05 5178

Class Type C

Class Use FILL/GRADING/EXCAVATION

Date Jan 24, 2005

Address NHN PIPER STREET

Cond Occ/Occ 00000000 ☒ 00000000

Certification

Contract Type OWNER

Name STATE OF ALASKA

E-mail

Phone ( ) -

Fax ( ) -

Address 550 W 7TH AVENUE #1050A

City/State/Zip ANCHORAGE AK 99501-3579

Project PROVIDENCE

Sewer / Water PUBLIC ☒ PUBLIC

Work Type FILL/GRADING/EXCAVATION

Work 15,000 CY FILL, 5,000 CY EXCAVATION, 15,000 CY

Description GRADING

**CASES**

2005-127

Case Number 2005-127

# of Parcels 1

Hearing Date Monday, October 03, 2005

**PERMIT COMMENT**



OWNER HISTORY

APPRAISAL INFORMATION

Legal PROVIDENCE-CHESTER CREEK  
TR D-2

Parcel 004-202-14-000

# 01 of 01

# 01

Property Info # Descr VACANT EXEMPT LAND

Site Address

Current 12/29/04

STATE OF ALASKA &  
ALASKA MENTAL HEALTH TRUST  
% MENTAL HEALTH TRUST LAND OFC  
718 L STREET #202  
ANCHORAGE AK 99501 3579

3rd 0000 0000 //

Prev 1789 0000 09/23/88

STATE OF ALASKA  
PROVIDENCE ALASKA MEDICAL CENT  
% SANDRA SINGER  
550 W 7TH AVENUE #1050A  
ANCHORAGE AK 99501

4th 0000 0000 //

2nd 0000 0000 //

5th 0000 0000 //

**Content Information****Content ID :** 003495**Type:** Ordinance - AO

**Title:** Planning and Zoning Commission Recommendation of Approval for a Rezoning from PLI (Public Lands and Institutions District) to R-O (Residential Office District) for Providence-Chester Creek Subdivision, Tract D-2.

**Author:** weaverjt**Initiating Dept:** Planning

**Description:** Planning and Zoning Commission Recommendation of Approval for a Rezoning from PLI (Public Lands and Institutions District) to R-O (Residential Office District) for Providence-Chester Creek Subdivision, Tract D-2.

**Date Prepared:** 11/16/05 12:49 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 12/13/05**MM/DD/YY:****Public Hearing** 01/10/06**Date MM/DD/YY:****Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	11/16/05 12:56 PM	Checkin	weaverjt	Public	003495
Planning_SubWorkflow	11/16/05 5:26 PM	Approve	nelsontp	Public	003495
ECD_SubWorkflow	11/17/05 11:37 AM	Approve	thomasm	Public	003495
OMB_SubWorkflow	11/21/05 6:38 PM	Approve	mitsonjl	Public	003495
Legal_SubWorkflow	11/22/05 8:16 PM	Approve	fehlenrl	Public	003495
MuniManager_SubWorkflow	11/25/05 1:29 PM	Approve	leblancdc	Public	003495
MuniMgrCoord_SubWorkflow	12/2/05 10:31 AM	Approve	abbottmk	Public	003495

M.O.A.  
 2005 DEC - 2 PM 1:31  
 CLERKS OFFICE