

CLERK'S OFFICE

APPROVED

Date: 3-8-05

AM 104-2005 WAS AMENDED AND APPROVED 3-8-05

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: February 15, 2005

Anchorage, Alaska
AO No. 2005-29

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING
2 OF TRACT C EAGLE BLUFF SUBDIVISION AND LOTS 90, 91, 106, 107, 108, 109, 110, 111,
3 112, 123, 124, 125, 126, 127, SECTION 14, T14N, R2W, S.M. AK, BUT MORE
4 PARTICULARLY DESCRIBED AS THE SE ¼, SECTION 14, T14N, R2W, S.M. AK
5 COMMENCING AT THE BLM SECTION CORNER COMMON TO BLM SECTIONS 13, 14, 23
6 AND 24, ALSO BEING THE TRUE POINT OF BEGINNING, THENCE N 89 E 59'30" W ON
7 THE SECTION LINE COMMON TO SECTIONS 14 AND 23, A DISTANCE OF 320.70 FEET
8 TO A BLM E 1/16 CORNER; THENCE N 89 E 59' 42" W ON THE SAID SECTION LINE, A
9 DISTANCE OF 672.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF YOSEMITE
10 DRIVE; THENCE N 00 E 00'15" E ALONG THE SAID RIGHT OF WAY LINE A DISTANCE
11 OF 65.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE
12 SAID RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE
13 OF 44 E 39' 28", A RADIUS OF 450.00 FEET, AND AN ARC LENGTH OF 350.74 FEET TO A
14 POINT OF TANGENCY; THENCE N 44 E 39'43" E ALONG THE SAID RIGHT OF WAY
15 LINE A DISTANCE OF 981.37 FEET TO A POINT OF CURVATURE; THENCE
16 NORTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE ON A CURVE TO THE
17 RIGHT HAVING A CENTRAL ANGLE OF 33 E 48' 46", A RADIUS OF 1450.00 FEET, AND
18 AN ARC LENGTH OF 855.71 FEET TO A POINT OF TANGENCY; THENCE N 78 E 28' 29" E
19 ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 432.91 FEET TO THE SECTION
20 LINE COMMON WITH SECTIONS 13 AND 14; THENCE S 00 E 15' 41" E ON THE SAID
21 SECTION LINE A DISTANCE OF 243.57 FEET TO A BLM S 1/16 CORNER; THENCE S 00 E
22 17' 01" E ON THE SAID SECTION LINE A DISTANCE OF 1324.07 FEET TO THE TRUE
23 POINT OF BEGINNING; CONTAINING 50.00 ACRES MORE OR LESS, GENERALLY
24 LOCATED AT 8701 YOSEMITE DRIVE, EAGLE RIVER, FROM PC-SL (PLANNED
25 COMMUNITY WITH SPECIAL LIMITATIONS) TO PLI (PUBLIC LANDS AND
26 INSTITUTIONS).

27
28 (South Fork Community Council) (Planning and Zoning Commission Case 2003-082)

29
30 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:


31
32 **Section 1.** The zoning map shall be amended by designating the following described property as
33 PLI (Public lands and institutions) zone:

34
35 Tract C Eagle Bluff Subdivision and Lots 90, 91, 106, 107, 108, 109, 110, 111, 112, 123,
36 124, 125, 126, 127, Section 14, T14N, R2W, S.M. AK, but more particularly described as the
37 SE ¼, Section 14, T14N, R2W, S.M. AK commencing at the BLM section corner common to
38 BLM Sections 13, 14, 23 and 24, also being the true point of beginning, thence N 89 E 59'30"
39 W on the section line common to sections 14 and 23, a distance of 320.70 feet to a BLM E


1 1/16 corner; thence N 89 E 59' 42" W on the said section line, a distance of 672.54 feet to the
 2 easterly right of way line of Yosemite Drive; thence N 00 E 00' 15" E along the said right of
 3 way line a distance of 65.17 feet to a point of curvature; thence northeasterly along the said
 4 right of way line on a curve to the right having a central angle of 44 E 39' 28", a radius of
 5 450.00 feet, and an arc length of 350.74 feet to a point of tangency; thence N 44 E 39' 43" E
 6 along the said right of way line a distance of 981.37 feet to a point of curvature; thence
 7 northeasterly along the said right of way line on a curve to the right having a central angle of
 8 33 E 48' 46", a radius of 1450.00 feet, and an arc length of 855.71 feet to a point of tangency;
 9 thence N 78 E 28' 29" E along the said right of way line a distance of 432.91 feet to the
 10 section line common with Sections 13 and 14; thence S 00 E 15' 41" E on the said section
 11 line a distance of 243.57 feet to a BLM S 1/16 corner; thence S 00 E 17' 01" E on the said
 12 section line a distance of 1324.07 feet to the true point of beginning consisting of
 13 approximately 50 acres more or less, generally located at 8701 Yosemite Drive, Eagle River,
 14 as shown on Exhibit A.

15
 16 **Section 2.** This ordinance shall become effective within 10 days after the Director of the
 17 Planning Department has received the written consent of the owners of the property within the area
 18 described in Section 1 above to the special limitations contained herein. The rezone approval
 19 contained herein shall automatically expire, and be null and void if the written consent is not
 20 received within 120 days after the date on which this ordinance is passed and approved. In the event
 21 no special limitations are contained herein, this ordinance is effective immediately upon passage and
 22 approval. The Director of the Planning Department shall change the zoning map accordingly.

23
 24 PASSED AND APPROVED by the Anchorage Assembly this 8th day of
 25 March 2005.

26
 27
 28 
 29 _____
 30 Chair

31 ATTEST:

32
 33
 34 
 35 _____
 36 Municipal Clerk

37 (Planning Case Number 2003-082)
 38 (Tax ID 060-031-23, -28, 060-041-01, -02, -10 through -16, -21 through -24)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2005-29

Title: Planning and Zoning Commission Case 2003-082,
 recommendation of an ordinance approving the rezoning of
 approximately 50 acres from PC-SL (Planned Community with
 Special Limitations) to PLI (Public Lands and Institutions
 District)

Sponsor:

Preparing Agency:

Others Impacted:

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

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

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning should have no significant economic impact on the public sector. A rezoning to PLI will not change the anticipated use of the property which has been owned by the Municipality since 1988. Any construction is subject to a public hearing site plan review. No other public agencies expressed an interest or need for the property.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should not have a significant impact to the private sector. The property has been Municipally owned for many years and the school is presently under construction. The rezone will make the property functional for the new high school.

Property Appraisal Notes: Property Appraisal anticipates no significant impacts to the proposed rezone as the proposed use of the property has been well know for some time. It is also noted that the property is not part of the tax base due to ownership by the Anchorage School District.

Validated by OMB: _____	Telephone: _____
Approved by: _____	Date: _____
_____	Date: _____
(Director, Preparing Agency)	
Concurred by: _____	Date: _____
_____	Date: _____
(Director, Impacted Agency)	
Approved by: _____	Date: _____
_____	Date: _____
(Municipal Manager)	