

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: March 1, 2005

See AO 2005-36 as Amended

Anchorage, Alaska
AO 2005- 36

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5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY 2.1 ACRES, FROM R-2A (TWO FAMILY
7 RESIDENTIAL DISTRICT) TO R-2M (MULTIPLE FAMILY RESIDENTIAL DISTRICT),
8 FOR LOT 16A, SECTION 9, T12N, R3W, S.M., AK, GENERALLY LOCATED ON THE
9 SOUTHEAST CORNER OF LAKE OTIS PARKWAY AND LORE ROAD.
10 (Abbott Loop Community Council) (Planning and Zoning Commission Case 2004-172)

11 THE ANCHORAGE ASSEMBLY ORDAINS:

12 **Section 1.** The zoning map shall be amended by designating the following described property as
13 R-2M (Multiple Family Residential):
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16 Lot 16A, Section 9, T12N, R3W, S.M., AK, containing approximately 2.1 acres, as shown on
17 Exhibit "A" attached (Planning and Zoning Commission Case 2004-172).
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19 **Section 2.** This ordinance shall become effective within 10 days after the Director of the
20 Planning Department has received the written consent of the owners of the property within the
21 area described in Section 1 above to the special limitations contained herein. The rezone
22 approval contained herein shall automatically expire and be null and void if the written consent
23 is not received within 120 days after the date on which this ordinance is passed and approved. In
24 the event no special limitations are contained herein, this ordinance is effective immediately
25 upon passage and approval. The Director of the Planning Department shall change the zoning
26 map accordingly.
27

28 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
29 _____ 2005.
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31
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ATTEST:

Chair

Municipal Clerk

(Planning Case Number 2004-172)
(Tax Identification 014-172-08)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2005-36

Title: Planning and Zoning Commission, Case 2004-172;
 recommendation of approval for a rezoning from R-2A (Two
 Family Residential District) to R-2M (Multiple Family
 Residential District) for Lot 16A, Section 9, T12N, R3W,
 Section 9, Lot 16A, S.M. AK.

Sponsor:
 Preparing Agency:
 Others Impacted:

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

	FY05	FY06	FY07	FY08
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:	\$ -	\$ -	\$ -	\$ -
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REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. A rezone from R-2A to R-2M could add approximately 36 dwelling units to the site, but this would be offset by increased police, fire, snow removal and road maintenance costs.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. As R-2A, only two dwelling units could be constructed on the site. R-2M zoning will allow approximately thirty six dwelling units.

Property Appraisal Notes: Approval of the rezone would increase the value of the subject property by 40% to 50% as the property would then be suitable for site condo development.

Prepared by: _____ Telephone: _____

Validated by OMB: _____ Date: _____

Approved by: _____ Date: _____
 (Director, Preparing Agency)

Concurred by: _____ Date: _____
 (Director, Impacted Agency)

Approved by: _____ Date: _____
 (Municipal Manager)