

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: February 14, 2006

CLERK'S OFFICE

APPROVED

Date: 3-14-06

Anchorage, Alaska
AO 2006- 36

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.15.134, APPROVAL OF PLANS FOR COMMERCIAL TRACTS TO ADD THE PC (PLANNED COMMUNITY) ZONING DISTRICT AS ONE OF THE ZONING DISTRICTS WHERE COMMERCIAL TRACTS ARE PERMITTED. (Planning and Zoning Commission Case 2005-138)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.15.134 is hereby amended to read as follows: *(Other sections and subsections not affected are not set out.)*

21.15.134 Approval of plans for commercial tracts.

- A. Authorization, permitted districts; platting authority. A commercial tract may be created and divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction. Designation of commercial tracts shall be allowed only in PC, R-O, B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, MC, I or MI zoning districts. The planning and zoning commission shall be the platting authority for a commercial tract whose site plan includes a large retail establishment. The platting board shall be the platting authority for all other commercial tracts.

*** **

(AO No. 82-16; AO No. 91-34; AO No. 91-90(S); AO No. 2002-60, §§ 1--5, 7-16-02)

Section 2. This ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 14th day of March, 2006.

Acting Chair

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2006- 36

Title: Planning and Zoning Commission, Case 2005-138;
recommendation of approval for an ordinance amending AMC
21.15.134 to allow commercial tracts in the PC (Planned
Community) zoning district.

Sponsor:

Preparing Agency:

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)			
	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</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 ordinance should have no significant impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by:	<u>Jerry T. Weaver, Jr.</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 106 -2006

Meeting Date: February 14, 2006

From: Mayor

Subject: Planning and Zoning Commission Recommendation of Approval for an Ordinance Amending AMC 21.15.134 to Allow Commercial Tracts in the PC (Planned Community) Zoning District.

1
2 AMC 21.15.134 (Approval of plans for commercial tracts) contains the code requirements
3 for procedure, application method and approval requirements for commercial tracts. The
4 purpose of a commercial tract is to allow for division of the underlying tract into fragment
5 lots to facilitate construction and financing of commercial multi-phase developments.
6

7 Currently, commercial tracts are permitted in all commercial, light industrial and marine
8 commercial/industrial zoning districts. It was recently discovered with a request for a
9 potential PC zoning district, that the provisions for commercial tracts do not reference
10 Planned Community (PC) districts. A PC district is a unique zoning district where the
11 owner of the land can create his/her own zoning district, instead of using the existing
12 residential, commercial or industrial districts. This amendment will allow the commercial
13 tract process to be used on PC-zoned property with the Platting Board approval, or the
14 Planning and Zoning Commission approval if used for a large retail establishment.
15

16 The Planning and Zoning Commission found that this ordinance is housekeeping in nature,
17 and would correct what was an omission in the code. The Commission recommended
18 approval of the rezone by a vote of seven ayes and zero nays.
19

20 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
21 COMMISSION RECOMMENDATION FOR THE ORDINANCE.
22

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

24 Concur: Tom Nelson, Director, Planning Department

25 Concur: Mary Jane Michael, Executive Director, Office of Economic and
26 Community Development

27 Concur: Denis C. LeBlanc, Municipal Manager

28 Respectfully submitted, Mark Begich, Mayor

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-069

A RESOLUTION RECOMMENDING APPROVAL TO THE ASSEMBLY OF AN ORDINANCE AMENDING AMC 21.15.134 TO ALLOW COMMERCIAL TRACTS IN THE PC (PLANNED COMMUNITY) ZONING DISTRICT.

(Case 2005-138)

WHEREAS, a request has been received from the Municipality to address allowing commercial tracts in the PC (Planned Community) zoning district, and

WHEREAS, a public hearing was held on November 7, 2005.

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


A. The Commission makes the following findings of fact:

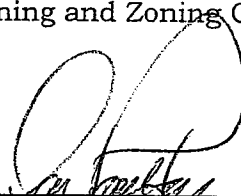
1. The Department has prepared an amendment to the Anchorage Municipal Code Section AMC 21.15.134 Approval of plans for commercial tracts. This will permit commercial tracts and fragment lots in the Planned Community (PC) district.
2. AMC 21.15.134 (approval of plans for commercial tracts), contains the code requirements for procedure, application method, and approval requirements for commercial tracts. The purpose of a commercial tract is to allow for division of the underlying tract into fragment lots to facilitate construction of commercial developments. This is generally to facilitate multi-phase projects, but often to facilitate financing for commercial sites with multiple retail/commercial stores and owners.
3. Most retail malls and many commercial sites in the Municipality have fragment lots dividing up the tract to separate out areas of uses. These commercial tracts require site plans to identify the fragment lots, and if known also show building footprints, parking areas, landscaping, driveway access, and site drainage. Construction has to be in conformance with the site plan. The Planning and Zoning Commission is the platting authority for commercial tracts for large retail establishments, and the Platting Board is the platting authority for all other commercial tracts.
4. Currently, commercial tracts are permitted in all commercial, light industrial and marine commercial and industrial zoning districts. However, it does not reference Planned Community (PC) districts. A PC district is a unique zoning district where the owner of the land can create their own zoning district, instead of using the existing residential, commercial or industrial districts.
5. The Alaska Railroad Corporation recently gained a positive recommendation from the Commission for a new PC district for the Ship Creek area, to replace the existing PC. It was noted in this review

that ARRC would like to use the commercial tract site plan method for phasing and financing purposes for lessees. This is primarily because ARRC will retain ownership of the underlying tract(s), while leasing out specific areas to other entities. Lease lots are required to be platted. If the commercial tract process is not used, then there would be variances required due to the fact that the Ship Creek holding is very large and the lease lots do not abut publicly dedicated rights-of-way. In this situation, a commercial tract site plan would be beneficial.

6. However, it was also noted at that time that AMC 21.15.134 A (approval of plans for commercial tracts) does not include a PC district as a district in which designation of commercial tracts is allowed. It is unknown why this district was not included, but the Department finds that it was likely due to both an oversight, and the frequent false assumption that PC districts are primarily residential. This amendment will not allow a commercial tract to be used in residential districts or for residential developments. The requirement remains that it only be used for commercial developments, and will still require Platting Board approval, or Commission approval if used for a large retail establishment.
7. The Commission finds that this code amendment was housekeeping in nature and would correct what was an omission in the code.
8. The Planning and Zoning Commission recommends approval to the Assembly of the above referenced ordinance, with a vote of 7 in favor, 0 against.

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



Tom Nelson
Secretary

Don Poulton
Chair

(Case 2005-138)

ac

VICE CHAIR G. JONES felt this rezoning was essentially housekeeping; a property line between public agencies was moved and this moves the zoning boundary.

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

NAY: None

PASSED

- 6. 2005-138** Municipality of Anchorage. An ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.15.134, approval of plans for commercial tracts to add the PC zoning district as one of the zoning districts where commercial tracts are allowed.

Staff member ANGELA CHAMBERS explained the proposal before the Commission. The purpose of a commercial tract is to allow for division of the underlying tract into fragment lots to facilitate construction and financing of commercial development. It is generally to facilitate multi-phase projects, such as malls, and facilitates financing for such sites with multiple stores and ownerships. Currently these commercial tracts are permitted in all zoning districts that include commercial development. However, in a recent review of the Alaska Railroad PC District it was noted that they intended to use commercial tracts because they own the land, but have lease lots. Currently, in order for the ARR to undertake a long-term lease, a multitude of variances is required. The review process with a commercial tract is comprehensive. The PC District is unique as the owner can create a unique and tailored zoning. There was a concern that this code amendment would allow the commercial tract process to be used in residential areas, but it is clear in the code that commercial tracts can only be done in zoning districts that include commercial development. The code is also clear that the large retail establishment requirements would not be foregone; any such development would need to go to the Planning and Zoning Commission for review. Road standards would also be reviewed. The Department finds this code amendment to be primarily housekeeping in nature.

The public hearing was opened and closed without public comment.

COMMISSIONER T. JONES moved for approval an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.15.134, approval of plans for commercial tracts to add the PC zoning district as one of

the zoning districts where commercial tracts are allowed. COMMISSIONER ISHAM seconded.

COMMISSIONER T. JONES felt this code amendment was housekeeping in nature and would correct what was an omission in the code.

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

NAY: None

PASSED

I. REPORTS

1. **Chair** – None
2. **Secretary** - None
3. **Committees**
 - a. **AMATS Committee:** COMMISSIONER PEASE reported that she and Ms. Jones attended the AMATS Policy Committee meeting on November 3. Public testimony will continue on November 10 from 1:00 p.m. to 3:00 p.m. in the Mayor's Conference Room. She and Ms. Jones also attended the land use map session. Another session will be conducted for the Commission.
 - b. **School Site Selection Committee:** No report.
 - c. **Citizens Air Quality Committee:** No report.
 - d. **Airport Master Plans:** No report.
 - e. **Parks Planning Committee & Chester Creek Subcommittee:** No report.
 - f. **Title 21 Committee:** No report.
 - g. **Capital Improvement Committee:** No report.

J. COMMISSIONER COMMENTS

COMMISSIONER WIELECHOWSKI noted the Parks Plan would be before the Assembly on November 8, 2005. The Mayor contacted him to ensure he would attend. He believed the Mayor also intended to call Mr. Poulton. He stated he could not attend that meeting and asked if another Commission might instead.

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT
MEMORANDUM**

DATE: November 7, 2005

TO: Planning and Zoning Commission

THRU: *TN* Tom Nelson, Director, Planning Department

THRU: *JTW* Jerry T. Weaver, Jr., Division Administrator

FROM: *AC* Angela C. Chambers, AICP, Senior Planner

SUBJECT: 2005-138 An Ordinance Amending ACM 21.15.134 to Allow Commercial Tracts in the PC District.

PROPOSED AMENDMENT REQUEST:

The Department has prepared an amendment to the Anchorage Municipal Code Section AMC 21.15.134 Approval of plans for commercial tracts. This will permit commercial tracts and fragment lots in the Planned Community (PC) district.

DEFINITIONS:

A commercial tract is defined by AMC 21.75.035 B as "an existing lawfully subdivided single lot or tract designated by the Platting Board under section 21.15.134 as a commercial tract which may be further divided into fragment lots".

A fragment lot is defined by AMC 21.75.035 B as "a division of a commercial tract for purposes of facilitating construction or financing of a commercial development requiring multiple phases of construction. The term "fragment lot" does not include properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in metes and bounds descriptions".

BACKGROUND AND DISCUSSION

AMC 21.15.134 (approval of plans for commercial tracts), contains the code requirements for procedure, application method, and approval requirements for commercial tracts. The purpose of a commercial tract is to allow for division of the underlying tract into fragment lots to facilitate construction of commercial

developments. This is generally to facilitate multi-phase projects, but often to facilitate financing for commercial sites with multiple retail/commercial stores and owners.

Most retail malls and many commercial sites in the Municipality have fragment lots dividing up the tract to separate out areas of uses. For example, the Carr's store site on Abbott Road is platted via a commercial tract, with fragment lots located where the main retail store is and the outlying pads identifying where restaurants or other commercial uses, such as the existing Kentucky Fried Chicken, are. These commercial tracts require site plans to identify the fragment lots, and if known also show building footprints, parking areas, landscaping, driveway access, and site drainage. Construction has to be in conformance with the site plan. The Planning and Zoning Commission is the platting authority for commercial tracts for large retail establishments, and the Platting Board is the platting authority for all other commercial tracts.

Currently, commercial tracts are permitted in all commercial, light industrial and marine commercial and industrial zoning districts. However, it does not reference Planned Community (PC) districts. A PC district is a unique zoning district where the owner of the land can create their own zoning district, instead of using the existing residential, commercial or industrial districts. PC districts can only be applied to an area of at least 40 acres. AMC 21.40.250 (PC District) describes a PC district as follows:

"The planned community district is intended to provide a system of land use regulation for large tracts of land which are under unified ownership or development control. The purpose of this district classification is to provide for and allow flexibility in the selection of land use controls for the specific site proposed for PC district classification while protecting the public health, safety and welfare by ensuring that the development will be consistent with the comprehensive plan and the holding capacity of the land.

A PC district ordinance establishes the design and character of the development permitted within the district by specifying certain land use controls as part of the zoning map amendment process, or the PC district ordinance establishes a holding zone classification, where the design and character of development permitted within the district will be determined subsequently. The design and character of permitted development are determined in accordance with an approved master development plan."

A PC district may be purely residential, commercial or industrial, or it may contain a mix of uses and standards. There are several PC districts in the Municipality at this time. The Southport PC is primarily residential, but at one time contained a commercial area. The Powder Reserve PC is a mix of residential and commercial areas. The Alaska Rail

Road (ARRC) PC contains a mix of residential, commercial and industrial uses and standards.

ARRC recently gained a positive recommendation from the Commission for a new PC district for the Ship Creek area, to replace the existing PC. It was noted in this review that ARRC would like to use the commercial tract site plan method for phasing and financing purposes for lessees. This is primarily because ARRC will retain ownership of the underlying tract(s), while leasing out specific areas to other entities. Lease lots are required to be platted. If the commercial tract process is not used, then there would be variances required due to the fact that the Ship Creek holding is very large and the lease lots do not abut publicly dedicated rights-of-way. In this situation, a commercial tract site plan would be beneficial.

However, it was also noted that AMC 21.15.134 A (approval of plans for commercial tracts) does not include a PC district as a district in which designation of commercial tracts is allowed. It is unknown why this district was not included, but the Department finds that it was likely due to both an oversight, and the frequent false assumption that PC districts are primarily residential. This amendment will not allow a commercial tract to be used in residential districts or for residential developments. The requirement remains that it only be used for commercial developments, and will still require Platting Board approval, or Commission approval if used for a large retail establishment.

RECOMMENDATION:

The Department recommends approval of the amendment to AMC 21.15.134, allowing commercial tracts in the PC district.

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading:

Anchorage, Alaska
AO 2005-____

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.15.134, APPROVAL OF PLANS FOR COMMERCIAL TRACTS TO ADD THE PC ZONING DISTRICT AS ONE OF THE ZONING DISTRICT WHERE COMMERCIAL TRACTS ARE ALLOWED.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.15.134 is hereby amended to read as follows: (*Other sections and subsections not affected are not set out.*)

21.15.134 Approval of plans for commercial tracts.

- A. Authorization, permitted districts; platting authority. A commercial tract may be created and divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction. Designation of commercial tracts shall be allowed only in PC, R-O, B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, MC, I or MI zoning districts. The planning and zoning commission shall be the platting authority for a commercial tract whose site plan includes a large retail establishment. The platting board shall be the platting authority for all other commercial tracts.

*** *** ***

(AO No. 82-16; AO No. 91-34; AO No. 91-90(S); AO No. 2002-60, §§ 1--5, 7-16-02)

Section 2. This ordinance shall become effective

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2005.

Chair _____

ATTEST:

Municipal Clerk

2005-138 **An ordinance amendment to allow commercial fragment lots in a PC
(Planned Community District)**

This Division reviewed the amendment and has no comment.

2005-139 **PLI (Public Lands and Institutions) to R-7 (Intermediate Rural Residential)**

The 1982 *Anchorage Bowl Comprehensive Development Plan* Land Use Map shows this site as being designated for Public Lands and Institutions; the property belonged to the Mental Health Trust when the Comprehensive Plan was adopted in 1982. Properties to the north are designated for less than 1 du/a and properties to the south are in a 10du/a under controlled development requiring clustering of structures, internal circulation, water and sewage availability, transition and buffering design, and site plan review.

This rezoning will provide a transition in lot sizes between the R-6 properties to the north and the R-3 multi-family zoned property to the south. The lot sizes will also need to meet the slope chart requirements for hillside lots, which may increase the size of some of the lots. Lots located adjacent to R-6 development should meet the same lot width as adjacent platted lots, which will make a smoother transition from the lower density development to the north. The *Hillside Wastewater Management Plan* shows this area is within the area designated for public sewer.

Anchorage 2020 addresses the Hillside (p. 48):

- Traditional low-density development continues on the upper Hillside.
- Strategic and limited revisions to zoning and public water/sewer extensions permit additional small-lot subdivisions on the lower Hillside.
- Significant environmental features are protected and integrated into new subdivisions and public facilities.
- Transportation and other land use decisions reduce traffic congestion and trip generation.
- Hillside wildfire dangers are addressed through an active management program.

Anchorage 2020 policies affecting the Hillside area:

Policy 13: New rural residential subdivisions shall be designed to:

- a) Maintain the rural character of the area;
- b) Link to existing adjacent road and trail systems;
- c) Protect, maintain, or avoid sensitive environmental areas (wetlands, steep slopes, drainageways, unsuitable soils, geohazard areas); and
- d) Incorporate wildland fire safety design standards.

Policy 46: The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable goals, policies, and strategies.



MUNICIPALITY OF ANCHORAGE
Development Services Department
Building Safety Division



MEMORANDUM

RECEIVED

DATE: October 6, 2005

OCT 06 2005

TO: Jerry Weaver, Jr. Platting Officer, CPD

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

FROM: *JM* Julie Makela, P.E., Acting Program Manager, On-Site Water and Wastewater Program

SUBJ: Comments on Cases due October 10, 2005

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

2005-137 Rezoning to R-1 One-family residential district. Campbell Lake Outfall, Tract B

1. The On-Site Water & Wastewater Program has no objection to the proposed re-zone from split PLI/R-1 to full R-1.

2005-138 On ordinance amending Title 21 for PC Planned community district

1. The On-Site Water & Wastewater Program has no objection to the proposed amended ordinance.

2005-139 Rezoning to R-7 Intermediate rural residential district. T11N, R3W, Section 10, NW1/4, NE1/4, S1/2, NE1/4. (Forest Heights)

1. The On-Site Water & Wastewater Program has no objections providing public sewer and water is extended to serve all future lots within the referenced parcel.

2005-140 Rezoning to R-3 Multiple-family residential district

1. The On-Site Water & Wastewater Program has no objection to the proposed re-zone from R-2M to R-3.

**Municipality of Anchorage
MEMORANDUM**

RECEIVED

OCT 06 2005

**MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT**

DATE: October 6, 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 10, 2005

Case #: 2005-138
Type: Ordinance Amending Title 21 for PC, Planned Community District

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

(Reviewer: Don Dolenc)



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: September 4, 2005
TO: Jerry T. Weaver, Platting Supervisor, Planning Department
THRU: Leland R. Coop, Associate Traffic Engineer
FROM: Mada Angell, Assistant Traffic Engineer
SUBJECT: Comments, November 7, 2005 Planning & Zoning Commission

OCT 05 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

05-053 Ordinance amending Title 21

Traffic has no comment.

05-139 Portions of Sec 10; Rezoning from PLI to R-7; Grid 3437

- Traffic Department has reviewed the Traffic Impact Analysis dated June 15, 2005 for Forest Heights. Additional information is required in the TIA. Please call Lee Coop at 343-8479 to set up a TIA Scoping Meeting.
- At the time of the TIA Scoping Meeting, traffic calming techniques can also be established.
- Traffic has no objection to the rezone following an approved TIA.

05-137 Campbell Lake Outfall; Rezone from Split Lot Zoning to all R-1 Zoning; Grid 2525

Traffic has no comment.

05-138 Ordinance amending Title 21

Traffic has no comment.

05-140 Eastview Estates; Rezone from R-2M to R-3; Grid 1240

Traffic has no comment.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division



MEMORANDUM

RECEIVED

DATE: October 5, 2005
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisors *JL*
FROM: Lynn McGee, Senior Plan Reviewer *LM*
SUBJ: Request for Comments on Planning and Zoning Commission case(s) for the Meeting of November 7, 2005.

OCT 05 2005
MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT

Right of Way has reviewed the following case(s) due October 10, 2005.

05-137 Campbell Lake Outfall, Tract B, grid 2525
(Rezoning Request, PLI to R-1)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-138 Ordinance Amendment
(Title 21 for Planned Community District)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-139 Section 10 T11N R3W, grid 3437
(Rezoning Request, PLI to R-7SL)
Right of Way Division has no comments at this time.
Review time 15 minutes.

05-140 Eastview Estates, Tract A, grid 1240
(Rezoning Request, R-2M to R-3)
Right of Way Division has no comments at this time.
Review time 15 minutes.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

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
CENTRAL REGION - PLANNING

SEP 26 2005

September 23, 2005

Municipality of Anchorage
Zoning Division

RE: Zoning Case Review

Jerry Weaver, Platting Officer
Planning and Development
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

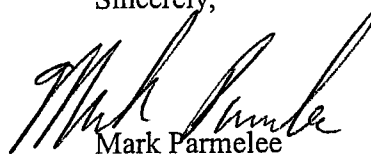
Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) reviewed the following Zoning Cases and has no comment:

2005-135 Alyeska North #3 Subdivision, Block 6, Lot 7, Taos Road, Variance: side yard setback
2005-137 Campbell Lake Outfall, Tract B, Rezone: R-1
2005-138 Amend Title 21 for PC Planned Community
2005-139 Forest Heights Subdivision, Rezone: R-7SL
2005-140 Eastview Estates Tract A Rezone: R-3

Thank you for the opportunity to comment.

Sincerely,



Mark Parmelee
Anchorage Area Planner

/eh

Stewart, Gloria I.

From: Staff, Alton R.
Sent: Tuesday, September 20, 2005 8:51 AM
To: Stewart, Gloria I.; Pierce, Eileen A
Cc: Taylor, Gary A.
Subject: Zoning Reviews

RECEIVED

SEP 20 2005

Municipality of Anchorage
Zoning Division

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

2005- 127 through 129
137 through 140

Thank you for the opportunity to review.

2005-138

MUNICIPALITY OF ANCHORAGE
Anchorage Water & Wastewater Utility

M E M O R A N D U M

RECEIVED

~~SEP 19 2005~~

DATE: September 19, 2005

Municipality of Anchorage
Zoning Division

TO: Zoning and Platting Division, OPDPW

FROM: Hallie Stewart, Engineering Technician, AWWU

H Stewart

SUBJECT: Planning & Zoning Commission Hearing November 7, 2005
AGENCY COMMENTS DUE October 10, 2005

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

05-137 Campbell Lake Outfall, Tract B (rezone) Grid 2525

1. AWWU has no objection to the proposed re-zone from split PLI/R-1 to full R-1 zoning.

05-138 An ordinance amending Anchorage Municipal Code Section 21.15.134, approval of plans for commercial tracts to add the PC zoning didtrict as one of the zoning districts where commercial tracts are allowed.

1. Water and sanitary sewer plans (private systems) must be reviewed and approved by AWWU prior to any construction of commercial structures.

05-139 T11N, R3W, Sec 10, NW1/4, NE1/4, S1/2, NE1/4 (rezone) Grid 3437

1. AWWU water and sanitary sewer mains are not available to the referenced parcel.
2. AWWU has no comments on the proposed rezone.

05-140 Eastview Estates, Tract A (rezone) Grid 1240

1. AWWU has no comments on the proposed rezone.

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

RECEIVED

SEP 19 2005

MUNICIPALITY OF ANCHORAGE
COMMUNITY PLANNING & DEVELOPMENT



FLOOD HAZARD REVIEW SHEET for PLATS

Date: 9-19-05

Case: 2005-138

Flood Hazard Zone:

Map Number:

☐ 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

Content Information**Content ID :** 003662**Type:** Ordinance - AO

Planning and Zoning Commission Recommendation of Approval for

Title: an Ordinance Amending AMC 21.15.134 to Allow Commercial Tracts in the PC (Planned Community) Zoning District.**Author:** weaverjt**Initiating Dept:** Planning

Planning and Zoning Commission Recommendation of Approval for

Description: an Ordinance Amending AMC 21.15.134 to Allow Commercial Tracts in the PC (Planned Community) Zoning District.**Date Prepared:** 1/20/06 12:17 PM**Director Name:** Tom Nelson**Assembly Meeting**
Date MM/DD/YY: 2/14/06**Public Hearing**
Date MM/DD/YY: 3/14/06M.O.A.
2006 FEB - 6 PM 12:08
CLERKS OFFICE**Workflow History**

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	1/20/06 12:19 PM	Checkin	weaverjt	Public	003662
Planning_SubWorkflow	1/20/06 1:30 PM	Approve	nelsontp	Public	003662
ECD_SubWorkflow	1/24/06 1:51 PM	Approve	thomasm	Public	003662
OMB_SubWorkflow	1/26/06 8:07 AM	Approve	mitsonjl	Public	003662
Legal_SubWorkflow	1/31/06 10:14 AM	Approve	fehlenrl	Public	003662
MuniManager_SubWorkflow	2/3/06 10:12 AM	Approve	leblancdc	Public	003662
MuniMgrCoord_SubWorkflow	2/3/06 11:05 AM	Approve	abbottmk	Public	003662