

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: May 1, 2007

CLERK'S OFFICE

**AMENDED AND APPROVED**

Date: 5-22-07 ANCHORAGE, ALASKA

AO No. 2007-73

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION FROM B-1B SL AND R-O SL TO R-O SL, AND TO REPEAL AO 91-174, AO 92-69, AND AO 2002-116 IN THEIR ENTIRETY AS APPLIED TO LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHWOOD STREET AND RASPBERRY ROAD.**

(Sand Lake Community Council) (Planning and Zoning Case 2007-025)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Lots 1-B, 1-C and 2, Raspberry Center Subdivision; generally located at the southwest corner of Northwood Street and Raspberry Road, containing approximately 4.28 acres, as shown on Exhibit "A."

**Section 2.** The zoning map amendment described in Section 1 shall be subject to the following special limitations:

A Prohibited principal uses and structures.

1. Hotels, motels and motor lodges.
2. Boarding and lodging houses.
3. Private clubs and lodges.
4. Funeral parlors and services.

B. Prohibited conditional uses and structures:

1. Free-standing transmission towers of any height.

**Section 3.** The zoning map amendment described in Section 1 shall be subject to the following design standards:

A. Building Setbacks. Asphalt paving for a driveway, and lawn and low shrubbery landscaping is allowed in the setback.

1. Commercial and church uses shall have a minimum 44-foot building setback from the west property line.

B. Maximum building square footage.

1. Churches and accessory uses shall not exceed 60,000 square feet.
2. Commercial uses and structures shall not exceed a total of 45,500 square feet.

C. Maximum Height of Structures.

1. Commercial, church, and residential uses shall not exceed 35 feet, **although an additional five feet in height may be allowed for under building parking.**

D. Lighting.

1. Future development shall be designed to prevent off-site illumination and impact onto adjacent property.

E. Minimum yard requirements.

1. Commercial or church uses shall provide a 20-foot yard setback along the west property line.

F. Fences.

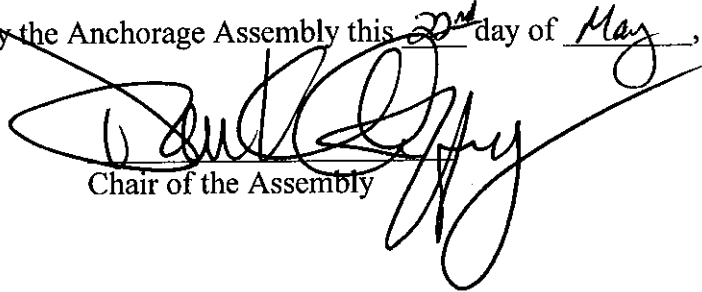
1. Commercial or church use shall provide a sight-obscuring fence along the west side of the property.
2. Residential uses shall provide a decorative fence along the west property line.

**Section 4.** The special limitations set forth in this ordinance prevail over any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code, not specifically affected by a Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

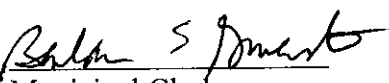
**Section 5.** Prior to this rezoning becoming effective, the subject parcels shall be replatted into a single parcel, consistent with the special limitations of this ordinance.

**Section 6.** Except as provided in Section 5 above, this ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 22<sup>nd</sup> day of May, 2007.

  
Chair of the Assembly

ATTEST:

  
Municipal Clerk

(Tax ID #012-135-02; -03; 012-131-86)



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

AO Number: 2007- 73

Title: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION FROM B-1B SL AND R-0 SL TO R-O SL, AND TO REPEAL AO 91-174, AO 92-69, AND AO 2002-116 IN THEIR ENTIRETY AS APPLIED TO LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHWOOD STREET AND RASPBERRY ROAD.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>					<b>(In Thousands of Dollars)</b>			
	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	<u>FY10</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. The rezone will allow the property to develop with 54-66 dwelling units and maintain the special limitations desired by the community.

Property Appraisal notes: Approval of the rezoning should have no negative impact to the assessed valuations.

Prepared by: Jerry T. Weaver Jr.

Telephone: 343-7939

Validated by OMB: \_\_\_\_\_

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
(Director, Preparing Agency)

Date: \_\_\_\_\_

Concurred by: \_\_\_\_\_  
(Director, Impacted Agency)

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
(Municipal Manager)

Date: \_\_\_\_\_



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 297-2007

Meeting Date: May 1, 2007

From: Mayor

Subject: The Planning and Zoning Commission Recommendation of approval for a rezoning of approximately 4.28 Acres from R-O SL (Residential Office) with Special Limitations and B-1B SL (Community Business) with Special Limitations to R-O SL (Residential Office) with Special Limitations, and repeal of AO 91-174, AO 92-68, and AO 2002-116 in their entirety as applied to Raspberry Center Subdivision, Lots 1-B, 1-C and 2; generally located at the southwest corner of Northwood Street and Raspberry Road.

1 On February 5, 2007, the Planning and Zoning Commission recommended approval to  
2 rezone the subject property owned by Calvary Church of God, from R-O SL and B-1B SL  
3 to R-O SL. The Commission also recommended repeal of AO 91-174, AO 92-68, and AO  
4 2002-116 in their entirety as applied to Raspberry Center Subdivision, Lots 1-B, 1-C and 2.  
5 The petitioner is Debenham Properties.  
6

7 The subject property consists of three lots fronting onto Northwood Drive at the southwest  
8 corner of Raspberry Road and Northwood Drive. The property is zoned R-O SL and B-1B  
9 SL in accordance with AO 91-174, AO 92-68 and AO 2002-116. Two of subject  
10 properties are zoned B-1B SL and the third lot is zoned R-O SL. The fourth lot, Lot 1-A,  
11 Raspberry Center Subdivision, is not affected by this rezoning and remains zoned B-1B in  
12 accordance with AO 91-174, AO 92-68 and AO 2002-116.  
13

14 A lack of common ownership, uniform lot size and platted configuration, plus the multiple  
15 layering of zoning ordinance(s) and various special limitations have made  
16 these properties difficult to develop.  
17

18 Debenham Properties is requesting the repeal of the three existing zoning ordinances in  
19 their entirety as applied to the subject property, and to rezone the three lots to R-O with  
20 special limitations similar to the current zoning ordinances pertaining to commercial uses,  
21 church uses and structures, and allow R-O density residential development. If the rezoning  
22

1 is approved, the three lots will be subdivided into a single tract, and developed with 54 to  
2 66 residential condominium units at a density of 12 to 14.5 dwelling units per acre.

3  
4 Debenham Properties proposes to replicate an innovative "Big House" design, created by  
5 Humphreys & Partners Architects, headquartered in Dallas, Texas, in which each building  
6 looks like a large single-family house but has four to six units per building. The advantage  
7 of this type design is that it has the exterior architectural look of a single family dwelling  
8 with attached garages, driveways, individual addresses and landscaped yards. It has the  
9 conveniences of a condominium development but eliminates traditional breezeways,  
10 parking lots and balconies, and rows of traditional cookie-cutter site condo developments.

11  
12 The Sand Lake Community Council supports the proposed rezoning, preferring multi-  
13 family residential to commercial development.

14  
15 As proposed, the rezoning is generally consistent with the *Anchorage 2020 Plan* and meets  
16 the Zoning Map Amendment Standards for approval in accordance with AMC 21.20.090.  
17 The proposed residential density is compatible with the surrounding densities and uses.  
18 The rezoning becomes effective upon recording of a plat which will create one parcel.

19  
20 The Planning and Zoning Commission recommended APPROVAL of the rezone to R-O  
21 SL, and the repeal of AO 91-174, AO 92-68, and AO 2002-116 in their entirety, as  
22 applied to the Raspberry Center Subdivision, Lots 1-B, 1-C and 2, by a vote of eight ayes  
23 and zero nays.

24  
25 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING  
26 COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.

27  
28 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

29 Concur: Tom Nelson, Director, Planning Department

30 Concur: Mary Jane Michael, Executive Director, Office of Economic and  
31 Community Development

32 Concur: Denis C. LeBlanc, Municipal Manager

33 Respectfully submitted, Mark Begich, Mayor

34  
35 (Case 2007-025; Tax I.D. Number 012-135-02; -03; 012-131-86)  
36

# EXHIBIT "A"





**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2007-006**

A RESOLUTION APPROVING A REZONING FROM R-O SL (RESIDENTIAL-OFFICE DISTRICT, WITH SPECIAL LIMITATIONS) AND B-1B SL (COMMUNITY BUSINESS DISTRICT, WITH SPECIAL LIMITATIONS) TO R-O SL (RESIDENTIAL-OFFICE DISTRICT, WITH SPECIAL LIMITATIONS); AND TO REPEAL AO 91-174, AO 92-68 AND AO 2002-116 IN THEIR ENTIRETY AS APPLIED TO RASPBERRY CENTER SUBDIVISION, LOTS 1-B, 1-C AND LOT 2, CONSISTING OF APPROXIMATELY 4.28 ACRES; GENERALLY LOCATED ON THE WEST SIDE OF NORTHWOOD DRIVE AND SOUTH OF RASPBERRY ROAD.

(Case 2007-025; Tax I.D. No. 012-135-02; -03; 012-131-86)

WHEREAS, a request has been received from Shawn Debenham, representing Debenham Properties, to rezone approximately 4.28 acres from R-O SL (Residential-Office District, with special limitations) and B-1B SL (Community Business District, with special limitations) to R-O SL (Residential-Office District, with special limitations); and to repeal AO 91-174, AO 92-68 and AO 2002-116 in their entirety as applied to Raspberry Center Subdivision, Lots 1-B, 1-C and Lot 2, consisting of approximately 4.28 acres; generally located on the west side of Northwood Drive and south of Raspberry Road, and

WHEREAS, the Sand Lake Community Council passed a resolution in support of the rezoning request, and

WHEREAS, notices were published, posted and 56 public hearing notices were mailed January 11, 2007, and a public hearing was held on February 5, 2007.

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


A. The Commission makes the following findings of fact:

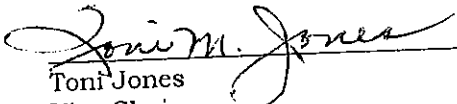
1. The subject property consists of the three southern most lots fronting onto Northwood Drive of the four lots at the southwest corner of Raspberry Road and Northwood Drive, zoned R-O SL and B-1B SL in accordance with AO 91-174, AO 92-68 and AO 2002-116.
2. Debenham Properties has requested to repeal the three existing zoning ordinances mentioned above, in their entirety as applied to the three subject lots; rezone the three lots to R-O with special limitations similar to the current zoning ordinances pertaining to commercial uses, church uses and structures; and allow R-O density residential development. If the rezoning is approved, they would replat the three parcels into a single tract, and develop 54 - 66 condominium units of multi-family residential at a density of 12 to 14.5 dwelling units per acre.
3. Debenham Properties proposes to replicate an innovative "Big House" design, created by Humphreys & Partners Architects headquartered in Dallas, Texas, in which each building looks like a large single-family house but has 4-6 units per building. The advantage to this type design is that it has the exterior architectural look of a single family dwelling with attached garages, driveways, individual addresses and landscaped yards, and the conveniences of a condominium development eliminating traditional breezeways, parking lots and balconies, and rows of traditional cookie-cutter site condo developments.

4. The Sand Lake Community Council supports this rezoning and development proposal, preferring multi-family residential to commercial development.
  5. In 1991 the Assembly recognized that B-1B and R-O uses are appropriate zoning designations for the subject property. Since that time different proposed commercial uses were proposed, each requiring a modification to the special limitations though no development has ever occurred. This may be due in part to the multiple ownership of the individual lots, the individual lot configuration (individual lot size) and that the lots are generally long and narrow, limitation on driveway access and varied building setbacks from the west lot line.
  6. The Commission finds the proposed rezoning is generally consistent with the Anchorage 2020 Plan and zoning standards AMC 21.20.090.
  7. The proposed R-O SL zoning consolidates development standards for the property and eliminates the overlaying ordinances as they have been difficult to apply. It is an opportunity to develop multi-family dwellings compatible with surrounding residential uses. Consolidation of ownership and replatting the three lots into a single tract permits infilling and unified design development. It will be a benefit to the Sand Lake area.
  8. The Commission recommended approval of the request by a unanimous vote of 8-aye, 0-nay
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to R-O SL subject to the draft ordinance found on pages 14 through 16 of the packet, and to repeal AO 91-174, AO 92-68 and AO 2002-116 in their entirety as it applies to Lots 1B and 1C and 2, Raspberry Center Subdivision

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of February, 2007.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 5th day of March 2007.

  
Tom Nelson  
Secretary

  
Toni Jones  
Vice Chair

(Case 2007-025)  
(Tax I.D. No. 012-135-02; -03; 012-131-86)

ma

access to ensure security on the west and south sides of the building.”  
COMMISSIONER ISHAM seconded.

COMMISSIONER PEASE supported the motion, finding that the applicants have established a respected use and that the proposed design will enhance the commercial value of that use. Landscaping and other design elements will generally add to the property values of the neighborhood. She had concerns that a previous Commission found this to be a convenience establishment, which is defined as “a commercial enterprise designed and intended to serve the daily or frequent shopping or service needs of the immediate surrounding population,” with the specific exclusion of gasoline service stations and garages. She included the finding that this business does not strictly meet the definition of convenience establishment so that future convenience establishments that meet the daily shopping needs of the neighborhood might be able to locate within 1,000 feet of this use and enhance the neighborhood center shown in the *Comprehensive Plan*. She felt that the conversion of part of this residential property into a commercial use without an adopted plan is not following Policy #14 of the *Comprehensive Plan* because there is no adopted plan indicating that is desirable. She still supported the conditional use because it involves a small amount of residential property and it is needed for this expansion. She believed there are other infill and development opportunities in the general vicinity that will maintain and increase residential density in the area.

COMMISSIONER JOSEPHSON offered an amendment to require AMC 21.45.080 S.6 that addresses landscaping around parking lots. *This was accepted as a friendly amendment.*

COMMISSIONER JOSEPHSON found the discussion of Policy #14 interesting and noted that Staff was unclear whether this portion of town is in the CBD. He supported the motion, finding this is a benign, and an important, business. He found many reasons to support this request.

AYE: Cotten, Pease, Fredrick, Josephson, Jones, Isham, Wang, Phelps  
NAY: None

PASSED

3. 2007-025

Shaun Debenham. A request to rezone approximately 4.28 acres from B-1BSL (General Business with Special Limitations) and R-OSL (Residential Office with Special Limitations) to R-OSL (Residential Office

with Special Limitations). Raspberry Center, Lots 1B, 1C and 2. Located at 6900 and 6940 Northwood Street.

Staff member MARY AUTOR stated 56 public hearing notices were mailed, 3 were returned either in favor or without objection. This request is a rezoning to R-O SL and to repeal AO 91-174, AO 92-68 and AO 02-116 in their entirety as it applies to Lots 1B and 1C and 2, Raspberry Center Subdivision. This property is on the west of Northwood Avenue one lot south of Raspberry Road. The Commission saw this property in 2005, including the corner lot, to amend the special limitations to change the height limitation and allow cell towers. That last approval required a modification of plat 99-13 to remove three plat notes; this was done and the rezoning became effective. The petitioner is requesting to rezone Lots 1B, 1C and 2 in order to replat them into a single parcel and to develop multi-family residential on a large tract at a proposed density of 12 to 14.5 dwelling units per acre (DUA). Conceptually the petitioner is proposing a residential design not seen before in the Anchorage area, which is a Big House® building that has the appearance of a large single-family home, but is comprised of a number of dwelling units. The Department finds the request meets the rezone amendment standards. The Assembly recognized this area, and these four lots in particular, as B-1B and R-O specifically to allow development of neighborhood commercial and/or office. The proposed ordinance would prohibit certain uses and structures, as listed, including freestanding transmission towers. The ordinance proposes commercial and church building setbacks of 44 feet from the west property line. It would set 60,000 SF as the maximum size for a church, plus accessory uses. Commercial uses and structures would not exceed a maximum of 45,500 SF. Height would be restricted to 35 feet. Lighting would be designated to prevent off-site illumination onto adjacent properties. Commercial or church uses would have a 20-foot yard setback along the west property line. Sight obscuring fences would be allowed along the west side. Prior to rezoning becoming effective, a replat into a single parcel is required. The petitioner intends to do multi-family development, but they did not want to preclude certain office uses permitted in the R-O district.

COMMISSIONER JOSEPHSON asked if an ordinance would be submitted to the Assembly with this rezoning. MS. AUTOR explained the Commission advises to the Assembly on all matters regarding rezoning; the petitioner is requesting that the previous rezonings be

repealed. The Department supports the petitioner's request to remove those previous rezonings as they apply differently, in some cases, to the three lots. COMMISSIONER JOSEPHSON asked if there is a provision regarding churches and other commercial uses as a contingency, given that the petitioner has a plan for the Big Houses® that appears to consume the lot. MS. AUTOR replied in the affirmative. She explained that the property is owned by and the petitioner has an option to buy the property from a church organization; in the event that the housing option did not come to fruition, a church use would be permitted.

COMMISSIONER PEASE asked the difference between the 44-foot building setback and the 20-foot yard setback. MS. AUTOR indicated these are on plat 99-13. MR. BARRETT recalled that the 44-foot wide easement on the west property line was required by AWWU because water and sewer lines are going in the same trench. MS. AUTOR stated there are both a 20-foot yard setback and a 44-foot building setback; one is landscaping and the other is building.

COMMISSIONER PEASE asked if a minimum of 20 feet is landscaped, exclusive of driveways and parking. MS. AUTOR indicated that one has to do with the property if it is developed residentially and the other if it is developed commercially.

The public hearing was opened.

SHAUN DEBENHAM, petitioner, explained that Debenham Properties has agreed to buy these three lots from Calvary Church of God, subject to a rezone. He stated the petitioner owns over 104,000 SF in Alaska, Utah and Nevada and was founded in 1964. The petitioner's specialty is bringing new and high quality projects to Alaska that has been successful in the Lower 48. Recently Humphreys & Partners Architects out of Dallas created the Big House® concept; it is award winning and has been done many places in the Lower 48. This project has the exterior appearance of a large single-family house with attached garages, driveways, individual addresses, and landscaped yards. MR. DEBENHAM displayed a preliminary site plan for the development of the petition site, which plans approximately 54 to 66 units in 9 to 11 Big Houses®. This site plan allows for parking, open space, and snow removal. This site is near Minnesota Drive and Raspberry Road, so there is good access, and all utilities are on-site. The rezoning is needed in order to consolidate the three lots into one and create a single zoning. The intent is to keep the applicable special limitations from previous ordinances and consolidate them into a new ordinance. All of the special limitations existed in previous ordinances. The petitioner is asking that the special limitation for

residential use be left. The petitioner is asking to do away with B-1B SL and have only R-O SL. The Sand Lake Community Council would get a gateway development into the Sand Lake area and get rid of the B-1 zoning that could accommodate a strip mall. It is good for Calvary Church because they can sell their property. It is good for Debenham Properties because they would be able to bring a unique development to this area. The petitioner has worked with the Sand Lake Community Council and Planning Department to develop the special limitations before the Commission.

COMMISSIONER ISHAM asked if Debenham Properties would own all three lots. MR. DEBENHAM replied that ownership will be assumed if the rezone is approved.

COMMISSIONER PEASE asked what is the design of the storage building. COMMISSIONER DEBENHAM explained that many site condos do not provide any storage, so the thought was to provide a building that fits into the traditional design to provide storage. However, the new site plan does not have a storage building as storage would be within the units.

SHERRY JACKSON, representing the Sand Lake Community Council, stated the petitioner did a good job presenting their proposal. There has been ongoing concern with this parcel over the years. She stated that the Sand Lake Community Council passed a resolution that it has no opposition to the proposed replatting and rezoning change to remove the interior lot lines, resulting in a single R-O SL, compatible with a Big House® development if the zoning documents developed by the Municipality follow the intent of existing special limitations for the office/church development as stated in AO 91-174, if the property is used for residential construction, a zoning change will follow the guidelines for residential development. The Council's concern was what would occur if the petitioner does not develop the site, so it was pleased that the zoning would allow for a church.

COMMISSIONER FREDRICK asked if the Sand Lake Community Council prefers residential development to commercial development. MS. JACKSON replied in the affirmative.

MIKE CLUFF, resident on Timothy Street, voiced support for the petitioner's proposal, believing it is the best plan that has been presented for this property.

COMMISSIONER PEASE asked if the petitioner could comment on the requirement for a 44-foot and a 20-foot setback. MR. DEBENHAM stated that one special limitation is a 20-foot setback with a sight-obscuring fence;

the most recent ordinance requires a 20-foot setback and a sight-obscuring fence. He thought the original intent was that there be a sight-obscuring fence at 20 feet. COMMISSIONER PEASE noted that the *Areawide Trails Plan* shows a multi-use trail along the edge of this property on Northwood Street. She asked if the landscaping in the front yard setback can accommodate that trail. MR. DEBENHAM understood the multi-use trail already exists and would not be affected. COMMISSIONER PEASE asked if there are any easements running east/west to connect this property into the neighborhood to the west or other neighborhood destinations. MR. DEBENHAM replied that there is not because the sight-obscuring fence felt strongly about the fence and did not desire pedestrian connectivity.

COMMISSIONER PEASE asked, given the importance put on neighborhood connectivity in the *Comprehensive Plan* and recent redrafting of Title 21 Chapter 8, are there opportunities to connect this neighborhood with the adjoining neighborhood and destinations to the west. MS. AUTOR indicated she did not get comments from the Trails Coordinator, therefore, she had to assume there is no objection to the petitioner's proposal. She noted that at this point in time the matter before the Commission is a rezoning, not a site plan design as depicted in the proposed layout. The petitioner is free to alter the concept in any way that makes it conforming to his desires and to the multi-family development code of regulations (AMC 21.90) regarding layout and design. She noted that many lots to the west are developed and are individually owned. There is also an existing sidewalk system.

COMMISSIONER PHELPS asked if the special limitations were developed by Staff, the petitioner, or jointly. He presumed the Staff position is that the special limitations are consistent with the theme of this development. MS. AUTOR replied that the special limitations were prepared by the petitioner. There were discussions on proper formatting of the special limitations. She concluded that these special limitations would allow development in line with the concept that has been presented to the Commission. The Department is comfortable with the special limitations, after close review of the existing ordinances affecting this property. COMMISSIONER PHELPS asked where the platting requirement is stated. MS. AUTOR replied that this requirement is in Section 4 of the proposed ordinance.

COMMISSIONER ISHAM asked for clarification of the first sentence of Section 6 of the ordinance that the ordinance will become effective within 10 days after the Director of the Planning Department has received written consent of the owners of the property within the area. MS. AUTOR explained that Section 4 and Section 6 are tandem requirements; the replat has to be

recorded to create a single parcel and then 10 days later the rezoning becomes effective.

The public hearing was closed.

COMMISSIONER ISHAM moved for approval of case 2007-025, subject to the draft ordinance found on pages 14 through 16 of the packet, starting with Section 2 through Section 6, approving a rezoning from R-O SL and B-1B SL to R-O SL with new special limitations; and to repeal of AO 91-174, AO 92-68 and AO 202-116 in their entirety as it applies to Lots 1B and 1C and 2, Raspberry Center Subdivision. COMMISSIONER WANG seconded.

COMMISSIONER PEASE recalled when this property was last before the Commission and indicated that he felt this proposal is a valid attempt to clean up the zoning and the overlaying ordinances that affect these properties. It is an opportunity to develop multi-family dwellings that will be a benefit to the Sand Lake area.

COMMISSIONER PEASE supported the motion, noting that this is an exciting concept that looks dramatically different from some of the other multi-family development in town. She noted that it is difficult from the analysis to tell if all of the zoning map amendment considerations are met. For example, the traffic standard says that 66 residential units will not generate more traffic than allowable residential and commercial development and she could not tell that from the analysis. She was also not sure how pedestrian connectivity and transit are affected.

COMMISSIONER PHELPS supported the motion, finding that this would be an improvement in this area. The existing set of special limitations is difficult to apply and the fact there are three lots make it difficult to develop.

CHAIR JONES stated that the current special limitations are difficult to understand, having been developed over a long period of time. She commended the petitioner for the way that the proposed set of special limitations has been crafted because it can be understood, regardless of the ultimate development of the property.

AYE: Cotten, Pease, Fredrick, Josephson, Jones, Isham, Wang, Phelps  
NAY: None

PASSED



4.     **2007-022**             Cook Inlet Region, Inc. A site plan review per a Planned Unit Development (PUD), Case #2006-015. The Alaska Village Subdivision, Tract 13. Located at 7800 DeBarr Road.

Petitioner's representative, TIM POTTER distributed a revised site plan to the Commission and Staff. Staff member AL BARRETT stated 83 public hearing notices were mailed, a letter of support was received from the Northeast Community Council, and one response was received requesting further detail regarding what is proposed. This is a public hearing site plan review per the ordinance that rezoned the subject property in 2001. Ordinance 2001-24(s) contains a set of design standards and criteria, as well as development criteria, and the Commission approved a design criteria manual last year; both are applied to this project. The Department recommends approval of the site plan subject to conditions. The proposal consists of 25 multi-family buildings containing 90 dwelling units. There is reference in the staff analysis to structures containing 2 to 4 dwelling units each, however, there are no two-unit buildings, all buildings are three or four units. There is also a reference to platting activities going on within the Town Center at this time; those activities refer to other properties in the town center, not Tract B. The design guidelines in AO 2001-24(s) include a riparian buffer of 100 feet, 50 feet on each side of the creek. This has been achieved for the most part; there is a section in the southwest corner of the property where the buffer is not fully reflected and where the creek does not appear to have been fully restored to its natural flow. The Anchorage School District (ASD) has a good deal to do with the problem in that area. Despite repeated contacts, the ASD has not come forward to address the restoration of the creek to its natural flow or to address their side of the buffer.

MR. BARRETT explained that the site plan must provide for a strong relationship between all buildings, uses, open spaces, and streets. The project complies with this requirement. Buildings are on the perimeter of the property, streets are internal, and parking is internal to the property. There are excellent pedestrian connections throughout the property within Tract 13, to the creek to the west, to the neighborhood to the south, and to the property to the east. There are also pedestrian walkways to the main entrance to the property that go north in the direction of the commercial portion of the Town Center. The site plan must also allow for shared parking: there is individual parking for units and shared guest parking. There is the possibility of a shared

**PLANNING DEPARTMENT**  
**PLANNING STAFF ANALYSIS**  
**REZONING**

**DATE:** February 5, 2007

**CASE NO.:** 2007-025

**APPLICANT:** Shawn Debenham

**PETITIONER'S  
REPRESENTATIVE:** Self

**REQUEST:** Rezoning from R-O (SL) and B-1B (SL) to R-O SL with new special limitations; and to repeal AO 91-174, AO 92-68 and AO 2002-116 in their entirety as applied to Lots 1B, 1-C and 2, Raspberry Center Subdivision.

**LOCATION:** Lot 1B, 1C, and Lot 2, Raspberry Center Subdivision

**SITE ADDRESS:** None assigned

**COMMUNITY  
COUNCIL:** Sand Lake

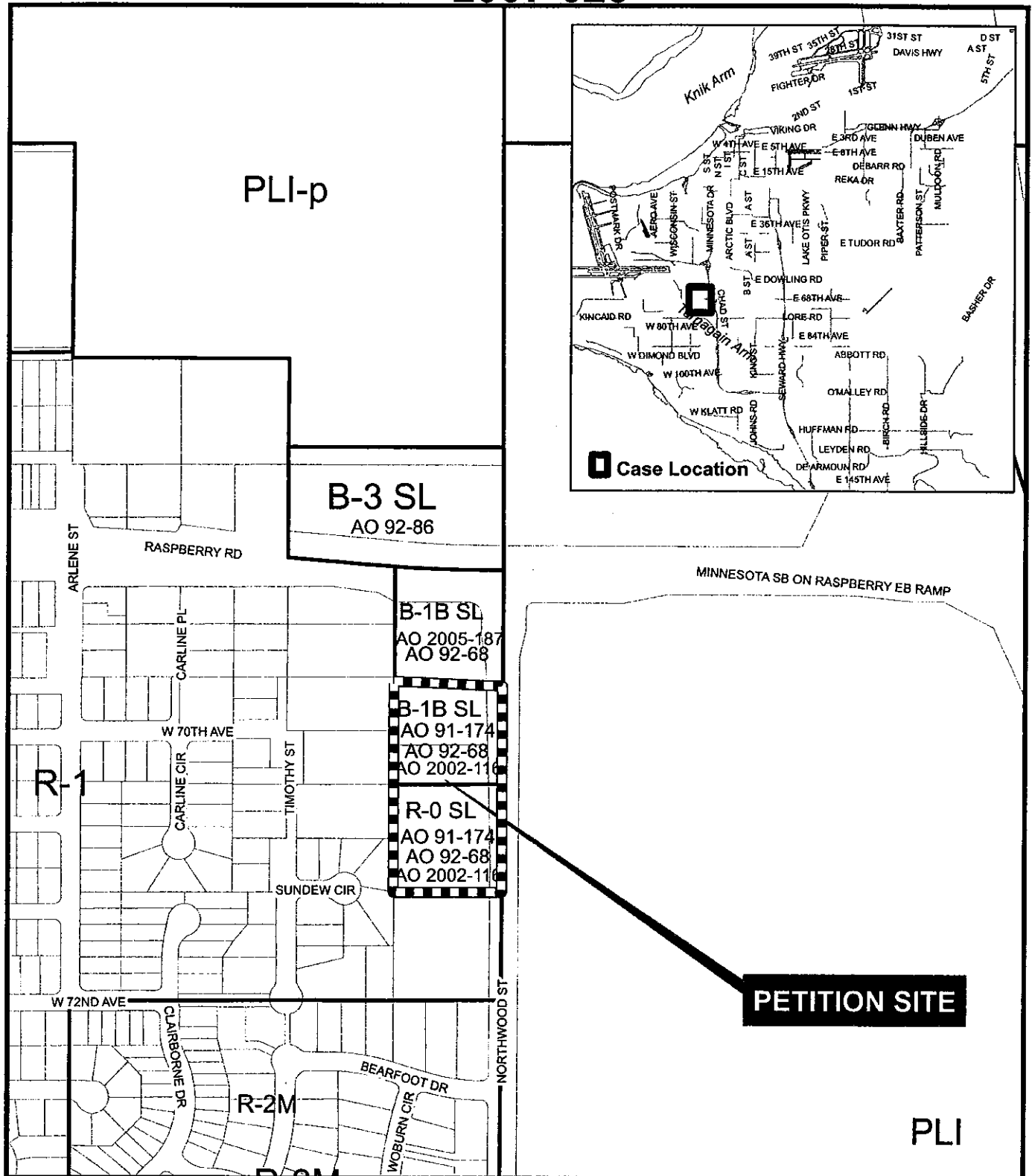
**TAX NUMBER:** 012-135-02; -03; 012-131-86

**ATTACHMENTS:**

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

**RECOMMENDATION SUMMARY:** APPROVAL with conditions. The proposed rezoning meets the standards of the Comprehensive Plan.

# REZONE 2007-025



Municipality of Anchorage  
Planning Department

Date: December 15, 2006

**Flood Limits**  

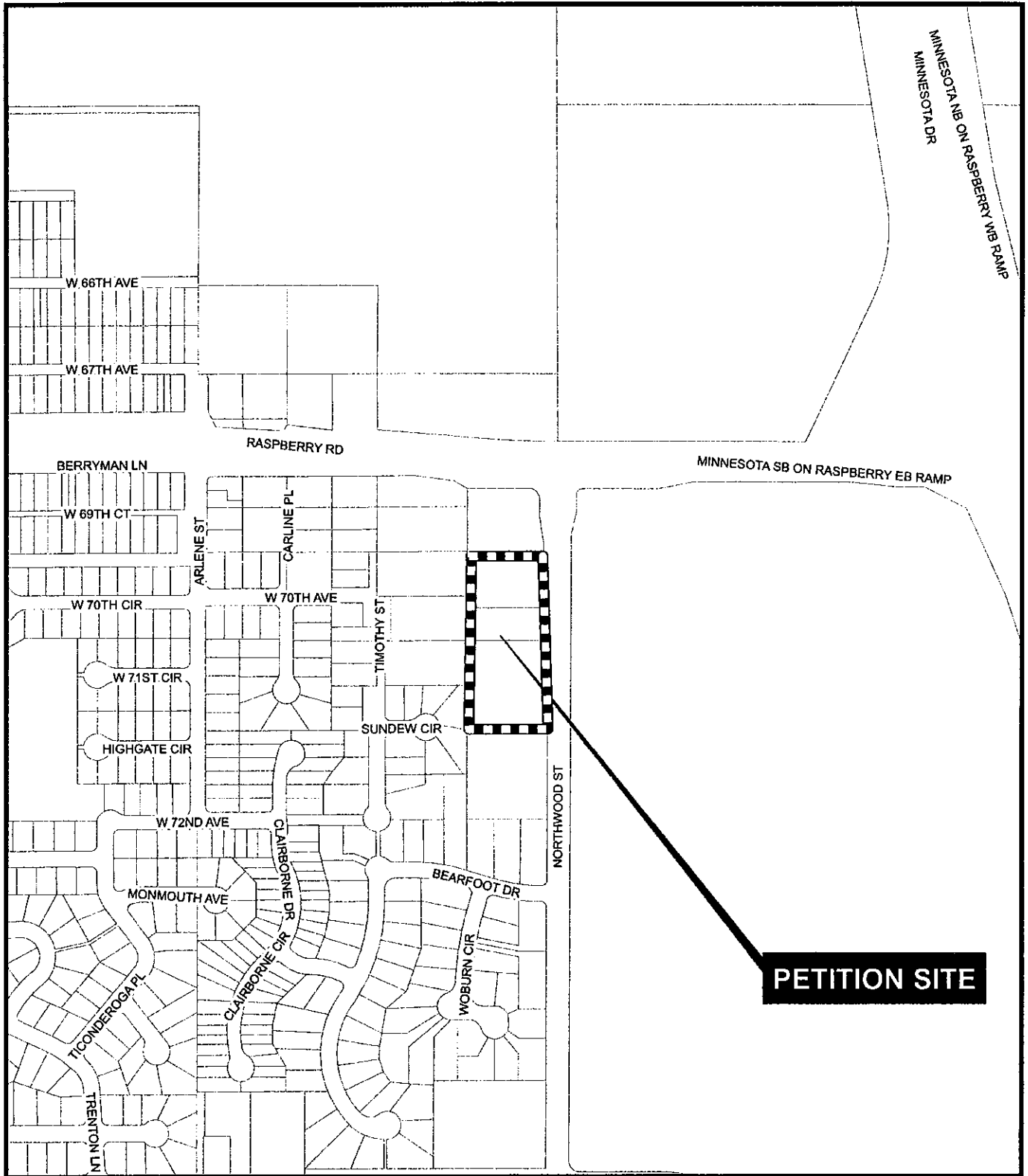
 100 Year  
 500 Year  
 Floodway



12




0 340 680 1,360  
Ft.

# REZONE 2007-025



Municipality of Anchorage  
Planning Department

Date: December 15, 2006

-  Single Family
-  Multi-Family
-  Mobile Home Park



**2007-025**

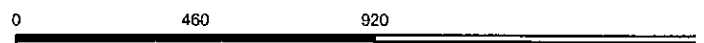


**Municipality of Anchorage  
Planning Department**

Date: December 15, 2006



14



**SITE:**

Acres: 4.28 acres (approximately 186,000 sq ft)  
Vegetation: Some natural vegetation, portions cleared  
Zoning: B-1B (SL) and R-O (SL)  
Topography: Generally level  
Existing Use: Vacant  
Soils: Public water and sewer

**COMPREHENSIVE PLAN:**

Classification: West Anchorage Planning Area  
Density: B-1B approximately 5 du/ac  
R-O up to 30du/ac

**SURROUNDING AREA**

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	B-1B(SL)	PLI	R-1	R-1
Land Use:	Vacant	Vacant	vacant	Single family

**PROPERTY HISTORY**

03-24-72	Zoning	Areawide rezone R-1
12-17-91	Rezoning	Rezoning R-1 to B-1B and R-O approved per AO 91-174 as amended
08-19-92	Plat 92-128	Lots 1 and 2, Raspberry Center Subdivision created
01-12-99	Plat 99-13	Lot 1, Raspberry Center per Plat 92-128 subdivided into Lots 1-A, 1-B, 1-C Raspberry Center
08-20-02	Rezoning	AO 2002-116 amends AO 91-74 and AO-92-68 by amending church and accessory use height limitation to 35-feet; provides for a maximum of 60,000 square feet building area foot print; requiring asphalt paving for driveway; 60 foot building setback from Raspberry Road except for churches which require a 44 foot building setback.
10-10-05	Rezone	Case 2005-129. Rezoning to amend the B-1B SL (Community business district with Special Limitations) per AO 91-174 to B-1B SL to amend the height to 35 feet and 100 feet for antenna towers, 70% lot coverage, and

		deletion of all site plan limitations. The zoning would not become effective until a Platting Board resolution was recorded removing plat notes 1, 2 and 3 of Plat 99-13 for Lots 1-A, 1-B and 1-C Raspberry Center Subdivision.
06-29-06	S-11420-1	Platting Board approved removal of plat notes 1, 2 and 3 on Plat 99-13 for Lots 1-A, 1-B and 1-C Raspberry Center Subdivision on November 2, 2005. The resolution was recorded with the State District Recorder's Office on June 29, 2006, identifying number 2006-043171-0.

**APPLICABLE ZONING REGULATIONS:** copies found in Historical Information Section

- AO 91-174 as amended
- AO 92-68
- AO 2002-116
- Platting Board Resolution No. 2005-031 removing plat notes 2, 2 and 3 on Plat 99-013
- Plat 92-128
- Plat 99-13

**SITE DESCRIPTION AND PROPOSAL:**

Site Description:

The property in question involves three lots, two of which are zoned B-1B SL, and the third is zoned R-O SL. The subject property fronts onto the west side of Northwood Drive (a Class II minor arterial), and is 250-feet south of Raspberry Road (a Class III major arterial). Northwood Drive is a north-south four lane Class II minor arterial (from Raspberry Road to the north and west 88<sup>th</sup> Avenue to the south) which widens at the intersection with Raspberry to permit right turns. There is a raised median which extends about 600 feet south of Raspberry Road to provide protection for the left turn lane. Northwood Drive is paved with curb and gutter.

The following easements and setbacks are located along the west lot line affecting all three lots per Plat 99-13: 10 foot utility easement; 20 foot

landscape buffer and private drainage easement; 44 foot building setback and sanitary sewer & water easement. There is an additional 60 foot building setback on Lot 2 (per Plat 92-128).

There is no record of any development on the property. The land is level and has no wetlands.

Lot 1-B, Raspberry Ctr.	Tax # 012-135-02	54,479 SF	Zoned B-1B SL
Lot 1-C, Raspberry Ctr.	Tax # 012-135-03	35,006 SF	Zoned B-1B SL
Lot 2, Raspberry Ctr.	Tax # 012-131-86	97,181 SF	Zoned R-O SL

#### Proposal

The applicant wishes to rezone from R-O (SL) and B-1B (SL) to R-O SL with new special limitations; and to repeal AO 91-174, AO 92-68 and AO 2002-116 in their entirety as applied to Lots 1B, 1-C and 2, Raspberry Center Subdivision. The intent is to:

1. Consolidate the three lots into one single zoning district;
2. Keep in effect the special limitations found in previous Assembly Ordinances as they pertain to commercial uses or a church use and its accessory structures;
3. Allow residential development according to AMC 21.45.130, R-O Residential-office zoning regulations, and AMRC 21.90 Multiple Dwelling Unit Residential Development on a Single Lot or Tract.

The following R-O special limitations are proposed:

1. Prohibited Principal Uses and Structures:
  - a. Hotels, motels and motor lodges;
  - b. Boarding and Lodging houses;
  - c. Private clubs and lodges;
  - d. Funeral parlors and services.
2. Prohibited Conditional Uses And Structures:
  - a. Free-standing transmission towers of any height.



3. Building Setbacks. Asphalt paving for a driveway and lawn and low shrubbery landscaping is allowed in the setback.
  - a. Commercial and Church uses shall have a minimum 44-foot building setback from the west property line
4. Maximum building square footage:
  - a. Commercial uses and structures shall not exceed a total of 45,500 SF.
  - b. Church use and accessory structures shall not exceed a total of 60,000 SF.
5. Maximum Height of Structures:
  - a. Commercial, Church and Residential uses shall not exceed 35 feet.
6. Lighting:
  - a. Future development shall be designed to prevent offsite illumination and impact on to adjacent property.
7. Minimum yard requirements:
  - a. Commercial or church uses shall provide a 20-foot yard setback along the west property line.
8. Fences:
  - a. Commercial or church use shall provide a sight obscuring fence along the west side of the property.
  - b. Residential uses shall provide a decorative fence along the west property line.

The applicant proposes to replat the three lots into a single tract and develop 54-66 condominium units of multi-family residential development at a density of 12 – 14.5 units per acre. The buildings are an innovative “Big House” design created by Humphreys & Partners Architects headquartered in Dallas, Texas. This concept has been successfully implemented in 28 developments around the country. A “Big House”

building looks like a large single-family house but with all the conveniences of a condominium development. A conceptual site plan design is included with the application for the subject property and shows 9 three-story buildings having 6-units per building. Units will range in size from 1,169 SF up to 1,616 SF. Each building will provide first floor garage parking. Total garage parking provided is 108 spaces, with 31 surface spaces.

Development is proposed following Assembly approval of the rezoning.

**FINDINGS:**

**21.20.090 Standards for Approval – Zoning map Amendments.**

**A. Conformance to the Comprehensive Plan.**

The standard is met.

The area is shown on the Anchorage 2020 Land Use Policy map as the West Anchorage Planning Area. This area recognizes the relationship between the Airport and the surrounding communities.

In 1991, the Assembly recognized that B-1B and R-O are appropriate zoning designations for the subject property (including Lot 1-A at the corner). Since that time, different proposed uses have been brought forward including churches, neighborhood retail, offices, gas stations, communication towers, etc. though no development resulted. This may be due in part to different ownership of the lots, the individual lot configuration (individual size) and that the lots are generally long and narrow, limitations on driveway access to Northwood, and building setbacks from the west lot line.

**General Land Use: Policies 1, 3, 5 and 7.**

**Policy 1.** The proposed Land Use Plan map shows this land as Commercial/Mixed-use center. There is no adopted neighborhood or district plan.

**Policy 3.** Assuming development as multi-family development occurs, it will provide residential infilling providing a possible 54-66 dwelling units at a medium high density of 12-14.5 DUA. The Plan calls for an additional 4,000 – 6,000 dwelling units for southeast Anchorage.

**Policy 5:** Rezoning the three lots to a single zoning promotes compatible development with surrounding residential uses.

**Policy 7.** Multi-family residential use and or professional offices are allowed under the present zoning. The proposed residential development avoids incompatible uses adjoining one another.

**Residential: Policies 11, 15, and 17.**

**Policy 11.** The type of proposed housing is multi-family, and would create mixed-density in the area. This is permitted if the development maintains or improves the aesthetics of the surrounding area and maintains or improves the transportation access and traffic flow. The “Big House” building concept looks like a large, single-family house with all the conveniences of a condominium development, illuminating traditional breezeways, parking lots and balconies, and rows of traditional cookie-cutter site condo development.

**Policy 16.** The proposed condominium development provides a variety of unit sizes ranging from 1,169 SF to 1,616 SF appealing to a range of households and age groups.

**Policy 17.** Consolidating the three subject lots into a single parcel under common ownership permits infilling and unified design and development.

**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 and Land Use Patterns

The Standard is met.

There are no identified wetlands or streams on the property. Public water and sewer services are available. The property is vacant and cleared. Drainage will be addressed during permitting.

The current land use pattern and zoning districts are supportive of the proposed R-O zoning. B-1B SL is located to the north and allows multi-family densities as allowed by AMC 21.40.050 R-3 Multi-Family Residential zoning regulations. Property north of Raspberry is zoned B-3 SL and is undeveloped. Property to the east is undeveloped and zoned PLI. To the south and west property is zoned R-1. To the west, property is developed single family; the adjacent lot to the south is undeveloped.

#### Transportation/Drainage

This Standard is met.

If developed as residential, sixty-six additional residential units will not generate more traffic than allowable residential and commercial developments. There are some driveway limitations placed on the property by the plats, and driveway permits are required. Storm drains are adjacent to the property. Raspberry is state owned and maintained, Northwood is municipal owned and maintained. Raspberry Road in this area is a class III major arterial. Northwood is a class II minor arterial.

#### Public Services and Facilities

This Standard is met.

AWWU water mains and sanitary sewer are available. There is an existing multi-use paved trail and a planned bicycle route on Raspberry. Northwood has a multi-use paved trail along the east side.

Fire provided the following comment on the conceptual site design, but had no objection to the rezoning: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads with a minimum unobstructed width of 26 feet. One of the required access roads shall be located within a minimum 15 feet and a maximum 30 feet from the building and shall be positioned parallel to one entire side of the building.

#### Special Limitations

The applicant is requesting Special Limitations in their draft ordinance regarding building setbacks and heights, square footage of buildings, lighting, yard and fences.

AO 91-174, AO 92-69 and AO 2002-116 would be repealed in their entirety as applied to the subject lots but remain in effect for Lot 1A, Raspberry Center Subdivision.

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

There are only four lots in the surrounding area zoned R-O or B-1B, including the subject lots. The B-1B zoning category is in demand in this area since it was zoned in 1991 because of its location: the property has exchanged hands many times with intents of commercial development. However, none have come to fruition due to the restrictive special limitations, cost of development, but mainly due to the need for lot consolidation and the resulting rectangular, narrow lot configuration.

As proposed and designed the development requires the property be replatted into a single tract. The proposed 12-14.5 DUA multi-family residential development can be developed under both B-1B (using R-3 regulations) and R-O zoning. According to the petitioner, the Sand Lake Community Council prefers R-O to B-1B.

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.

Public water and sewer are available. The road network is adequate. Development can be accommodated at the present time.

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

The zoning districts are not changing, and the potential use as residential or professional office remains appropriate. There is a large supply of R-1 and R-2 zoning in the area. Of slightly more concern is the potential loss of commercial uses allowed in R-O and B-1B. There is not a great deal of

commercially zoned property in the area and the intersection of two arterial roads is a logical location for commercial. There is a B-3 lot on the north side of Raspberry.

**COMMUNITY AND COMMUNITY COUNCIL COMMENTS**

There were 56 public hearing notices mailed on January 11, 2007. At the time this report was prepared, no PHN's were returned. Written comments have not been received by the Sand Lake Community Council.

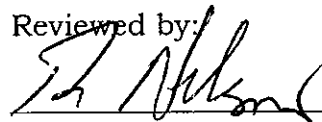
**DISCUSSION:**

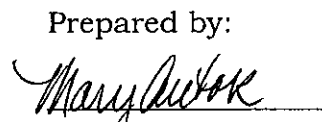
As envisioned by the applicant, the three parcels will be replatted into a single parcel for development under AMRC 21.90 – Multiple Dwelling Unit Residential Development on a Single Lot or Tract. This will require that the building setbacks of the new plat match the special limitation for building setback. For example, the current plat AO 92-128 for Lot 2 has a 60-foot building setback and should be amended or removed.

A conceptual site plan was provided with this rezoning request to illustrate density development of the subject property.

**DEPARTMENT RECOMMENDATION:**

The Department finds that the proposed rezoning is in conformance with the Comprehensive Plan and zoning standards AMC 21.20.090. The Department support the of rezoning the subject property to R-O with special limitations as proposed.

Reviewed by:  
  
Tom Nelson  
Director

Prepared by:  
  
Mary Autor  
Senior Planner

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: , 2007

ANCHORAGE, ALASKA  
AO No. 2007-\_\_\_\_\_

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDE FOR THE REZONING OF LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION FROM B-1B SL AND R-0 SL TO R-O SL, AND TO REPEAL AO 91-174, AO 92-69, AND AO 2002-116 IN THEIR ENTIRETY AS APPLIED TO LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHWOOD STREET AND RASPBERRY ROAD.**

(Sand Lake Community Council) (Planning and Zoning Case 2007-025)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Lots 1-B, 1-C and 2, Raspberry Center Subdivision; generally located at the southwest corner of Northwood Street and Raspberry Road, containing approximately 4.28 acres, as shown on Exhibit "A".

**Section 2.** The zoning map amendment described in Section 1 shall be subject to the following special limitations regarding the uses of the property: following principal uses and structures are prohibited

A Prohibited principal uses and structures.

1. Hotels, motels and motor lodges.
2. Boarding and lodging houses.
3. Private clubs and lodges.
4. Funeral parlors and services.

B. Prohibited conditional uses and structures:

1. Free-standing transmission towers of any height.

**Section 3.** The zoning map amendment described above shall be subject to the following design standards:

A. Building Setbacks. Asphalt paving for a driveway and lawn and low shrubbery

landscaping is allowed in the setback.

1. Commercial and Church uses shall have a minimum 44-foot building setback from the west property line.

**B. Maximum building square footage:**

1. Churches and accessory uses shall not exceed 60,000 square feet.
2. Commercial uses and structures shall not exceed a total of 45,500 square feet.

**C. Maximum Height of Structures:**

1. Commercial, church, and residential uses shall not exceed 35 feet.

**D. Lighting.**

1. Future development shall be designed to prevent offsite illumination and impact on to adjacent property

**E. Minimum yard requirements**

1. Commercial or church uses shall provide a 20-foot yard setback along the west property line

**F. Fences.**

1. Commercial or church use shall provide a sight obscuring fence along the west side of the property.
2. Residential uses shall provide a decorative fence along the west property line.

**Section 4.** Prior to this rezoning becoming effective the subject parcels shall be replatted into a single parcel, consistent with the special limitations of this ordinance.

**Section 5** The special limitations set forth in this ordinance prevail over any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically provided other wise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

**Section 6.** This ordinance shall take become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area



1 described in Section 1 above to the special limitations contained herein. The rezoning approval  
2 contained herein shall automatically expire and be null and void if the written consent is not received  
3 within 120 days after the date on which this ordinance is passed and approved. The Director of the  
4 Planning Department shall change the zoning map accordingly.

5  
6 PASSED AND APPROVED by the Anchorage assembly this \_\_\_\_ day of \_\_\_\_\_, 2007.

7  
8  
9  
10 \_\_\_\_\_  
Chair of the Assembly

11 ATTEST:

12 \_\_\_\_\_  
13 Municipal Clerk

14  
15 (Tax ID #012-135-02; -03; 012-131-86)  
16

**DEPARTMENTAL**

**COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2007-025

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PR		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			
Project Mgt & Engineering			
Right of Way		X	
School District			
Transit		X	
Treasury			
Traffic & Transportation Planning	X		

Fire

**RECEIVED**

DEC 29 2006

Municipality of Anchorage  
Zoning Division

S11561-1	J. Weaver	Yes 12/28/06	No Objection
S11562-1	J. Weaver	Yes 12/28/06	No Objection
S10611-3	J. Weaver	Yes 12/28/06	No Objection
S10930-2	J. Weaver	Yes 12/28/06	No Objection
S11260-2	J. Weaver	Yes 12/28/06	No Objection
2007-001	R. Cartier	Yes 12/28/06	No Comment
2007-002	R. Cartier	Yes 12/28/06	No Comment
2007-007	R. Cartier	Yes 12/28/06	No Comment
2007-015	R. Cartier	Yes 12/28/06	No Objection
2007-019	R. Cartier	Yes 12/28/06	No Comment
2007-020	R. Cartier	Yes 12/28/06	No Comment
2007-029	R. Cartier	Yes 12/28/06	No Objection

2007-005 R. Cartier Yes 12/28/06 Comment

IFC D104.3 Where two access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

2007-025 R. Cartier Yes 12/28/06 Comment

D105 Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads with a minimum unobstructed width of 26 feet. One of the required access roads shall be located within a minimum 15 feet and a maximum 30 feet from the building and shall be positioned parallel to one entire side of the building.

2007-022 R. Cartier Yes 12/28/06 Comment

- 1) Verify access road from Muldoon meets minimum unobstructed width of not less than 20 feet. IFC 503. It appears there is a center island reducing the minimum required width.
- 2) Show location of all fire hydrants and verify the minimum access road with fire hydrants has a minimum 26 feet unobstructed width. IFC Appendix C, D103.
- 3) Please verify the height of all buildings. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads with a minimum unobstructed width of 26 feet. One of the required access roads shall be located within a minimum 15 feet and a maximum 30 feet from the building and shall be positioned parallel to one entire side of the building.
- 4) Verify turning radius of fire department access road is a minimum 45 feet inside and a minimum 60 feet outside throughout development. IFC D103.3.

- Access from the alley to the loading zone will have to be more clearly defined.
- The alley must be constructed to Municipal Standards. Standards to be resolved with Project Management & Engineering.
- Number of parking spaces required should be verified with Land Use Plan review.

**07-024      Sec 23, Lot 5 (existing), Simonson Tracts (proposed); Conditional Use for a pump station relocation and upgrade; Grid 1526**

No parking spaces were shown on Sheet L5 of the submittal. Parking may be required by AMC Title 21. If parking is required it will have to meet AMC design requirements and number of spaces required. A variance for parking may be required.



**Raspberry Center; Rezone from B-1BSL and R-OSL to R-OSL and repeal certain Assembly Ordinances; Grid 2127**

Access to Northwood Drive from this proposed development is governed by notes found on Plat 92-128 and Plat 99-13.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(907) 269-0520 (FAX 269-0521)  
(TTY 269-0473)

December 22, 2006

RE: MOA Zoning Review

**RECEIVED**

DEC 26 2006

Municipality of Anchorage  
Zoning Division

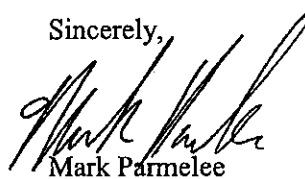
Mr. Jerry Weaver, Platting Officer  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Alaska Department of Transportation and Public Facilities, ADOT&PF, has reviewed the following platting cases and has no comment:

- 2007-015, Zoning Conditional Use Permit Alcohol, Robert Burlinski
- 2007-019, Title 21 Amendment for a Sport Facility, Submitted by Chair of the Assembly
- 2007-020, Title 21 Amendment for a Health Care Facility, Submitted by Chair of Assembly
- 2007-022, Site Plan Review for a Mixed Use Facility, Cook Inlet Housing Authority
- 2007-023, Zoning Conditional Use for a Storage Facility, John and Barbara Kagerer
- 2007-024, Zoning Conditional Use for a Pump Station Upgrade, AWWU, Steve Nuss
- 2007-025, Rezoning to Residential Office District, Raspberry Center, Shaun Debenham

Sincerely,



Mark Parmelee  
Area Planner

/em

cc: Chuck Swenor, Anchorage M&O Superintendent  
Louise Hooyer, RLS, Engineering and Survey Supervisor, Right of Way  
Tucker Hurn, Right of Way Agent, Right of Way  
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities

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

January 4, 2007  
Zoning Case Review  
Hearing Date January 8, 2007  
Page 2 of 2

**2007-025**

**Raspberry Center Lots 1B, 1C & 2 (Rezone to R-0SL) Grid SW2127**

1. Water and sanitary sewer services will require an AWWU private system review. The building layout provided does not provide enough information (reference plat case S-11420) in order to determine whether or not services will cross property lines. Water and sanitary sewer services are not permitted to cross property lines.

If you have questions pertinent to public water and sanitary sewer, you may call me at 564-2757 or the AWWU Planning Section at 564-2739, or email [sandy.notestine@awwu.biz](mailto:sandy.notestine@awwu.biz).

**RECEIVED**

JAN 08 2007

Municipality of Anchorage  
Zoning Division

**Municipality of Anchorage  
MEMORANDUM**

**DATE:** January 4, 2007  
**TO:** Jerry Weaver, Manager, Zoning and Platting Division  
**FROM:** Don Dolenc, Development Reviewer  
**SUBJECT:** Development Review Comments, Planning and Zoning Commission case for the meeting of February 5, 2007.

**Case #:** 2007-025  
**Type:** Rezoning  
**Subdivision:** Raspberry Center Lots 1B, 1C & 2  
**Grid:** SW 2127  
**Tax ID #:** 012-135-02; 012-135-03 & 012-131-86  
**Zoning:** B-1B SL and R-O SL to R-O SL

**Platting:** 99-13, filed February 19, 1999  
92-128, filed December 2, 1992

**Use determination:** Property tax records indicate vacant land.

All site development issues will be addressed either in the proposed replat or in the building permit process when the property is developed.

**Recommendations:** Development Review has no adverse comment regarding this case.

(Reviewer: Don Dolenc)





## FLOOD HAZARD REVIEW SHEET for PLATS

**RECEIVED**

DEC 27 2006

Municipality of Anchorage  
Zoning Division

Date: 12-27-06

Case: 2007-025

Flood Hazard Zone: C

Map Number: 0240

☐ 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



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



**MEMORANDUM**

**RECEIVED**

**DATE:** January 3, 2007

JAN 03 2007

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

**Municipality of Anchorage  
Zoning Division**

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

**SUBJECT:** Comments on Cases due January 8, 2007

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

2007 – 019 An ordinance amending Title 21 motorized sport facility

No objection

2007 – 020 An ordinance amending Title 21 for a health care facility

No objection

2007 – 022 Site plan review for a mixed use development

No objection

2007 – 023 Zoning conditional use for a storage facility

No objection

2007 – 024 Zoning conditional use for a pump station upgrade

No objection

2007 – 025 Rezoning to R-OSL Residential office district with special limitations

No objection



# MUNICIPALITY OF ANCHORAGE

Development Services Department  
Right of Way Division



## MEMORANDUM

**DATE:** January 5, 2007  
**TO:** Planning Department, Zoning and Platting Division  
**THRU:** Jack L. Frost, Jr., Right of Way Supervisor *L*  
**FROM:** Lynn McGee, Senior Plan Reviewer *L*  
**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for the Meeting of February 5, 2007.

**RECEIVED**

JAN 08 2007

Municipality of Anchorage  
Zoning Division

Right of Way has reviewed the following case(s) due January 8, 2006.

- 07-019 Ordinance Amendment  
(Title 21 for a Motorized Sport Facility)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 07-020 Ordinance Amendment  
(Title 21 for a Health Care Facility)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 07-022 The Alaska Village, Tract 13, grid 1440  
(Site Plan Review, Mixed Use Development)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 07-023 Bevers, (Third Addition), Block 5D, Lots 1, 3, & 3, grid 1331  
(Conditional Use, Storage Facility)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 07-024 Simonson, Tracts 1 & 2, grid 1526  
(Conditional Use, Pump Station Upgrade)**  
Right of Way Division will have plan review comments during the building permit and AWWU design process and has no comments at this time.  
Review time 15 minutes.
- 07-025 Raspberry Center, Lots 1B, 1C, & 2, grid 2127  
(Rezoning Request, B-1BSL & R-OSL to R-OSL)**  
Right of Way Division has no comments at this time.  
Review time 15 minutes.

Pierce, Eileen A

**From:** Staff, Alton R.  
**Sent:** Wednesday, December 20, 2006 5:17 PM  
**To:** Pierce, Eileen A; Stewart, Gloria I.  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning and Plat Comments

**RECEIVED**

DEC 21 2006

Municipality of Anchorage  
Zoning Division

Zoning Case No.2007-005      The closest bus service for this large retail establishment will be at existing bus stops on Mountain View Drive at Commercial or on the Glenn Highway at Mountain View Drive/Airport Heights.

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

2007    015  
         019  
         020  
         023  
         024  
         025

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

S11553-1  
S11554-1  
S11555-1  
S11556-1  
S11558-1  
S11559-1  
S11561-1

Thank you for the opportunity to review.

Alton Staff, Operations Supervisor  
People Mover

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**3**

# **APPLICATION**

# Application for Zoning Map Amendment

Municipality of Anchorage  
Planning Department  
PO Box 196650  
Anchorage, AK 99519-6650



Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Debenham, Shaun	Name (last name first)
Mailing Address 2960 C Street, Suite 202	Mailing Address
Contact Phone: Day: 562-9330 Night: 644-4445	Contact Phone: Day: Night:
FAX: 562-9331	FAX:
E-mail: shaundebenham@alaska.net	E-mail:

\*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): 012-135-02-000 < LT1B 012-135-03-000 < LT1C 012-131-86-000 LT2
Site Street Address: 6900 Northwood St. (LT1B) 6940 Northwood St. (LT1C) No address for LT2
Current legal description: (use additional sheet if necessary)
Raspberry Center Lots 1B, 1C & 2, Anchorage Recording District, Third Judicial District, State of Alaska.
Zoning: BIBSL & ROSL Acreage: 4.28 Grid # SW2127

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.

Date 11/14/06	Signature (Agents must provide written proof of authorization) 
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39

Accepted by: 	Poster & Affidavit: 1 - Yes	Fee: \$6,000	Case Number: 2007-025
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**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:

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

Girdwood-Turnagain Arm

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

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

- Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"  
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red 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: AO 2005-187, AO 2002-116, AO 91-174, AO 92-68, AO 91-073  
☒ Preliminary Plat ☐ Final Plat - Case Number(s): Several recent Plats.  
☐ 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.  
 Optional: ☐ Draft Assembly ordinance to effect rezoning.  
☒ Building floor plans Not to scale ☒ Site plans Not to scale ☐ Building elevations  
☒ Special limitations Not to scale ☐ 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.



Municipality of Anchorage  
Department of Community Planning and Development  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

## STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

### A. Conformance to Comprehensive Plan.

*Please see Attached.*

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the 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;
  - 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
  - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

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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:
    - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
    - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

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- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

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

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### B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following factors:

41



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 effect.):

a. Environment;

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b. Transportation;

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c. Public Services and Facilities;

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d. Land Use Patterns;

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Note: Surrounding neighborhood = 500 - 1000' radius  
General Area = 1 Mile radius  
Community = Anchorage as a whole

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?

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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?

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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?

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**Autor, Mary P.**

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**From:** Shaun Debenham [ShaunDebenham@alaska.net]  
**Sent:** Tuesday, January 23, 2007 10:31 AM  
**To:** Autor, Mary P.  
**Subject:** Amendment to Application

Mary,

The attached draft ordinance amends my previous application. Please note that I deleted the sentence "following principal uses and structures are prohibited" from line 28 and 29 on the first page of the draft ordinance. If you have any questions please give me a call.

Shaun

**Shaun T. Debenham**  
Debenham Properties, LLC  
Vice President of Acquisitions and Development  
2932 C Street, Suite C  
Anchorage, AK 99503  
P: (907) 562-9330  
F: (907) 562-9331  
E: [shaundebenham@alaska.net](mailto:shaundebenham@alaska.net)

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**Autor, Mary P.**

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**From:** Shaun Debenham [ShaunDebenham@alaska.net]  
**Sent:** Tuesday, January 23, 2007 10:33 AM  
**To:** Autor, Mary P.  
**Subject:** Attachment

Here is the attachment.

**Shaun T. Debenham**  
Debenham Properties, LLC  
Vice President of Acquisitions and Development  
2932 C Street, Suite C  
Anchorage, AK 99503  
P: (907) 562-9330  
F: (907) 562-9331  
E: [shaundebenham@alaska.net](mailto:shaundebenham@alaska.net)

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Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: , 2007

ANCHORAGE, ALASKA  
AO No. 2007-\_\_\_\_\_

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP AND PROVIDE FOR THE REZONING OF LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION FROM B-1B SL AND R-0 SL TO R-O SL, AND TO REPEAL AO 91-174, AO 92-69, AND AO 2002-116 IN THEIR ENTIRETY AS APPLIED TO LOTS 1-B, 1-C AND 2, RASPBERRY CENTER SUBDIVISION; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHWOOD STREET AND RASPBERRY ROAD.**

(Sand Lake Community Council) (Planning and Zoning Case 2007-025)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Lots 1-B, 1-C and 2, Raspberry Center Subdivision; generally located at the southwest corner of Northwood Street and Raspberry Road, containing approximately 4.28 acres, as shown on Exhibit "A".

**Section 2.** The zoning map amendment described in Section 1 shall be subject to the following special limitations regarding the uses of the property: following principal uses and structures are prohibited

A Prohibited principal uses and structures.

1. Hotels, motels and motor lodges.
2. Boarding and lodging houses.
3. Private clubs and lodges.
4. Funeral parlors and services.

B. Prohibited conditional uses and structures:

1. Free-standing transmission towers of any height.

**Section 3.** The zoning map amendment described above shall be subject to the following design standards:

A. Building Setbacks. Asphalt paving for a driveway and lawn and low shrubbery

landscaping is allowed in the setback.

1. Commercial and Church uses shall have a minimum 44-foot building setback from the west property line.

**B. Maximum building square footage:**

1. Churches and accessory uses shall not exceed 60,000 square feet.
2. Commercial uses and structures shall not exceed a total of 45,500 square feet.

**C. Maximum Height of Structures:**

1. Commercial, church, and residential uses shall not exceed 35 feet.

**D. Lighting.**

1. Future development shall be designed to prevent offsite illumination and impact on to adjacent property

**E. Minimum yard requirements**

1. Commercial or church uses shall provide a 20-foot yard setback along the west property line

**F. Fences.**

1. Commercial or church use shall provide a sight obscuring fence along the west side of the property.
2. Residential uses shall provide a decorative fence along the west property line.

**Section 4.** Prior to this rezoning becoming effective the subject parcels shall be replatted into a single parcel, consistent with the special limitations of this ordinance.

**Section 5** The special limitations set forth in this ordinance prevail over any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically provided other wise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to special limitations.

**Section 6.** This ordinance shall take become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area

1 described in Section 1 above to the special limitations contained herein. The rezoning approval  
2 contained herein shall automatically expire and be null and void if the written consent is not received  
3 within 120 days after the date on which this ordinance is passed and approved. The Director of the  
4 Planning Department shall change the zoning map accordingly.

5  
6 PASSED AND APPROVED by the Anchorage assembly this \_\_\_\_ day of \_\_\_\_\_, 2007.

7  
8  
9 \_\_\_\_\_  
10 Chair of the Assembly

11 ATTEST:

12 \_\_\_\_\_  
13 Municipal Clerk

14  
15 (Tax ID #012-135-02; -03; 012-131-86)  
16

November 15, 2006

Municipality of Anchorage  
Department of Community Planning and Development  
PO Box 196650  
Anchorage, AK 99519

**RE: Standards For Zoning Map Amendments**  
Raspberry Center Lots 1-B, 1-C, & 2. Northwood St. & Raspberry

This letter is a written narrative which addresses the standards that must be addressed in the document "Standards for Zoning Map Amendments."

#### **SITE DESCRIPTION AND PROPOSAL**

The request is to amend the zoning map and provide for the rezoning of Lots 1-B, 1-C, & 2, Raspberry Subdivision from B-1BSL & R-OSL to R-OSL and to repeal AO 91-174, AO 92-68, and AO 2002-116 in their entirety as applied to Lots 1-B, 1-C, & 2, Raspberry Subdivision, generally located at the Southwest corner of Northwood Street & Raspberry Road.

#### **Proposed R-O Special Limitations:**

1. The following uses and structures are prohibited:
  - a. Hotels, motels and motor lodges;
  - b. Boarding and lodging houses;
  - c. Private clubs and lodges;
  - d. Funeral parlors and services;
2. The following conditional uses and structures are prohibited:
  - a. Free-standing transmission towers of any height.
3. With respect to a commercial use, a minimum 60 foot building set back shall be required from the west property line. With respect to a Church use and its accessory structures, a minimum 44 foot building set back shall be required from the west property line. Asphalt paving for a driveway and lawn and low shrubbery landscaping is allowed in the setback.
4. With respect to a commercial use, the entire square footage of the buildings located on this property shall not exceed 45,500sf. With respect to a Church use and its accessory structures, the entire square footage of the buildings located on this property shall not exceed 60,000sf.
5. Height limitation for a commercial use or a church use and accessory structures shall be 35feet.

The intent of this rezone is threefold: First, to consolidate the three lots with different zoning districts (B-1BSL & R-OSL) into one single zoning district (R-OSL). Second, to keep in effect the special limitations found in previous Anchorage Ordinances as they pertain to commercial uses or a church use and its accessory structures. Third, to allow residential development according to the R-O zoning district.

The three lots are currently a legal B-1BSL (Lots 1-B & 1-C) and R-OSL (Lot 2). The three lots are 4.28 acres in size and are located just off the southwest corner of Raspberry Road and Northwood Street. There are two problems with the current zoning that affect the proposed residential development. First, residential development is limited to 45,000sf and second, the three lots need to have uniform zoning so that they can be replatted into one parcel.

Access is available off Northwood Street a Class II minor arterial (which has a center turn lane) and Raspberry Road a Class III major arterial. Furthermore, Northwood Street is located just off

Minnesota Boulevard (Class IV freeway) which provides quick access to Downtown, Midtown and South Anchorage.

A residential development for these lots is complimentary to the surrounding uses. The surrounding area has R-2M and R-OSL zoning to the south, PLI zoning to the east, B-1BSL & B-3SL zoning to the north and R-1 zoning to the west.

The petitioner (Shaun Debenham) currently is in the process of buying the three lots from Calvary Church Assembly of God, Inc. The sale of this land is contingent on the approval of the rezoning of these parcels. The petitioner has proposed a residential development of 54-66 units of 'for sale' multifamily housing which is a density of 12-14.5 units/acre. This is a relatively low density development, for example a piece of land zoned R2M would allow 74 dwelling units for a site of this size. The probable timeframe for development would be immediately after the rezone is complete.

The petitioner plans to bring a Big House® development to the property. Recently, Humphreys & Partners Architects headquartered in Dallas, Texas, created the innovative, award-winning multifamily concept named the Big House®. This concept has been successfully implemented in over 28 developments around the country. A Big House® is a multifamily building that looks like a large, single-family house but with all the conveniences of a condominium development. Gone are the traditional breezeways, parking lots, and balcony rows of traditional site condos. We believe the development will serve as a nice gateway the Sand Lake Community.

#### SAMPLE BIG HOUSE® DEVELOPMENTS



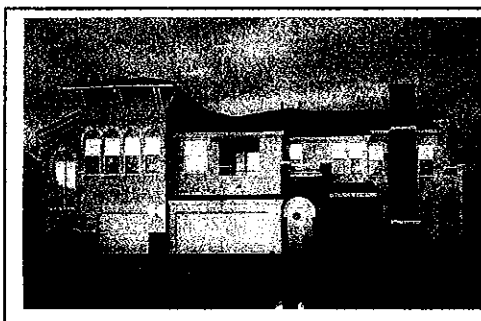
Glenbridge Manors - Cincinnati, Ohio



The Crossings - Pacific Highland Ranch Del Mar, California



The Courtyard at Pages Lane - Centerville, Utah



Chateau Calais at Seven Hills - Henderson, Nevada



## **21.20.090 STANDARDS FOR APPROVAL**

### **A. Conformance to the Comprehensive Plan.**

The Anchorage 2020 Anchorage Bowl Comprehensive Plan does not have a designation for these properties. However, there are several Policies that relate to residential that are applicable to the subject sites.

Policy 1: The proposed Land Use Plan Map shows this land as being a Commercial/Mixed-use Center. As such it would allow residential use at the R-O level.

Policy 3: A residential development at this location would help the Municipality meet the need for 4,000-6,000 new dwelling units in Southwest Anchorage.

Policy 5: A rezone allowing residential is compatible with the B-1BSL & B-3SL zoning to the North, PLI zoning to the East, R-OSL & R-2M zoning to the South and R-1 to the West.

Policy 11: The proposed residential development would create mixed-density in the area. This is permitted if the development maintains or improves the aesthetics of the surrounding area and maintains or improves the transportation access and traffic flow. This development will add substantial value to the surrounding area.

Policy 16: The proposed residential development provides a variety of housing types for a range of households and age groups.

Policy 17: The lots are considered an infill/redevelopment area which is to be encouraged per Policy 17.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the 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 with the surrounding neighborhood or general area;
- 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
- c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The 1982 Comprehensive Plan Land Use Map indicates public lands to the north and east, and residential land to the west and south of the subject properties. The proposed zoning map amendment and proposed residential development brings the subject properties into greater compatibility with its neighbors. The special limitations found in previous Anchorage Ordinances are proposed for the rezone. However, the special limitations would not apply for a residential use.

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:
  - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
  - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.

The proposed Comprehensive Land Use Plan Map shows the subject properties as being a Commercial/Mixed-use Center intensity. The proposed residential development is in line with the proposed Comprehensive Land Use Plan Map. Also, the subject property is adjacent to Northwood

Street, with access to Raspberry Road, and Minnesota Boulevard. All three easily accessible streets are principal transit corridors.

b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the 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 the general area.

As mentioned above, there are several goals and policies that pertain to this site in relation to the surrounding neighborhood and general area. Below is an explanation of which policies pertain to the subject properties.

Policy 1: The proposed Land Use Plan Map shows this land as being a Commercial/Mixed-use Center. As such it would allow residential use at the R-O level.

Policy 3: A residential development at this location would help the Municipality meet the need for 4,000-6,000 new dwelling units in Southwest Anchorage.

Policy 5: A rezone allowing residential is compatible with the B-1BSL & B-3SL zoning to the North, PLI zoning to the East, R-OSL & R-2M zoning to the South and R-1 to the West.

Policy 11: The proposed residential development would create mixed-density in the area. This is permitted if the development maintains or improves the aesthetics of the surrounding area and maintains or improves the transportation access and traffic flow. This development will add substantial value to the surrounding area.

Policy 16: The proposed residential development provides a variety of housing types for a range of households and age groups.

Policy 17: The lots are considered an infill/redevelopment area which is to be encouraged per Policy 17.

**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 limitations will mitigate any adverse effect.):

**Environment:**

There are no identified wetlands or streams on the subject properties. Public water and sewer services are available. The property is vacant and cleared. Project Management & Engineering will address drainage during permitting.

**Transportation:**

Raspberry Road (State Owned) and Northwood Street (Muni Owned) are constructed. Driveway permits will be required.

**Public Services and Facilities:**

AWWU water mains and sanitary sewer are available for the subject properties. There is an existing multi-use paved trail and a planned bicycle route on Raspberry. Northwood has a multi-use paved trail along the east side. This project will not interfere with either.

**Land Use Patterns:**

The current land use pattern adjacent to the subject properties can be characterized as being partially undeveloped. The zoning districts near to the subject properties are as follows: B-1BSL & B-3SL zoning districts to the north, PLI zoning district to the east, R-OSL & R-2M zoning districts to the south, and R-1 zoning district to the west. The proposed residential development would be complimentary to the existing residential land use patterns and zoning districts.

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 sufficient or is not adequate to meet the need for land in this zoning category?

There is very little vacant property in the area and very few lots or tracts of this size. The vacant land to the north is in the process of being developed as a gas station. A Big House® development needs at least four acres to develop economies of scale, while preserving open space.

3. When would development occur under the proposed 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?

Construction is proposed to begin as soon as possible after Assembly approval of the rezone. Public services are available to the subject sites.

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

The proposed rezone does not alter the use of the property. The rezone will allow residential to be constructed per the R-O standards on the subject properties. Because the neighboring community has been resistant to commercial uses on the subject properties, this will result in a positive rezone for the community and the property owner.

Thank you for your assistance in this matter and if you have any questions please do not hesitate to call me at 562-9330.

Sincerely,



Shaun Debenham  
Debenham Properties  
Vice President of Acquisitions and Development

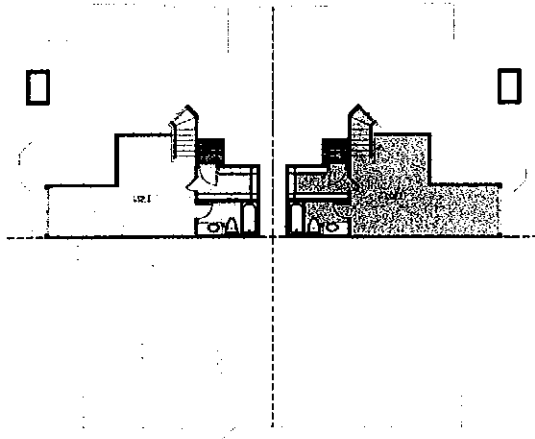
**ATTACHMENTS:**

- 1 – Area to be rezoned location map.
- 2 – Preliminary Site Plan Scheme A (Not to scale, if needed a scaled site plan can be furnished.)
- 3 – Preliminary Site Plan Scheme B (Not to scale, if needed a scaled site plan can be furnished.)
- 4 – Preliminary Floor Plans
- 5 – Declaration of Third Party Authorization to Act on Behalf of Applicant Letter

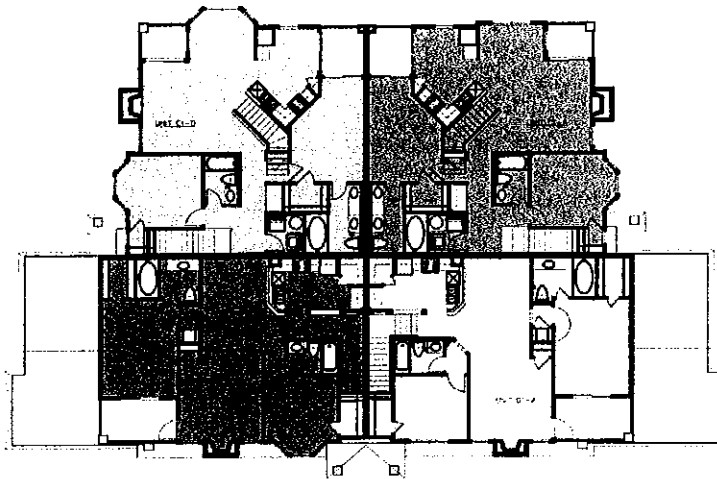
## Area to be Rezoned Location Map



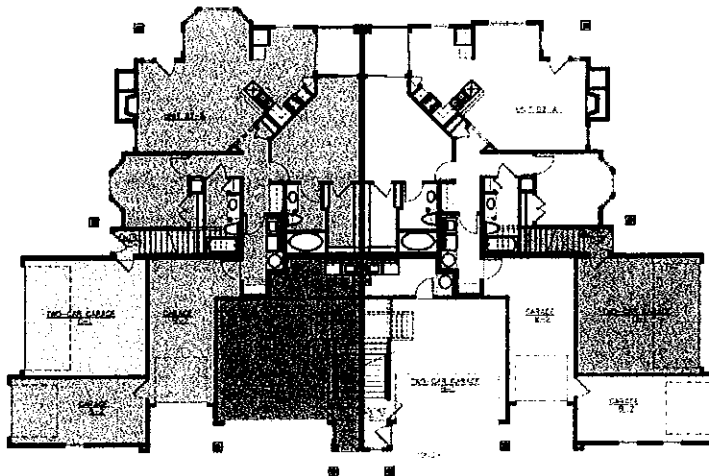
© 2006  
 Project #  
 04-10  
 The owner, architect, engineer, and contractor are not responsible for the accuracy of the information contained herein. The architect, engineer, and contractor are not responsible for the accuracy of the information contained herein. The architect, engineer, and contractor are not responsible for the accuracy of the information contained herein.



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT	TYPE	AC AREA
B1-A	2BD/2BA	1,169
B1-B	2BD/2BA	1,181
B2-A	2BD/2BA	1,225
B2-B	2BD/2BA	1,245
C1-A	3BD/3BA	1,807
C1-B	3BD/3BA	1,616
TOTAL		8,043

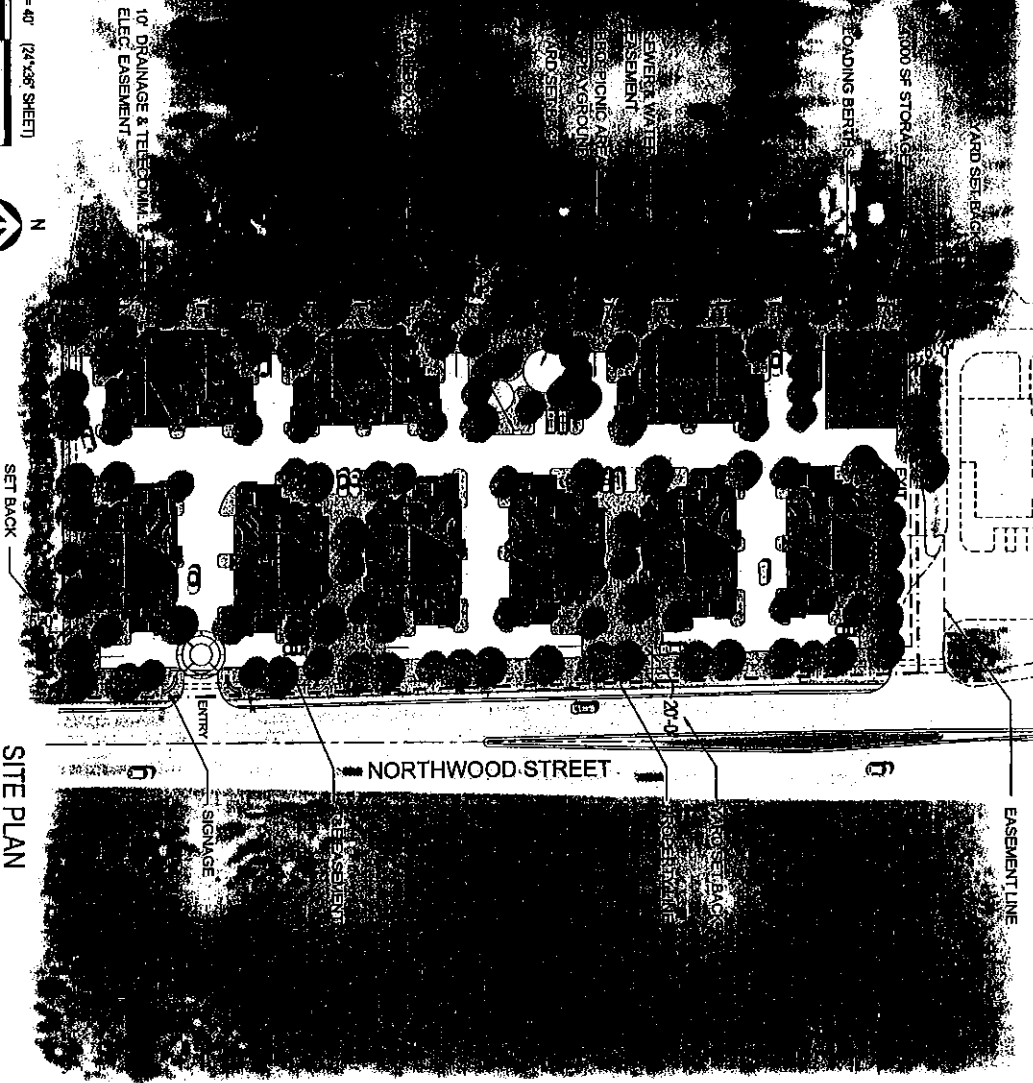
DECEMBER 06, 2006  
 HPA # 2006506

4.2 ACRE BIG HOUSE  
 ANCHORAGE, AK  
 DEBENHAM PROPERTIES, LLC.

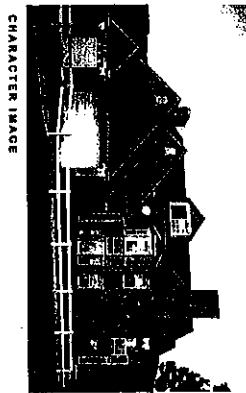


HUMPHREYS AND PARTNERS ARCHITECTS, L.P.  
 500 ALPHEA ROAD, DALLAS, TEXAS 75201  
 LAS VEGAS, NEVADA 89101  
 CHICAGO, ILLINOIS 60601  
 HOUSTON, TEXAS 77001  
 MIAMI, FLORIDA 33131  
 PHOENIX, ARIZONA 85001

SCALE: 1" = 40' (24x36" SHEET)  
0 40' 80' 160'



SITE PLAN  
REVISION 02



CHARACTER IMAGE

SITE TABULATION

- SITE AREA: APPROX. 4.28 ACRES
- 6 UNIT BIG HOUSE
- TOTAL 9 BUILDINGS
- TOTAL 54 UNITS
- F.A.R.: 9,877 SF X 9 BLDGS. = 0.42
- COVERAGE: 186,689 SF
- 186,689 SF X 9 BLDGS. = 27.3 %
- USABLE YARD AREA
- REQUIRED: 54 UNITS X 100 SF = 5,400 SF
- PROVIDED: OVER ± 20,000 SF
- DENSITY: 12.6
- UNIT AVERAGE: 1,340 SF

APPROX. UNIT TABULATION					(SF)
UNIT	TYPE	AC	NO.	PERCENT	TOTAL AREA
B1-A	280/28A	1,169	9		10,521
B1-B	280/28A	1,181	9	67 %	10,629
B2-A	280/28A	1,226	9		11,025
B2-B	280/28A	1,245	9		11,205
C1-A	380/38A	1,907	9	33 %	14,463
C1-B	380/38A	1,516	9		14,544
TOTAL			54	100 %	72,387

PARKING TABULATION

- STALL SIZE: 9' X 20'
- REQUIRED:
- B UNIT OVER 800 SF: 1-3/4 STALLS X 36 = 63
- C UNIT OVER 900 SF: 2-1/2 STALLS X 18 = 45
- 15% ADD. PARKING: 16.2
- TOTAL: 125 STALLS
- PROVIDED:
- GARAGE: 108
- SURFACE: 31
- TOTAL 139 STALLS (2.57 STALLS PER UNIT)

BIG HOUSE<sup>3</sup> ALASKA

ANCHORAGE, AK

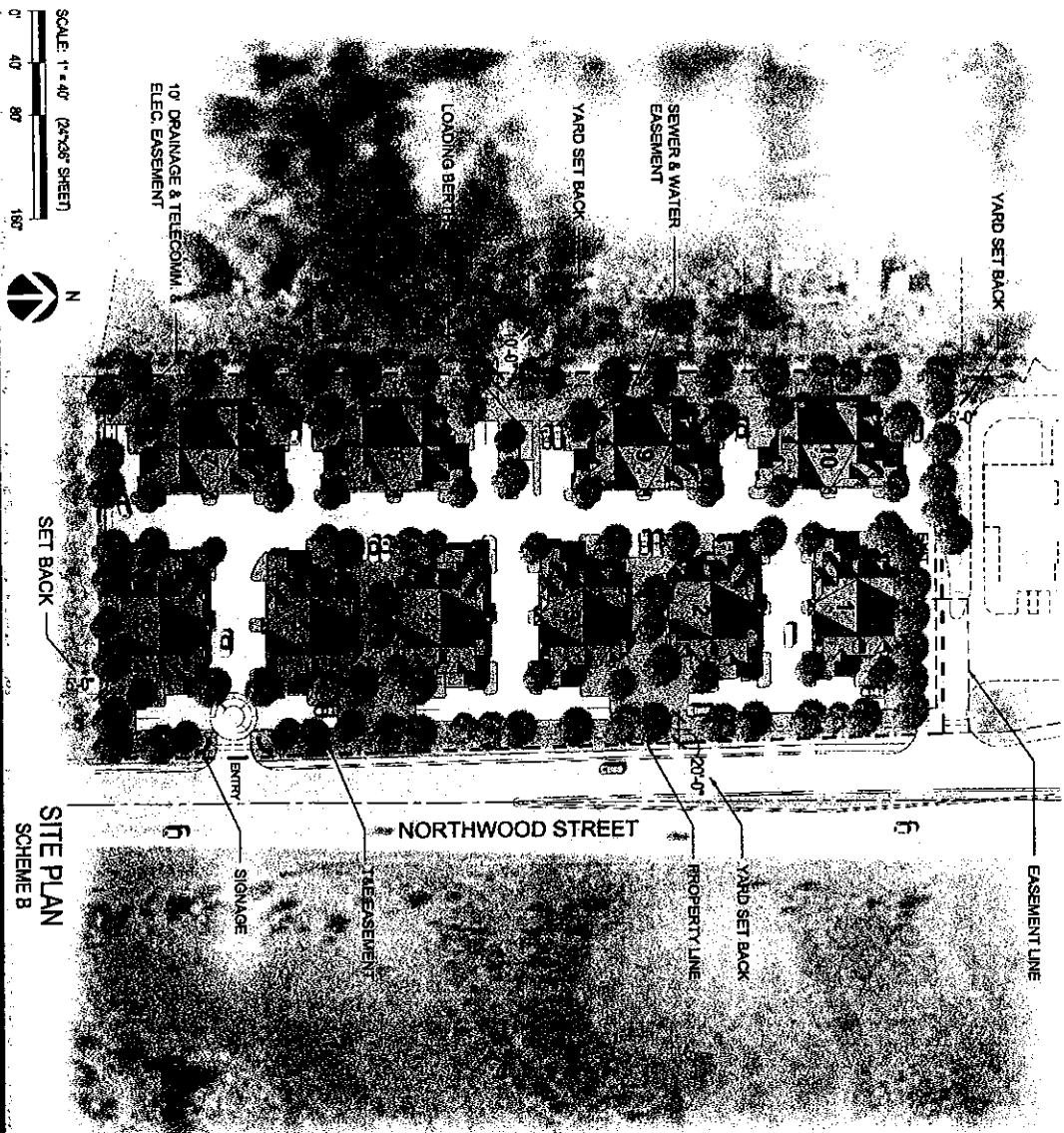
DEBENHAM PROPERTIES, LLC

DECEMBER 13, 2008

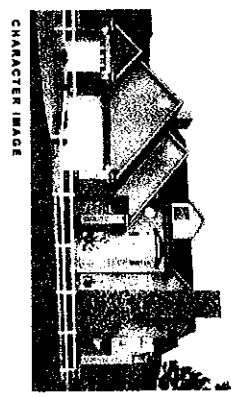
HPA # 20080508



HUMPHREYS AND PARTNERS ARCHITECTS, L.P.  
1000 10TH AVENUE, SUITE 1000  
ANCHORAGE, ALASKA 99501  
PHONE: (907) 261-1111  
FAX: (907) 261-1112  
WWW.HUMPHREYSARCHITECTS.COM



**SITE PLAN**  
SCHEME B



CHARACTER IMAGE

**SITE TABULATION**

- SITE AREA: APPROX. 4.28 ACRES
- 6 UNIT BIG HOUSE
- TOTAL 10 BUILDINGS
- TOTAL 60 UNITS
- F.A.R. : 8.877 SF X 10 BLDGS = 0.48
- COVERAGE: 5,670 SF X 10 BLDGS = 30.4 %
- 186,689 SF
- USABLE YARD AREA
- REQUIRED: 60 UNITS X 100 SF = 6,000 SF
- PROVIDED: OVER ± 20,000 SF
- DENSITY: 14
- UNIT AVERAGE: 1,340 SF

**APPROX UNIT TABULATION**

UNIT	TYPE	AC	NO.	PERCENT	TOTAL AREA (SF)
B1-A	280'28A	1.181	10		11,810
B1-B	280'28A	1.181	10	87 %	11,810
B2-A	280'28A	1.225	10		12,250
B2-B	280'28A	1.245	10		12,450
C1-A	380'28A	1.617	10	33 %	16,070
C1-B	380'28A	1.616	10		16,160
TOTAL			50	100 %	80,430

**PARKING TABULATION**

- STALL SIZE: 9' X 20'
- REQUIRED:
- B UNIT OVER 900 SF: 1-3/4 STALLS X 40 = 70
- C UNIT OVER 900 SF: 2-1/2 STALLS X 20 = 50
- 15% ADD. PARKING: 18
- TOTAL: 138 STALLS
- PROVIDED:
- GARAGE: 120
- SURFACE: 30
- TOTAL: 150 STALLS (2.5 STALLS PER UNIT)

**BIG HOUSE ALASKA**  
ANCHORAGE, AK  
DEBENHAM PROPERTIES, LLC  
DECEMBER 12, 2019 HPA # 210366



11700 PLAYS AND PARTIALS AND 11700 LOTS 1-10

DECLARATION OF THIRD PARTY AUTHORIZATION TO ACT ON BEHALF OF APPLICANT

I, Greg Freeman as acting Chairman of Calvary Church, being the registered owner of Lots 1B & 1C & 2, Anchorage Recording District, Third Judicial District, State of Alaska do hereby authorize Shaun T. Debenham of Debenham Properties, LLC (Bering, LLC) to act on behalf of Calvary Church in the matter of rezoning the above described lots. This authorization is effective immediately and valid through the closing date of the Sales Agreement for lots described above.

December 15<sup>th</sup>, 2006

Date



Calvary Church, Chair



**POSTING**

**AFFIDAVIT**



# AFFIDAVIT OF POSTING

CASE NUMBER: 2007-025


I, Shaun Debenham hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for lots 1-B, 1-C, 2 Raspberry Center. The notice was posted on Dec. 19, 2006 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 19<sup>th</sup> day of December, 2006

  
Signature

## LEGAL DESCRIPTION

Tract or Lot 1-B, 1-C, 2

Block  ?

Subdivision Raspberry Center

**HISTORICAL  
INFORMATION**

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**PLATTING  
BOARD  
RESOLUTION  
2005-031  
REMOVING PLAT  
NOTES #1, #2, #3  
ON PLAT 99-013**

**RECORDED  
6/29/06 AS  
#2006-043171-0**

A  
L  
A  
S  
K  
A

**2006-043171-0**

Record , Dist: 301 - Anchorage  
6/29/2006 2:32 PM Pages: 1 of 3



**FILE COPY** c

**THIS COVER SHEET HAS BEEN ADDED TO  
THIS DOCUMENT TO PROVIDE SPACE FOR  
RECORDING DATA. THIS COVER SHEET  
APPEARS AS THE FIRST PAGE OF THE  
DOCUMENT IN THE OFFICIAL PUBLIC  
RECORD.**

**DO NOT DETACH**

62

*Dist: 301 - Anchorage 2006-043171-0*

MUNICIPALITY OF ANCHORAGE  
PLATTING AUTHORITY RESOLUTION NO. 2005-031

ANCHORAGE RECORDING DISTRICT

A RESOLUTION APPROVING THE REMOVAL OF THE FOLLOWING NOTES ON PLAT 99-013: 1) NOTE #1: "THIS PROPERTY MUST BE DEVELOPED IN ACCORDANCE WITH AO 91-174 AS CURRENTLY APPROVED AND AS IT MAY BE AMENDED;" 2) NOTE #2: "ANY SUBSTANTIAL DEVIATION FROM THE LAND USE PLAN DATED 11/22/91 ATTACHED TO THE SAND LAKE COMMUNITY COUNCIL TASK FORCE RESOLUTION DATED 11-25-91, SHALL REQUIRE A PUBLIC HEARING BEFORE THE PLANNING & ZONING COMMISSION;" AND NOTE #3: "THE TOTAL SQUARE FOOTAGE FOR ALL BUILDINGS LOCATED WITHIN THIS SUBDIVISION SHALL NOT EXCEED 25,500 SQUARE FEET," FOR LOTS 1-A, 1-B & 1-C, RASPBERRY CENTER, LOCATED ON THE WEST SIDE OF NORTHWOOD STREET AND SOUTH OF RASPBERRY ROAD WITHIN THE NE ¼ SE ¼ SECTION 2, T12N, R4W, S.M., ALASKA.

WHEREAS, a petition has been received from Calvary Church Assembly of God, Inc. and Tesoro Marketing and Refining Company to remove the following notes on Plat 99-013: 1) Note #1: "This property must be developed in accordance with AO 91-174 as currently approved and as it may be amended;" 2) Note #2: "Any substantial deviation from the land use plan dated 11/22/91 attached to the Sand Lake Community Council Task Force Resolution dated 11-25-91, shall require a public hearing before the Planning & Zoning Commission;" and 3) Note #3: "The total square footage for all buildings located within this subdivision shall not exceed 25,500 square feet," for Lots 1-A, 1-B & 1-C, Raspberry Center, located on the west side of Northwood Street and south of Raspberry Road within the NE ¼ SE ¼ Section 2, T12N, R4W, S.M., Alaska, and

WHEREAS, notices were published, posted and mailed and a public hearing was held on November 2, 2005.

NOW, THEREFORE, BE IT RESOLVED by the Platting Authority that:

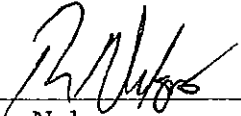
1. The Platting Board makes the following findings of fact:
  - a. Since the recording of Plat 99-013 on August 12, 1999, the Assembly has approved several amendments to the special limitations of AO 91-147 that was adopted on December 17, 1991.
  - b. AO 2002-116 adopted on August 20, 2002 amended the special limitations establishing new standards for required



setbacks, height and building square footage on all three lots for a church use.

- c. On October 10, 2005, the Planning and Zoning Commission recommended to the Assembly an amendment to the B-1BSL special limitations to increase the allowed structure height, to permit towers as a use in the zoning district and to amend the site plan review process of AO 91-174.
  - d. The notes on Plat 99-013 affecting Lots 1A, 1B & 1C do not reflect current requirements of AO 91-174 due to the subsequent amendments to the zoning special limitations that have been adopted by the Assembly.
  - e. The existing notes on Plat 99-013 conflict with the current and proposed amendments to the development standards of the zoning special limitations
2. The Platting Board APPROVES the removal of Notes 1, 2 & 3 on Plat 99-13 subject to recording a resolution with the District Recorder's Office.

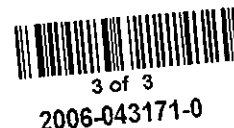
APPROVED by the Anchorage Platting Authority this 2<sup>nd</sup> day of November 2005.

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

  
\_\_\_\_\_  
Bruce Phelps  
Chair

Cases S-11418-1

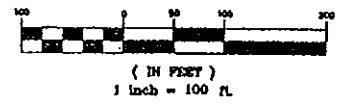
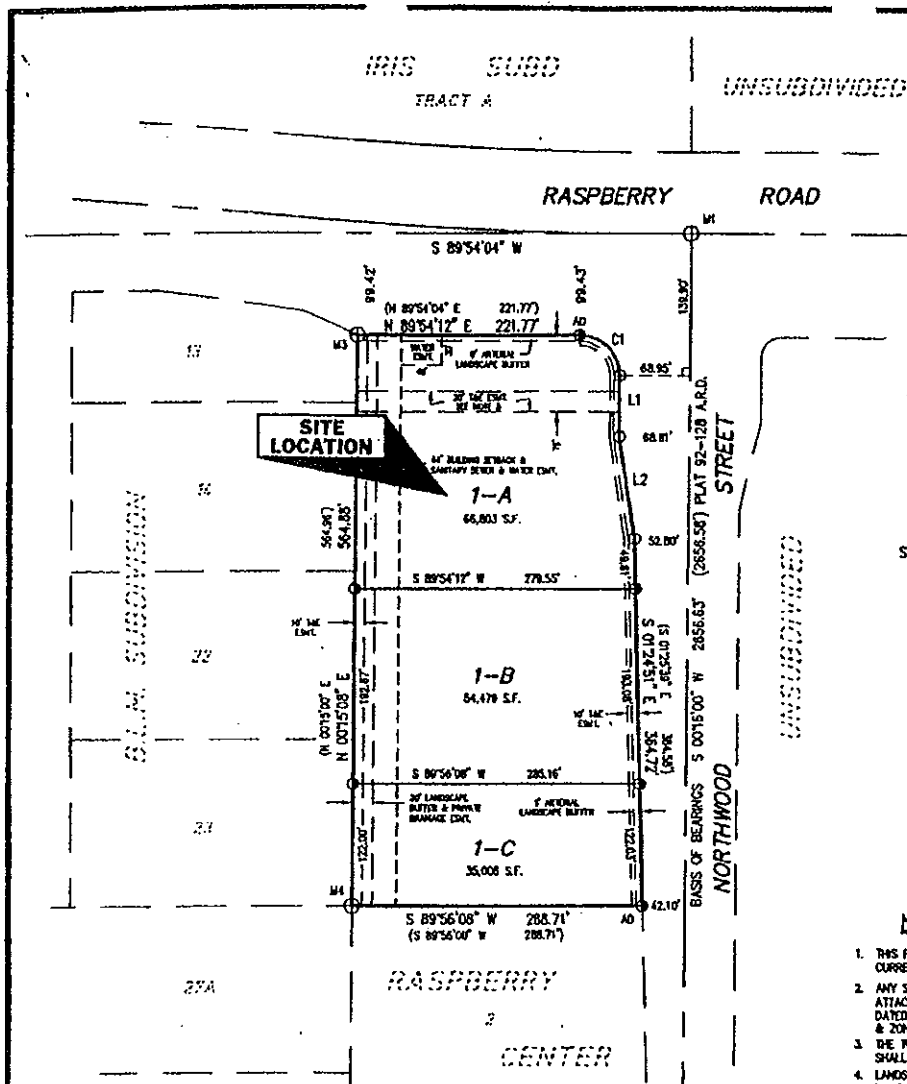
Return to: Municipality of Anchorage  
Dept. Community Planning & Development  
P.O. Box 196650  
Anchorage, AK 99519-6650



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# PLAT 99-13





**LEGEND**

S 89°56'08" W	288.71'	MEASURED DATA THIS SURVEY
(S 89°56'00" W	288.71')	RECORD DATA FOR PLAT 92-128 A.R.D.
⊕		FOUND PRIMARY MONUMENT
⊙		FOUND BESSE ENG. PLASTIC CAP ON 5/8" IN
⊗		SET 2" LOUNSBURY ALUM. CAP ON 5/8" RDB
AD		FLUSH W/ GROUND - LS-8533 / 1999
C1		POINT ESTABLISHED AT RECORD ANGLE & DIS
L1		TYPICAL CURVE LABEL, SEE TABLE
M3		TYPICAL LINE LABEL, SEE TABLE
CHL		TYPICAL MONUMENT LABEL, SEE DETAILS
ENC		EASEMENT
S.F.		TELEPHONE & ELECTRIC
		SQUARE FEET

**NOTES**

1. THIS PROPERTY MUST BE DEVELOPED IN ACCORDANCE WITH AD 91-174 AS CURRENTLY APPROVED AND AS IT MAY BE AMENDED.
2. ANY SUBSTANTIAL DEVIATION FROM THE LAND USE PLAN DATED 11-22-91 ATTACHED TO THE SAND LAKE COMMUNITY COUNCIL TASK FORCE RESOLUTION DATED 11-25-91, SHALL REQUIRE A PUBLIC HEARING BEFORE THE PLANNING & ZONING COMMISSION.
3. THE TOTAL SQUARE FOOTAGE FOR ALL BUILDINGS LOCATED WITHIN THIS SUBDIVISION SHALL NOT EXCEED 25,500 SQUARE FEET.
4. LANDSCAPING FOR ARTERIAL AND BUFFER EASEMENTS SHALL BE INSTALLED WITHIN BUILDING FOOTPRINT AND MAINTAINED BY THE PROPERTY OWNER.
5. CHUGACH ELECTRIC ASSOCIATION, INC. EASEMENT EXISTS IN MISC. BOOK 65 AT P40 NOT DEDICATED THIS PLAT.
6. A MAXIMUM OF ONE DIRECT VEHICULAR ACCESS TO RASPBERRY ROAD FROM LOT 1-B PERMITTED FOR RIGHT TURNS ONLY. THE CENTERLINE OF THIS ACCESS SHALL BE 107 FEET EAST OF THE WEST PROPERTY LINE.
7. ACCESS TO NORTHWOOD DRIVE IS LIMITED TO TWO COMMON DRIVEWAYS TO BE LOCATED THE COMMON LOT LINE OF LOTS 1-A & 1-B AND THE COMMON LOT LINE OF LOTS 1-C & 1-D.
8. WHERE THE TAX EASEMENTS ARE OVERLAPPED BY ARTERIAL LANDSCAPING EASEMENT WRITTEN APPROVAL MUST BE OBTAINED FROM THE ELECTRIC UTILITY PRIOR TO LAND CHANGES OR CHANGES IN GRADE. LANDSCAPING WITHIN THESE EASEMENTS IS SUBJECT TO THE UTILITY TO CUT, TRIM, REMOVE AND CONTROL THE GROWTH OF TREES AND OTHER VEGETATION THAT IN ITS REASONABLE JUDGEMENT MAY INTERFERE WITH PROPER INSTALLATION, FUNCTIONING AND MAINTENANCE OF THE UTILITY FACILITIES. THE ELECTRIC UTILITY WILL NOT REPLACE NOR BE RESPONSIBLE FOR DAMAGED LAND WITHIN THE OVERLAPPING TAX AND ARTERIAL LANDSCAPING EASEMENTS.
9. THIS NOTE WAS NOT REQUIRED ON THE PREVIOUS PLAT WHICH DEDICATED THESE EASEMENTS. ADDITIONAL REQUIREMENTS OF THIS NOTE ARE OBJECTIONABLE TO THE OWNER.
10. THIS PROPERTY IS LOCATED WITHIN THE 60-45 DME CONTOUR AND IS SUBJECT TO LEVELS OF AIRPORT NOISE.

**LINE TABLE**

LINE	DIRECTION	MEASURED DISTANCE	DIRECTION	RECORD DISTANCE
L1	S 00°07'53" W	59.96'	(S 00°14'49" W	60.04')
L2	S 08°48'13" E	101.57'	(S 08°51'00" E	101.53')

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
T3	40.00'	62.83'	40.00'	56.57'	N 43°03'41" W	90°00'00"
(C1)	(40.00')	(63.07')	(40.24')			(90°20'41")

\* DENOTES NON-TANGENTIAL CURVE

OFFICIAL MAY  
STATE OF ALASKA  
MARY HELL LARSON  
NOTARY PUBLIC  
BENEFICIARY  
NATIONAL BANK OF ALASKA  
BY: Linda K. Lester, Vice President  
1500 WEST BENSON BLVD.  
ANCHORAGE, ALASKA 99503

**NOTARY'S ACKNOWLEDGMENT**

LINDA K. LESTER PERSONALLY APPEARED  
SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th  
DAY OF February, 1999  
Mary Hell Larson  
NOTARY FOR ALASKA  
MY COMMISSION EXPIRES 5-16-99

**PLAT APPROVAL**

PLAT APPROVED BY THE MUNICIPAL PLANNING AUTHORITY THIS 8th DAY OF February, 1999

APPROVALS  
PLANNING OFFICER: [Signature] 2-18-99  
MUNICIPAL SURVEYOR: [Signature] 2/19/99

99-13 20ce

RECORDED - FILED  
ANCHORAGE REC. DIST.  
DATE Feb 19, 1999  
TIME 3:11 p.m.  
Requested by M.O.A.  
Address



( IN FEET )  
1 inch = 100 ft.

### LEGEND

S 89°56'08" W	288.71'	MEASURED DATA THIS SURVEY
(S 89°56'00" W	288.71')	RECORD DATA PER PLAT 82-128 A.R.D.
⊕		FOUND PRIMARY MONUMENT
⊙		FOUND BESSE ENG. PLASTIC CAP ON 5/8" RI
⊗		SET 2" LOUNSBURY ALUM. CAP ON 5/8" REB
		FLUSH W/ GROUND - LS-8533 / 1999
AD		POINT ESTABLISHED AT RECORD ANGLE & DIS
C1		TYPICAL CURVE LABEL, SEE TABLE
L1		TYPICAL LINE LABEL, SEE TABLE
M3		TYPICAL MONUMENT LABEL, SEE DETAILS
EWL		EASEMENT
T&E		TELEPHONE & ELECTRIC
S.F.		SQUARE FEET

### NOTES

1. THIS PROPERTY MUST BE DEVELOPED IN ACCORDANCE WITH AD 91-174 AS CURRENTLY APPROVED AND AS IT MAY BE AMENDED.
2. ANY SUBSTANTIAL DEVIATION FROM THE LAND USE PLAN DATED 11-22-91 ATTACHED TO THE SAND LAKE COMMUNITY COUNCIL TASK FORCE RESOLUTION DATED 11-25-91, SHALL REQUIRE A PUBLIC HEARING BEFORE THE PLANNING & ZONING COMMISSION.
3. THE TOTAL SQUARE FOOTAGE FOR ALL BUILDINGS LOCATED WITHIN THIS SUBDIVISION SHALL NOT EXCEED 25,500 SQUARE FEET.
4. LANDSCAPING FOR ARTERIAL AND BUFFER EASEMENTS SHALL BE INSTALLED WITH THE BUILDING PERMIT AND MAINTAINED BY THE PROPERTY OWNER.
5. CHUGACH ELECTRIC ASSOCIATION, INC. EASEMENT EXISTS IN MISC. BOOK 65 AT P40 NOT DEDICATED THIS PLAT.
6. A MAXIMUM OF ONE DIRECT VEHICULAR ACCESS TO RASPBERRY ROAD FROM LOT 1- BE PERMITTED FOR RIGHT TURNS ONLY. THE CENTERLINE OF THIS ACCESS SHALL BE 107 FEET EAST OF THE WEST PROPERTY LINE.
7. ACCESS TO NORTHWOOD DRIVE IS LIMITED TO TWO COMMON DRIVEWAYS TO BE LOCATED ON THE COMMON LOT LINE OF LOTS 1-A & 1-B AND THE COMMON LOT LINE OF LOTS 1-C & 1-D.
8. WHERE THE TREE EASEMENTS ARE OVERLAPPED BY ARTERIAL LANDSCAPING EASEMENTS WRITTEN APPROVAL MUST BE OBTAINED FROM THE ELECTRIC UTILITY PRIOR TO LAND CHANGES OR CHANGES IN GRADE. LANDSCAPING WITHIN THESE EASEMENTS IS SUBJECT TO THE UTILITY TO CUT, TRIM, REMOVE AND CONTROL THE GROWTH OF TREES AND OTHER VEGETATION THAT IN ITS REASONABLE JUDGEMENT MAY INTERFERE WITH PROPER INSTALLATION, FUNCTIONING AND MAINTENANCE OF THE UTILITY FACILITIES. THE ELECTRIC UTILITY WILL NOT REPLACE NOR BE RESPONSIBLE FOR DAMAGED LAND WITHIN THE OVERLAPPING TREE AND ARTERIAL LANDSCAPING EASEMENTS.
9. THIS NOTE WAS NOT REQUIRED ON THE PREVIOUS PLAT WHICH DEDICATED THESE EASEMENTS. THE ADDITIONAL REQUIREMENTS OF THIS NOTE ARE OBJECTIONABLE TO THE OWNER.
10. THIS PROPERTY IS LOCATED WITHIN THE 60-65 DBE CONTOUR AND IS SUBJECT TO LEVELS OF AIRPORT NOISE.

99-13  
RECORDED - FILED

200e

---

# PLAT 92-128

## TRACT A

[illegible]

Ms. Linda K. Lester 8-24-92 Date

THIS IS TO CERTIFY that on the 24<sup>th</sup> day of August, 1968,  
Bellevue, Nev. the undersigned, a Notary Public in and for the State of Alaska,  
has duly authenticated and given to each, personally appeared

*Ms. Linda K. Lester*

known to me and to me known to be the individual named in and who executed the above instrument and acknowledged to me that 2/26/20 signed and made the same as his voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed seal the day and date first above written.

\_\_\_\_\_  
 Notary Public  
 State of Texas

**NOTE**

2. THE PRIVATE STORM DRAIN CASSEMENT ON THE WEST SIDE OF LOTS 1 AND 2 IS DEDICATED FOR THE USE OF EITHER LOT 1 OR LOT 2 FOR THE MAINTENANCE OF THE EXISTING STORM DRAIN LOCATED IN THE PRIVATE CASSEMENT. THE STORM DRAIN IS PRIVATE AND WILL NOT BE MAINTAINED BY THE MUNICIPALITY OF ANCHORAGE.

A hand-drawn map of a section of the Mississippi River. The river is depicted as a winding line with several islands and points. Labels include "MISSISSIPPI RIVER" at the top, "POINT OF VIEW" on the left, "THE PLANT" in the center, and "MISSISSIPPI RIVER" at the bottom. A scale bar at the bottom left indicates "1/2 MILE" and "1/4 MILE". A north arrow is located at the bottom right.

**RASPBERRY CENTER, LOTS 1 & 2**  
A RESUBDIVISION OF BLM LOT 33 & N 1/2 OF BLM LOT 34  
EXCEPTING 40077P ROW TAXES IN BOOK 300 AT  
PAGES 683 & 685 AND IN BOOK 1845 AT PAGE 340.  
LOCATED IN THE NE 1/4, SE 1/4, SEC. 2, T 12-N, R 4-W, S 14A  
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA  
Certification: All taxes are paid.

BESSE ENGINEERING 2204 CLEVELAND AVE. ANCHORAGE, ALASKA 99517	proj. 2127 client RLB scale 1"=100' date 8/19/92 by S-1934 book 92-1 page 26 description NEAP LANDING D=3'
---	---

[illegible]

that the plot of ASSASSINATION CASES is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all pertinent earlier owned municipalities or other governmental, and old corners have been let and stated, as if their completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Let corner to be set by N.A.  
accurate to be set by N.A.

92-128

U.S. DEPT. OF AGRICULTURE  
BUREAU OF PLANT INDUSTRY  
WASHINGTON, D. C.

PLAT APPROVAL

Not prepared by the Medical Practice Activity  
the 2nd day of October 1952

*[Signature]*  
F. J. [illegible]

DATE 10/2/52  
TIME 2:15  
INITIALS [illegible]  
SIGNED BY [illegible]  
WITNESSES [illegible]  
[illegible]

The Municipality of Anchorage hereby accepts for public use and for public purposes the real property indicated on this plat including, but not limited to the easements, right-of-way, drainage easements, easements and public storm sewers.

Period of Attendance Weeks Week 7<sup>th</sup> day of October, 18 92

VIDEO  
Actual  
Dustin Cabell  
March 1997

[illegible]

TAX CERTIFICATION

8-11-92 Indira K. Mahaling  
Date Signature (Print)

APPROVALS  
 DATE 10.2.12  
 PROJECT OFFICER [Signature]  
 MANAGED BY [Signature] 8/2/92

NOR

60

70

1328.25'

5-19-25-30'

BY LINDSEY SURVEY  
A PRIVATE DRILLING CONTRACT

W.M. SUBD. 22

CORNERS OF BLM LOT 34

[illegible]

27.68' (ft)  
100.00'  
27.68' (ft)  
LOT 2  
A PUBLIC HIGHWAY (LUDGATE)  
1328.28' (ft)  
10.0' (ft)  
ASSOCIATED  
DEPENDENT  
MAY 1971

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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2A

9

THY

Sub

201.82

201.00

OF BLN

UNSUB

BOUNDARY DETERMINED BY  
MEASURING BETWEEN COMPUTED  
CORNER ON NORTHWOOD

0.3' below ground  
under particle enclosures

STREET AND 5/8" REBAR  
FOUND AT SOUTHWEST  
CORNER OF BLN LOT 34

5' / 0.8'

Feb. 27, 87  
Mar. 1, 87  
before application  
to Mass. Comm.

CLARIBONE  
SUBDIVISION  
ADD. NO. 3  
APR 20 1964  
U.S. DEPT. OF AGRICULTURE  
BUREAU OF LAND MANAGEMENT

70

---

# AO 2006-116

CLERK'S OFFICE  
**APPROVED**  
Date: 8-20-02

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: July 23, 2002

Anchorage, Alaska  
AO 2002-116

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING  
THE ZONING MAP AND AMENDING THE SPECIAL LIMITATIONS OF  
APPROXIMATELY 4.28 ACRES, CURRENTLY ZONED R-O SL AND B-1B SL,  
DESCRIBED AS LOTS 1B, 1C AND 2, RASPBERRY CENTER SUBDIVISION,  
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RASPBERRY  
ROAD AND NORTHWOOD STREET.

(Sand Lake Community Council) (Planning and Zoning Commission Case 2002-042)

THE ANCHORAGE ASSEMBLY ORDAINS

**Section 1.** The zoning map shall be amended by amending the special limitations for the  
following described property:

Lots 1B, 1C (B-1B SL) and Lot 2 (R-O SL), Raspberry Center Subdivision as shown on  
Exhibit A (Planning and Zoning Commission Case 2002-042).

**Section 2.** All terms, conditions, and special limitations of Plat 92-128, Plat 99-13, AO  
91-174 and AO 92-68 remain in effect, except as modified by the following special  
limitations:

The west lot line setback for lot 2, Raspberry Center Subdivision shall be a  
minimum of 44 feet for a church and accessory uses. All other uses shall  
remain subject to the 60 foot setback. Asphalt paving for a driveway and  
lawn and low shrubbery landscaping is allowed in the setback.

2. The height limitation for a church and accessory uses shall be 35 feet.


3. The entire square footage, on all three lots, for a church and accessory  
structures shall be a maximum of 60,000 square feet.

**Section 3.** The special limitations set forth in this ordinance prevail over any inconsistent  
provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for  
otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically  
affected by the Special Limitations set forth in this ordinance shall apply in the same  
manner as if the district classification applied by this ordinance were not subject to  
Special Limitations.


2 **Section 4.** The Director of the Planning Department shall change the zoning map accordingly.

3 **Section 5.** This ordinance shall become effective within ten (10) days after the Director  
4 of the Planning Department has received written consent of the owners of the property  
5 within the area described in Section 1 above to the special limitations contained herein.  
6 The rezone approval contained herein shall automatically expire and be null and void if  
7 the written consent is not received within 120 days after the date on which this ordinance  
8 is passed and approved. In the event that no special limitations are contained herein, this  
9 ordinance is effective immediately upon passage and approval.

10 PASSED AND APPROVED by the Anchorage Assembly this 20<sup>th</sup>  
11 day of August 2002.

12   
Chair

ATTEST:

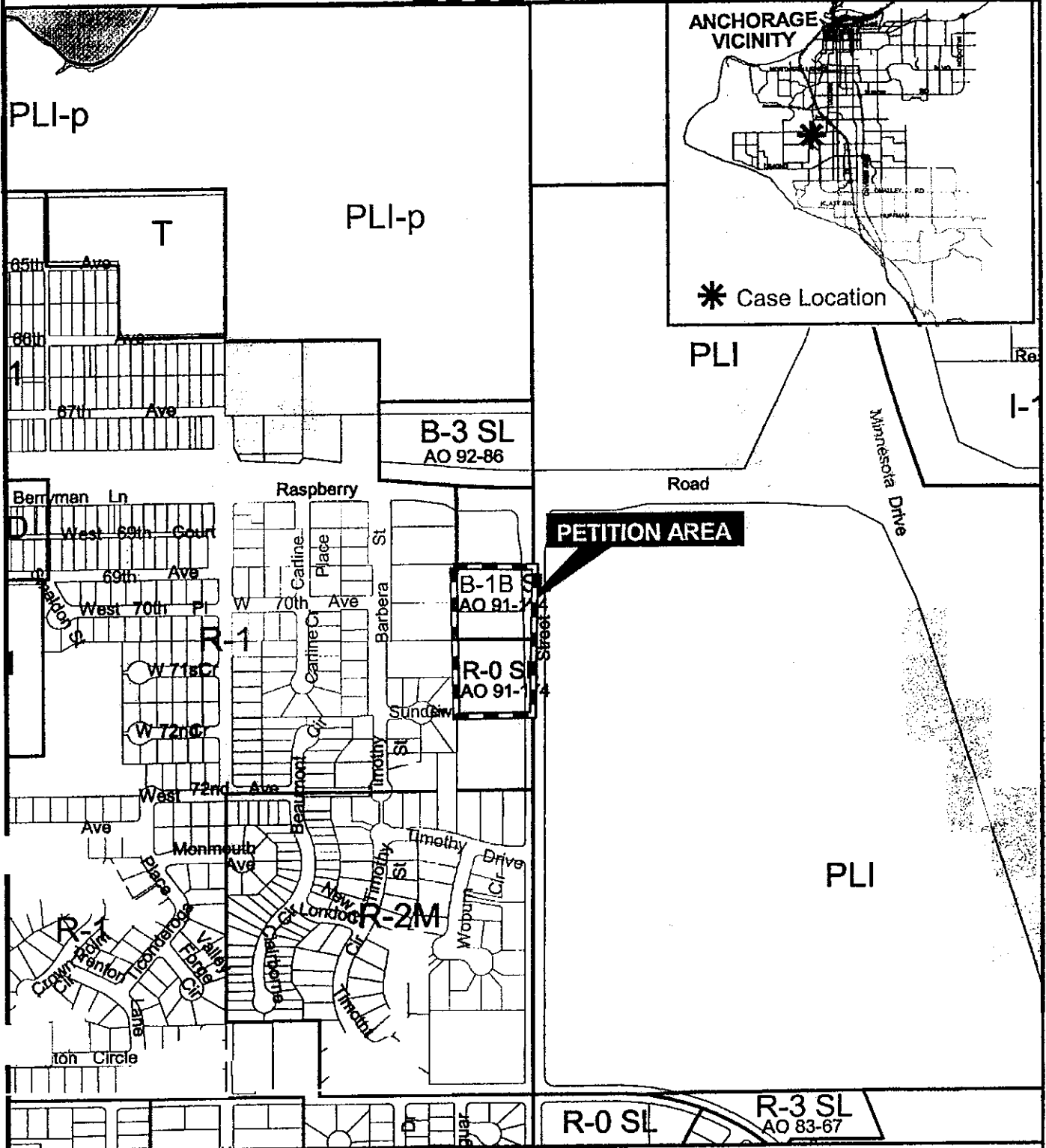
  
Municipal Clerk

G:\MAT\OPEN MATTERS\Planning\Calvary Temple rezone AO - law draft.DOC



# EXHIBIT - A

## 2002-042



Municipality of Anchorage  
Planning Department



Date: APRIL 24, 2002

Flood Limits



100 Year Floodplain



500 Year Floodplain



Floodway



0

1000 Feet



74



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 677-2002

Meeting Date: July 23, 2002

From: Mayor

Subject: AO 2002- 116

Planning and Zoning Commission  
Recommendation for a Rezoning from R-O  
SL and B-1B SL to R-O SL and B-1B SL for  
Raspberry Center Subdivision, Lots 1B, 1C  
and 2.

1 Calvary Temple Assembly of God has made an application for rezoning to change some of  
2 the Special Limitations of AO 91-174 when applied specifically to a church and church  
3 accessory uses. On March 4, 2002, the Planning and Zoning Commission recommended  
4 approval of the rezoning.

5  
6 The Special Limitations of AO 91-174 limit uses, west lot line setbacks, building heights  
7 and square foot coverage of the lots. A church and its accessory uses are permitted. The  
8 proposed changes will only apply to a church and its accessory uses and would be a  
9 permanent zoning change at this location.

10  
11 The applicant's request amends the existing Special Limitations for churches as follows:

- 12  
13 1. The west lot line setback will be reduced from 60 feet to 44 feet;  
14 2. The height limitation will be raised from 25 feet to 35 feet; and  
15 3. The lot coverage restriction will be changed from a total of 45,500 square feet to  
16 60,000 square feet.

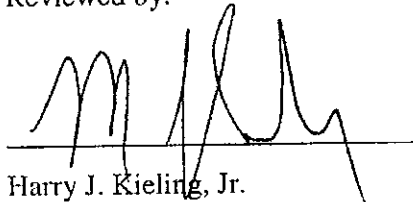
17  
18 There are no effective clauses to implement the new Special Limitations or to cause them  
19 to expire. This is a permanent change to the AO. All other conditions of AO 91-174 and of  
20 Plats 92-128 and 99-13 remain in effect. (The plats establish utility easements and the  
21 number and location of driveway cuts on Northwood Street.) The applicant has indicated  
22 these items will not hinder development of the church and understands and accepts the  
23 special limitations.  
24

Assembly Memorandum

Page 2


- 1 The applicant has also been apprised of the potential difficulties of developing three lots  
2 into two different zoning districts. A rezoning to one district and/or a replat to one lot may  
3 be necessary for development as the applicant envisions it. At this time the applicant does  
4 not wish to undertake the rezoning or replatting. The Community Council membership has  
5 voted to support the proposed changes, 58 to 1.  
6  
7 Approval of the ordinance is recommended.

Reviewed by:



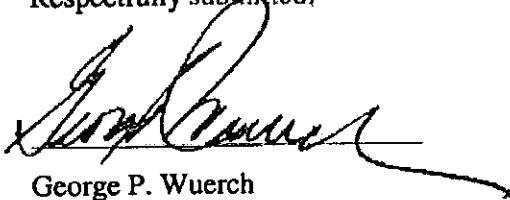
Harry J. Kieling, Jr.  
Municipal Manager

Reviewed by:



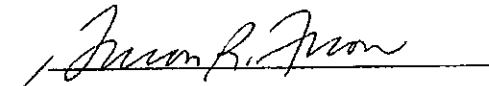
Craig E. Campbell, Executive Director  
Office of Planning, Development, and  
Public Works

Respectfully submitted,



George P. Wuerch  
Mayor

Prepared by:



Susan R. Fison, Director  
Planning Department

---

**AO 92-68**

Submitted by: Assemblyman Faulkner  
Prepared by: Clerk's Office  
For reading: June 2, 1992

CLERK'S OFFICE

APPROVED

Date: 6-30-92

ANCHORAGE, ALASKA

ORDINANCE NO. AO 92- 68

92

AN ORDINANCE AMENDING SECTION 7 OF AO 91-174 WHICH REZONED T12N, R4W, SECTION 2, LOT 33 TO B-1B WITH SPECIAL LIMITATIONS AND T12N, R4W, SECTION 2, NORTH 1/2 OF LOT 34 TO R-O WITH SPECIAL LIMITATIONS

THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

Section 1. Section 7 of AO 91-174 which was amended and approved by the Anchorage Municipal Assembly on December 17, 1991 is hereby amended to read as follows (bracketed words being deleted; underlined words being added):

[SECTION 7. THE ORDINANCE REFERENCED WITHIN SECTION 1 ABOVE SHALL FURTHER BECOME EFFECTIVE UPON COMPLETION OF THE FOLLOWING:

- A. THE RECORDATION OF A REPLAT WITH THE DISTRICT RECORDERS OFFICE THAT COMBINES THE SUBJECT LOTS INTO A SINGLE TRACT.]

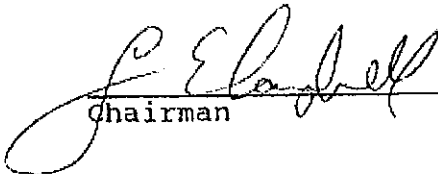
Section 7. The rezoning shall further become effective upon completion of the following:

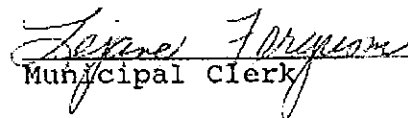
- a. The recordation of a replat with the District Recorder's Office that reflects the property as two separate lots which shall be divided coincidental with the line separating the two zoning classifications as reflected on Exhibit A attached.

Section 2. This ordinance shall be come effective upon passage and approval by the Anchorage Municipal Assembly.

PASSED AND APPROVED by the Anchorage Municipal Assembly this 30th day of June, 1992.

ATTEST:

  
Chairman

  
Municipal Clerk

AM 554-92/AM 604-92



---

# AO 91-174

Submitted by: Chairman of the  
Assembly  
At the Request of  
the Mayor  
Prepared by: Department of  
Economic Development  
& Planning  
Date: 12/17/91 For Reading: November 12, 1991

CLERK'S OFFICE  
AMENDED AND APPROVED

ANCHORAGE, ALASKA  
AO NO. 91-174

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) ZONE TO  
B-1B SL (COMMUNITY BUSINESS DISTRICT), WITH SPECIAL LIMITATIONS  
ZONE FOR T12N, R4W, SECTION 2, LOT 33 AND NORTH 1/2 OF LOT 34.  
(Sand Lake Community Council) (Case No. 91-073)

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

\* SEE ATTACHED PAGES FOR INCORPORATED AMENDMENTS

Section 1. The zoning map shall be amended by  
designating the following described property as a B-1B (Community  
Business District) with Special Limitations zone:

T12N, R4W, Section 2, Lot 33 and North 1/2 of Lot 34 as  
shown on Exhibit A attached (Planning and Zoning  
Commission case no. 91-073).

Section 2. The zoning map amendment described in  
Section 1 shall be subject to the following special limitations  
regarding the uses of the property:

A. The following principal uses and structures are  
prohibited:

1. on-premises dry-cleaning establishments.



1           B.    The following conditional uses and structures are  
2                prohibited:  
3

- 4                1.    package liquor stores;  
5                2.    bars;  
6                3.    video arcades;  
7                4.    pool halls.  
8

9                Section 3.   The zoning map amendment described above  
10               shall be subject to the following special limitation  
11               establishing design standards for the property:  
12  
13

- 14               a.    Maximum height of any structure on the tract shall  
15                      not exceed 30 feet.  
16  
17               b.    A 20 foot wide landscape screening buffer, with a  
18                      6 foot high solid wooden fence, shall be placed  
19                      along the west and south property. Twelve feet of  
20                      this 20 foot buffer will be outside the fence with  
21                      8 feet inside.  
22  
23               c.    Prior to the issuance of any building permits, a  
24                      non-public hearing site plan review shall be held  
25                      by the Planning and Zoning Commission in  
26                      accordance with AMC 21.15.030 and the special  
27                      limitation design standards for the property.  
28  
29

30               Section 4.   The special limitations set forth in this  
31               ordinance prevail over any inconsistent provision of Title 21  
32               of the Anchorage Municipal Code, unless specifically provided  
33               otherwise. All provisions of Title 21 of the Anchorage  
34               Municipal Code not specifically affected by a Special  
35               Limitation set forth in this ordinance shall apply in the same  
36               manner as if the district classification applied by this  
37               ordinance were not subject to special limitations.  
38  
39  
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41  
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46

47               Section 5.   The Director of the Department of  
48               Economic Development and Planning shall change the zoning map  
49  
50  
51  
52

accordingly.

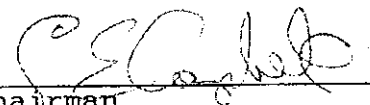
Section 6. The ordinance referenced within Section 1 above shall become effective within 10 days after the Director of the Department of Economic Development and Planning shall determine in writing, as submitted to the Municipal Clerk, that the special limitations set forth in Section 2 above have the written consent of the property owners of the property within the area described in Section 1 above. The Director of the Department of Economic Development and Planning shall make such a determination only if he receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

Section 7. The ordinance referenced within Section 1 above shall further become effective upon completion of the following:

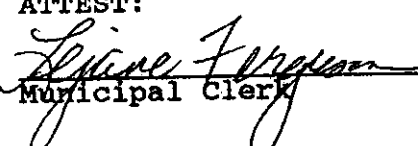
- a. The recordation of a replat with the District Records Office that combines the subject lots into a single tract.

PASSED AND APPROVED BY THE Anchorage Assembly this

17th day of December, 1991.

  
Chairman

ATTEST:

  
Municipal Clerk

ma

(91-073)  
(012-131-05, 09)

AMENDMENT TO AO NO. 91-174

Sections 1, 2 and 3 of AO No. 91-174 shall be amended to read as follows:

Section 1. The zoning map shall be amended as follows:

- A. By designating the following described property as B-1B (Community Business District) with Special Limitations Zone:

T12N, R4W, Section 2, Lot 33 as shown on Exhibit A attached (Planning and Zoning Commission Case No. 91-073).

- B. By designating the following described property as R-O (Residential-Office District) with Special Limitations Zone:

T12N, R4W, Section 2, north one-half of Lot 34 as shown on Exhibit A attached (Planning and Zoning Commission Case No. 91-073).

Section 2. The zoning map amendments described in Section 1 shall be subject to the following special limitations regarding the uses of the property:

- A. The following principal uses and structures are prohibited from all of the property:
1. On-premises dry cleaning establishments;
  2. Automobile body repair shops or any vehicle storage services for periods of time greater than 24 hours;
  3. Photo processing establishments.
- B. The following conditional uses and structures are prohibited from all of the property:
1. Package liquor stores;
  2. Bars;
  3. Video arcades;
  4. Pool halls.

C. The following principal uses and structures are additionally prohibited from the portion of the property zoned as R-O:

1. Hotels, motels and motor lodges;
2. Boarding and lodging houses;
3. Private Clubs and lodges;
4. Funeral parlors and services.

D. The following conditional uses and structures are prohibited from that portion of the property zoned as R-O:

1. Free-standing transmission towers of any height.

Section 3. The zoning map amendments described above shall be subject to the following special limitations establishing standards for development of the property:

A. With respect to all of the property:

1. Any substantial deviation from the Land Use Plan dated November 22, 1991, attached to the Sand Lake Community Council Task Force Resolution dated November 25, 1991, shall trigger a public hearing process within the Planning and Zoning Commission.
2. A 20 foot wide landscape buffer with an eight foot high (double-sided) fence shall be built within six months of the effective date of the zoning change on or near the property's west property line with screening vegetation as shown in the exhibit to the Sand Lake Community Council Task Force Resolution dated November 25, 1991.
3. A six foot high fence shall be built within six months of the effective date of the zoning change along the property line dividing Lots 23 and 27 which are adjacent to the property.
4. Site lighting shall conform to Title 21 requirements and any site lighting from the west property line shall be located to avoid offsite illumination and impact.

5. An eight foot fence (double-sided) shall be built on or near the west property line of the south one-half of Lot 34 within six months following the effective date of the zoning change. In the event that the owner of the south one-half of Lot 34 disallows the construction of the fence, in lieu of such fence, an eight foot high fence (double-sided) shall be built on or near the south property line of the north one-half of Lot 34 with landscaping as provided in the exhibit to the Sand Lake Community Council Task Force Resolution dated November 25, 1991.
  6. Maximum height of any structure on the property shall not exceed 25 feet.
  7. Any commercial establishment shall not be open to the public between the hours of 11 p.m. and 6 a.m.
- B. With respect to the portion of the property zoned B-1B:
1. A minimum 44 foot building set back shall be required from the west property line.
  2. The entire square footage of the buildings located on this property shall not exceed 25,500 square feet.
- C. With respect to the portion of the property zoned R-O:
1. A minimum 60 foot building set back shall be required from the west property line.
  2. The entire square footage of the buildings located on this property shall not exceed 20,000 square feet.

MUNICIPALITY OF ANCHORAGE

REZONINGS OR ORDINANCES AMENDMENTS\*

REQUEST FOR A PUBLIC HEARING BY THE MUNICIPAL ASSEMBLY  
AND PREPARATION AND SUBMISSION OF ORDINANCE AMENDING THE  
ZONING MAP PURSUANT TO 21.20.100(D)  
(I (WE) THE UNDERSIGNED DO HEREBY REQUEST THAT THE MUNICIPAL ASSEMBLY HOLD A  
PUBLIC HEARING ON CASE NO. 91-073 WHICH RECEIVED AN  
UNFAVORABLE RECOMMENDATION FROM THE MUNICIPAL PLANNING AND ZONING COMMISSION ON  
August 26, 1991 FOR THE FOLLOWING REASONS

Please see attached statement

SEP 13

CLERK'S OFFICE  
SEP 12 3 06 PM '91

Applicant also requests Planning Staff prepare and submit an ordinance to amend the map pursuant to MOA 21.20.100(D) as well as arrange for prompt submission of the ordinance to the Assembly for review and public hearing.

SIGNED: NATIONAL Bank of ALASKA: By Stan Arni, Owners Rep.

ADDRESS: 5600 B STREET SUITE 202 TELEPHONE: 561-8665

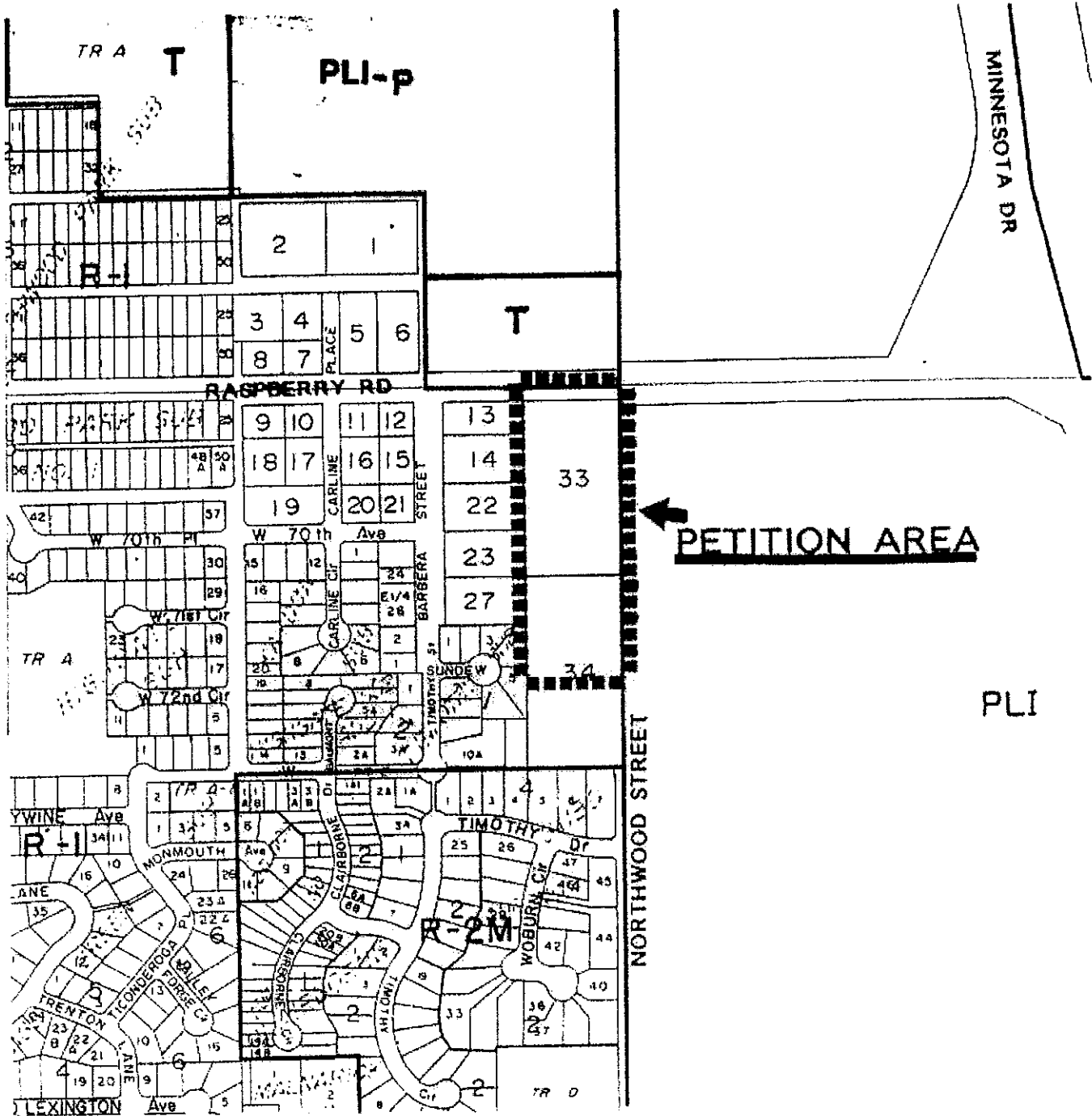
\$150.00 FEE: PAID BY #261 CHECK        CASH



RECEIVED BY: Lynette L. Heim DATE REC'D: 9-12-91

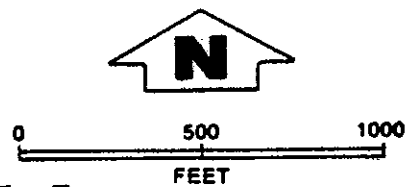
\* REZONINGS (Petitioner or anyone objecting to decision)

\* ORDINANCE AMENDMENTS - changes to Title 21 regarding text (petitioner or anyone objecting to decision).

# 91-073 REZONING



-  100 Year Floodplain
-  500 Year Floodplain



## EXHIBIT A

**PLANNING & ZONING  
COMMISSION  
MEETING  
February 5, 2007**

**Supplemental Information  
Received After Packet Delivery**

**G.3. Case 2007-025  
Rezone to R-OSL**

Double-sided



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

PRE-SORTED  
FIRST CLASS



UNITED STATES POSTAGE  
FIRST CLASS MAIL  
02 1M  
0004223700 JAN 11 2007  
MAILED FROM ZIP CODE 99501

012-131-08-000  
CORBIN R L  
6909 TIMOTHY STREET  
ANCHORAGE, AK 99502

RECEIVED

FEB 02 2007

MUNICIPALITY OF ANCHORAGE  
PLATTING DIVISION

**NOTICE OF PUBLIC HEARING - - Monday, February 05, 2007**

Planning Dept Case Number: **2007-025**

9950242267 0024

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

CASE: 2007-025  
PETITIONER: Shaun Debenham  
REQUEST: Rezoning to R-OSL Residential-office district with special limitations  
TOTAL AREA: 4.280 acres  
SITE ADDRESS: 6900 NORTHWOOD ST  
CURRENT ZONE: B-1BSL & R-OSL  
COM COUNCIL(S): 1---Sand Lake

LEGAL/DETAILS: A request to rezone approximately 4.28 acres from B-1BSL (General Business with Special Limitations) and R-OSL (Residential Office with Special Limitations) to R-OSL (Residential Office with Special Limitations). Raspberry Center, Lots 1B, 1C and 2. Located at 6900 and 6940 Northwood Street.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 05, 2007 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

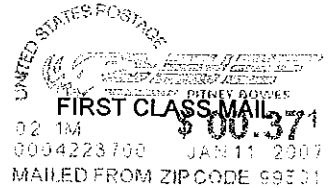
If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at [www.muni.org](http://www.muni.org)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

Name: Richard L. Corbin  
Address: 6909 Timothy St  
Legal Description: T12N R4W SEC 2 LT 22  
Comments: NO OBJECTION

REZONING/RESIDENTS--PLANNING COMMISSION  
2007-025

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

PRESORTED  
FIRST CLASS



012-163-62-000  
JOHNSON BERNARD GARY &  
MARY LOUISE  
2338 LEARY BAY CIR  
ANCHORAGE, AK 99515

RECEIVED

JAN 17 2007

Municipality of Anchorage  
Zoning Division

**NOTICE OF PUBLIC HEARING**

**Monday, February 05, 2007**

Planning Dept Case Number: **2007-025**

9951542226 0002

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

CASE: 2007-025  
PETITIONER: Shaun Debenham  
REQUEST: Rezoning to R-OSL Residential-office district with special limitations  
TOTAL AREA: 4.280 acres  
SITE ADDRESS: 6900 NORTHWOOD ST  
CURRENT ZONE: B-1BSL & R-OSL  
COM COUNCIL(S): 1---Sand Lake

LEGAL/DETAILS: A request to rezone approximately 4.28 acres from B-1BSL (General Business with Special Limitations) and R-OSL (Residential Office with Special Limitations) to R-OSL (Residential Office with Special Limitations). Raspberry Center, Lots 1B, 1C and 2. Located at 6900 and 6940 Northwood Street.

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

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Name: Bernard Gary and Mary Lou Johnson  
Address: 2338 Leary Bay Circle Anchorage AK 99515 2726  
Legal Description: Lots 1B, 1C and 2  
Comments: No objection provided curb cuts are limited to the very bare minimum needed for basic access. Also provided that this zone does not allow high rise buildings B 2g  
907 333-5225

REZONING/RESIDENTS-PLANNING COMMISSION  
2007-025

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

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
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0004223700 JAN 11 2007  
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012-131-19-000  
CLUFF MICHAEL G & WANDA  
6976 WHITEHALL STREET  
ANCHORAGE, AK 99502

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Municipality of Anchorage  
Zoning Division

**NOTICE OF PUBLIC HEARING - -**

**Monday, February 05, 2007**

Planning Dept Case Number: **2007-025**

9950222759 0004

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

CASE: 2007-025  
PETITIONER: Shaun Debenham  
REQUEST: Rezoning to R-OSL Residential-office district with special limitations  
TOTAL AREA: 4.280 acres  
SITE ADDRESS: 6900 NORTHWOOD ST  
CURRENT ZONE: B-1BSL & R-OSL  
COM COUNCIL(S): 1---Sand Lake

LEGAL/DETAILS: A request to rezone approximately 4.28 acres from B-1BSL (General Business with Special Limitations) and R-OSL (Residential Office with Special Limitations) to R-OSL (Residential Office with Special Limitations). Raspberry Center, Lots 1B, 1C and 2. Located at 6900 and 6940 Northwood Street.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 05, 2007 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

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

Name: Michael G. Cluff

Address: 7038 Timothy St 99502

Legal Description: \_\_\_\_\_

Comments: I like this change. I have a home

very close to the subject property and am

a member of the Sand Lake Community Council

\_\_\_\_\_

\_\_\_\_\_

REZONING/RESIDENTS-PLANNING COMMISSION

2007-025

1/10/2007(draft2)

**RESOLUTION No. 2007-01**

**SAND LAKE COMMUNITY COUNCIL**

**In the matter of**

**PROPOSED REZONING OF 3 LOTS ON  
SOUTHWEST CORNER OF NORTHWOOD AND RASPBERRY**

**WHEREAS**, The Sand Lake Community Council (SLCC) supports the orderly and well planned development of our community, and

**WHEREAS**, The Sand Lake Community Council has participated in the past rezoning of the Raspberry Center subdivision which includes the three lots currently being considered for rezoning ((Lot 1A, Lot 1B,) currently zoned B-1BSL, and Lot 2 (currently zoned B-OSL)), and

**WHEREAS**, there are several special limitations placed on these three lots in the previous zoning changes that the SLCC considers important to insure business and office use of the property that is compatible with the surrounding neighborhood, and

**WHEREAS**, The proposed platting & zoning change by Debenham Properties would remove the interior property lines to create a single lot and place special conditions compatible with R-OSL in order that a planned "BIG HOUSE" development (several housing units would be contained in a single structure with the appearance of one large house), and

**WHEREAS**, The SLCC realizes that the proposed zoning change to R-OSL may result in the "Big House" residential development or it could be developed into office buildings. If office buildings are built, the SLCC considers that several of the existing special limitations must be maintained if the proposed development is to be compatible with the surrounding residential neighborhood which include the following:

**OFFICE/CHURCH DEVELOPMENT**

- The physical barrier of the 20 ft. buffer zone with the existing fence & trees that exists on the west and south sides of the property and as defined in AO 91-174 between the Raspberry Center and neighborhood is still important to the adjacent neighbor, if the property is used for an office or church. The fence and trees should remain and be maintained by the present or future owners as stated in AO 91-174.
- The building setbacks for office or church use of 44 ft. from the west property line is important to the adjacent neighborhood and should remain as defined in AO 91-174 and modified by AO 2002-116 & AO2005-187.

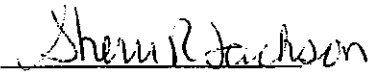
- The proposed building height for an office should continue to be restricted as defined in AO 91-174 with the exception for church use stated in AO 2002-116.
- The future development of the three lots should be designed to prevent offsite illumination and impact.
- Building sizes should be limited for office use and for church use as defined in AO 91-174, AO 2002-116, and AO 2005-187.
- The following uses and structures would be prohibited:
  1. Hotels, motels, and motor lodges.
  2. Boarding and lodging houses
  3. Private Clubs and lodges.
  4. Funeral parlors and services.
  5. Free standing transmission towers.

**RESIDENTIAL DEVELOPMENT ("Big House Development")**

- The proposed development will have a perimeter fence at the west property line compatible with residential use.
- The developer will attempt to fit the existing 20-foot tall white spruce perimeter trees into his development but this is not mandatory.
- The building height limitation will be 35 ft. maximum.
- The building sizes, set backs, access, parking, storage, and landscaping will follow municipal code.

NOW, THEREFORE, The Sand Lake Community Council is not opposed to a proposed platting & zoning change for the referenced 3 lots in the Raspberry Center subdivision to remove the interior lot lines resulting in a single R-OSL lot compatible with the "BIG HOUSE" development if the proposed zoning documents developed by the Municipality follow the intent of existing special limitations as stated above for **OFFICE/CHURCH DEVELOPMENT** as stated in the AO 91-174 as amended by AO 92-68, AO 2002-116, and AO 2005-187. If the property is used for residential construction, the zoning change will follow the above guidelines for **RESIDENTIAL DEVELOPMENT**.

ADOPTED, this 8th day of January, 2007 by the Sand Lake Community Council.

  
 SLCC Chair 02/08/07

  
 Attest – SLCC Vice Chair

**Content Information****Content ID :** 004954**Type:** Ordinance - AO

**Title:** The Planning and Zoning Commission Recommendation of approval for a rezoning of approximately 4.28 Acres from R-O SL (Residential Office) with Special Limitations and B-1B SL (Community Business) with Special Limitations to R-O SL (Residential Office) wit

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

**Description:** Recommendation of approval for a rezoning of approximately 4.28 Acres from R-O SL (Residential Office) with Special Limitations and B-1B SL (Community Business) with Special Limitations to R-O SL (Residential Office) with Special Limitations

**Date Prepared:** 4/2/07 4:51 PM**Director Name:** Tom Nelson**Assembly****Meeting Date** 5/1/07**MM/DD/YY:****Public Hearing** 5/22/07**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	4/2/07 4:56 PM	Checkin	weaverjt	Public	004954
Planning_SubWorkflow	4/3/07 11:02 AM	Approve	nelsontp	Public	004954
ECD_SubWorkflow	4/6/07 4:05 PM	Approve	thomasm	Public	004954
OMB_SubWorkflow	4/12/07 7:40 AM	Approve	mitsonjl	Public	004954
Legal_SubWorkflow	4/12/07 10:35 AM	Approve	fehlenrl	Public	004954
MuniManager_SubWorkflow	4/22/07 10:13 AM	Approve	leblancdc	Public	004954
MuniMgrCoord_SubWorkflow	4/22/07 3:31 PM	Approve	abbottmk	Public	004954

2007 APR 24 AM 10:10  
 M.O.A.  
 CLEMENS OFFICE