

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: October 14, 2008

CLERK'S OFFICE

APPROVED

Date: 11-18-08 Anchorage, Alaska
AO 2008-106

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.99 ACRES, FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION, EAST ADDITION, BLOCK 6, LOTS 1 AND 2; GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE, SOUTH OF SOUTH JUANITA LOOP ROAD, EAGLE RIVER.

(Eagle River Community Council) (Planning and Zoning Commission Case 2008-106)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as I-1 SL (General Business) District zone with special limitations:

Schroeder Subdivision, East Addition, Block 6, Lots 1 and 2, containing approximately 0.99 acres as shown on Exhibit "A."

Section 2. This zoning map amendment is subject to the following:

A. Permitted Principal Uses:

1. Commercial uses:

- a. Wholesaling and distribution operations.
- b. Wholesale fur dealers, repair and storage.
- c. Wholesale and retail furniture and home furnishing stores.
- d. Wholesale and retail radio and television stores.
- e. Wholesale and retail household appliance stores.
- f. Wholesale, industrial and retail hardware stores.
- g. Merchandise vending machines sales and service.
- h. Wholesale and retail camera and photographic supply houses.
- i. Small appliance repair shops.
- j. Insurance and real estate offices.
- k. Business service establishments, including commercial and job printing.
- l. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
- m. Plumbing and heating service and equipment dealers.
- n. Paint, glass and wallpaper stores.

- o. Electrical or electronic appliances, parts and equipment.
- p. Direct selling organizations.
- q. Frozen food lockers.

2. Industrial uses:

- a. Boatbuilding.
- b. Cabinet shops.
- c. Vocational or trade schools.
- d. Utility installations.
- e. Warehousing, provided, however, that:

(i) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title.

(ii) No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.

- f. Self-storage facility.
- g. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska Department of Environmental Conservation (DEC), if sewer is not available.

B) Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:

- 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.

2. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.

3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

C) Design Standards:

1. Access to the site:

Lot 1 shall have access limited to one common 40-foot wide entrance drive centered on the common lot line between Lots 1 and 2, east side of the property. Lot 2 shall have access from a shared drive on the east side of the property and an easement on lot 3A of the north side of the property (recorded easement book 02970, pages 895 and 896).

2. A 30-foot wide screening and buffering easement shall be reserved along the western property boundary lines of both Lots 1 and 2, adjacent to the east side of the existing 10-foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries presently covering this area are to remain undisturbed.

3. Buffer landscaping utilizing all evergreen trees (5 feet high and 10-foot on center) shall be provided along eastern property lines of Lots 1 and 2 and northern property line of Lot 2.

4. The industrial development on the two lots shall be enclosed with a seven foot high chain link fence on the northern and eastern property lines of Lot 2, and the southern and eastern property lines of Lot 1. The area on the west property line consisting of a 30-foot wide screening easement plus a 10-foot utility easement is not required to have a fence, but if any fencing is provided, it shall be internal to the site, with the landscaping exterior to the fencing. The fence along the northern property line of Lot 2 shall also have vinyl fabric or suitable material added for purposes of screening.

5. Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the use limitations.

6. Refrigeration units should be sized appropriately, and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.

7. Self contained refrigeration units on vans or similar equipment parked or stored on Lots 1 and 2 shall not be allowed to run continuously, nor shall

the internal combustion engines on self- contained refrigeration units be permitted to operate between the hours of 6:00 P.M. and 7:00 A.M.

Section 3. 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 the ordinance was not subject to special limitations.

Section 4. This ordinance shall become effective:

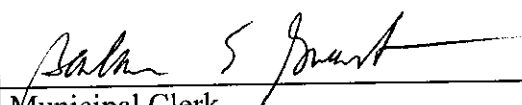
1. Ten (10) days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire, and be null and void,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

2. Land Use Permit Number 05-E-3072 is closed-out.

PASSED AND APPROVED by the Anchorage Assembly this 18th day of November 2008.

ATTEST:


Chair


Municipal Clerk

(Tax ID 050-071-30 and -29)
(Case 2008-106)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008-106

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.99 ACRES, FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION, EAST ADDITION, BLOCK 6, LOTS 1 AND 2; GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE, SOUTH OF SOUTH JUANITA LOOP ROAD, EAGLE RIVER.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	<u>FY08</u>	<u>FY09</u>	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Property Appraisal: The proposed rezoning does not negatively impact the current use of the subject properties. The appraised value may changed due to the uses allowed by the rezoning.

Prepared by: Jerry T. Weaver Jr.

Telephone: 343-7939



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 671-2008

Meeting Date: October 14, 2008

From: Mayor

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.99 ACRES, FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION, EAST ADDITION, BLOCK 6, LOTS 1 AND 2; GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE, SOUTH OF SOUTH JUANITA LOOP ROAD, EAGLE RIVER.

1 On August 11, 2008, the Planning and Zoning Commission recommended approval to
2 rezone the subject property consisting of 0.99 acres from I-1 SL to I-1 SL, to modify the
3 special limitations on the existing I-1 SL zoning for the site. The petitioner is Faith
4 Christian Community Church. The property is on the west side of Spring Brook Drive,
5 south of South Juanita Loop Road in Eagle River.

6
7 The two parcels were rezoned from R-1A to I-1 SL in 1992 with AO 92-12. Those
8 special limitations strictly limit the uses and development of the site. The special
9 limitations restrict the use of the two lots to heavy construction operation (primarily
10 outdoor storage of material and heavy equipment) and two (2) concrete block structures
11 as depicted on the approved site plan which is also referenced in the special limitations.

12
13 In circa 2000, a rezoning was approved by the Assembly to modify the special
14 limitations for the site. The intended use at that time was to be a refrigerated meat
15 storage facility in support of an existing Eagle River retail meat market operator.
16 Another building was proposed for Lot 1 (which was proposed as a 4,800 square-foot
17 warehouse building) which also was different from the strict site development plan
18 approved in the existing special limitations. Both uses have since been constructed.
19

1 The petitioner, at that time, requested that special limitations restricting the use of Lots
2 1 and 2 be removed. This would allow any use normally allowed in the I-1 district to
3 occupy Lots 1 and 2. In addition, the petitioner requested that references to the
4 previously approved site plan be amended to allow the new buildings shown on a
5 revised site plan that was submitted with this request. However, the landscaping and
6 buffering standards were to be retained to provide protection for the adjacent R-1A lots.
7 Since that time, the rezoning approved in circa 2000 via AO 2000-84 (S) failed to
8 become effective, as a letter accepting the special limitations was not received in the
9 time frame required by the ordinance. However, the site has since been developed in
10 conformity with the now defunct AO 2000-084 (S).
11

12 Thus, the petitioner proposes to amend the existing special limitations contained in AO
13 92-12 to provide the petitioner with the ability to develop this property within the
14 patterns of the surrounding area, and the requirements of the development as approved
15 in Circa 2000, with some minor modifications to clarify design, noise and buffering
16 requirements to ensure the compatibility of the site with the surrounding areas.
17

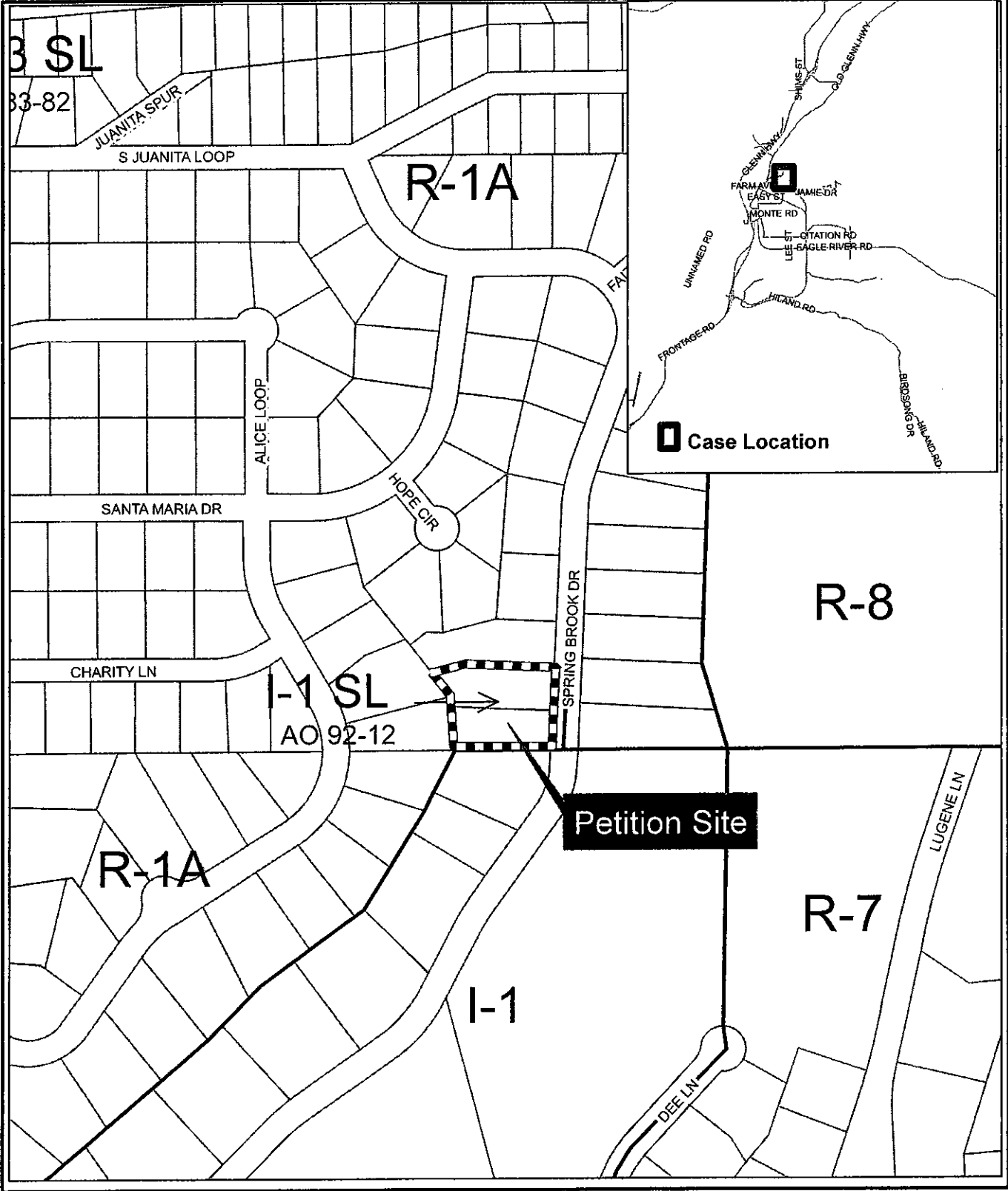
18 The rezoning request is generally consistent with the Comprehensive Plan, and meets
19 the AMC 21.20.090 rezoning standards. The Planning and Zoning Commission
20 recommended APPROVAL of the rezone to I-1 SL for the subject property, by a vote of
21 eight ayes and one nay.
22

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

26 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
27 Concur: Tom Nelson, Director, Planning Department
28 Concur: Mary Jane Michael, Executive Director, Office of Economic and
29 Community Development
30 Concur: Michael K. Abbott, Municipal Manager
31 Respectfully submitted, Mark Begich, Mayor
32
33
34

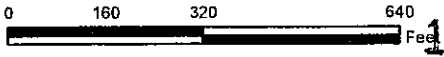
(Case 2008-106; Tax I.D. Numbers 050-071-29 and 30)

Exhibit A
2008-106



Municipality of Anchorage
Planning Department
Date: September 22, 2008

Flood Limits
100 Year
500 Year
Floodway



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-058

A RESOLUTION APPROVING A REZONING FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS, FOR SCHROEDER SUBDIVISION, EAST ADDITION, BLOCK 6, LOTS 1 AND 2, CONSISTING OF 0.99 ACRES; GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE, SOUTH OF SOUTH JUANITA LOOP ROAD, EAGLE RIVER.

(Case 2008-106; Tax I.D. No. 050-071-30 and -29)

WHEREAS, a request has been received from Giannulis Grigorios, petitioner, and Carl Hall, representative, to rezone approximately 0.99 acres from I-1 SL (Light Industrial District) with Special Limitations to I-1 SL (Light Industrial District) With Special Limitations, for Schroeder Subdivision, East Addition, Block 6, Lots 1 and 2, consisting of 0.99 acres; generally located on the on the west side of Spring Brook Drive, south of South Juanita Loop Road, Eagle River; and

WHEREAS, notices were published, posted, 46 public hearing notices were mailed, and a public hearing was held on August 11, 2008.

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

A. The Commission makes the following findings of fact:

1. This request is to modify the special limitations on the existing I-1 SL zoning for the site. The two parcels were rezoned from R-1A to I-1 SL in 1992 via AO 92-12. Those special limitations strictly limit the uses and development of the site. The special limitations restrict the use of the two lots to heavy construction operation (primarily outdoor storage of material and heavy equipment) and two (2) concrete block structures as depicted on the approved site plan which is also referenced in the special limitations. The approval specifically allows the parking of heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment; materials such as water and sewer pipe; culverts, miscellaneous construction beams, timbers, etc. There is no storage of hazardous materials allowed on the site.
2. In 2000, a rezoning was approved by the Assembly to modify the special limitations for the site. The intended use at that time was to be a refrigerated meat storage facility in support of an existing Eagle River based retail meat market operator. Another building was proposed for Lot 1 (which was proposed as a 4,800 SF warehouse building) which also was different from the strict site development plan approved in the existing special limitations. Both uses have since been constructed.

3. The petitioner, at that time, requested that special limitations restricting the use of Lots 1 and 2 be removed. This would allow any use normally allowed in the I-1 district to occupy Lots 1 and 2. In addition, the petitioner requested that references to the previously approved site plan be amended to allow the new buildings shown on a revised site plan that was submitted with this new rezone request. However, the landscaping and buffering standards were to be retained to provide protection for the adjacent R-1A lots.
4. Since that time, the rezoning approved in 2000 via AO 2000-84 (S) failed to become effective, as a letter accepting the special limitations was not received in the time frame required by the ordinance. However, the site has since been developed in conformity with the now defunct AO 200-084 (S).
5. Thus, the petitioner proposes to amend the existing special limitations contained in AO 92-12 as follows:
 - Amend the allowed uses to not limit it to refrigerated meat storage, but to include a list of selective commercial and industrial uses generally allowed in the I-1 district (certain uses such as higher traffic generating commercial uses, adult uses, bars, and alcoholic beverages are not proposed to be permitted).
 - Amend the design standards to limit access to a shared drive, retain 30-foot wide screening and buffering easement along the western property boundary, retain buffer landscaping along the eastern property lines, and enclosing the site with a seven foot tall chain link fence on the north and east boundaries and vinyl fabric or suitable screening fence along the north property line. Landscaping is proposed to be external to the fencing, and in addition to (not overlapping) utility easements.
 - Additional design standards proposed will continue to limit height of structures to 25 feet, provision of noise controls on refrigeration units, and provision of additional noise controls on self contained refrigeration units or vans stored on the site.
6. The primary purpose behind this rezone request is to provide the petitioner with the ability to develop this property within the patterns of the surrounding area and the requirements of the development as approved in 2000, with some minor modifications to clarify design, noise and buffering requirements to ensure the site's compatibility with the surrounding areas.

7. The Commission finds that this request is in conformance with the Chugiak-Eagle River Comprehensive Plan, and is an appropriate modification to create appropriate use and design limitations for the long-term potential of this site, and not only for the specific existing use of the site. There is an open permit on Lot 2, which needs to be finalized and closed out, in regards to the storage structure. The Department recommended an effective clause to resolve this permit status. Thus, any rezoning would not become effective until final inspections are completed.
 8. The Commission finds that there has been some administrative confusion around the requirement to close out land use permits and the I-1SL that is being proposed incorporates special limitations that limit uses in an I-1 district. It appears that anything that makes noise or creates excessive commercial traffic has been eliminated.
 9. The Commission requested clarification regarding the concern with this situation regarding effective clause and open permits, and staff explained there is a period of 120 days after the Assembly rules on the rezoning to resolve the outstanding permits and determine if all requirements are met. Those two outstanding permits would then be closed.
 10. The Commission recommended approval of the request by a unanimous vote.
- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to I-1 SL with the following special limitations:
- 1) Permitted Principal Uses:
 - a. Commercial uses:
 1. Wholesaling and distribution operations.
 2. Wholesale fur dealers, repair and storage.
 3. Wholesale and retail furniture and home furnishing stores.
 4. Wholesale and retail radio and television stores.
 5. Wholesale and retail household appliance stores.
 6. Wholesale, industrial and retail hardware stores.
 7. Merchandise vending machines sales and service.
 8. Wholesale and retail camera and photographic supply houses.
 9. Small appliance repair shops.
 10. Insurance and real estate offices.
 11. Business service establishments, including commercial and job printing.

12. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 13. Plumbing and heating service and equipment dealers.
 14. Paint, glass and wallpaper stores.
 15. Electrical or electronic appliances, parts and equipment.
 16. Direct selling organizations.
 17. Frozen food lockers.
- b. Industrial uses:
1. Boatbuilding.
 2. Cabinet shops.
 3. Vocational or trade schools.
 4. Utility installations.
 5. Warehousing, provided, however, that:
 - (i) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title.
 - (ii) No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.
 6. Self-storage facility.
 7. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska

Department of Environmental Conservation (DEC), if sewer is not available.

- 2) Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:
 - a. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
 - b. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.
 - c. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
- 3) Design Standards
 - a. Access to the site:

Lot 1 shall have access limited to one common 40-foot wide entrance drive centered on the common lot line between Lots 1 and 2, east side of the property. Lot 2 shall have access from a shared drive on the east side of the property and an easement on lot 3A on the north side of the property (recorded easement book 02970 page 895 and 896).
 - b. A 30-foot wide screening and buffering easement shall be reserved along the western property boundary lines of both Lots 1 and 2, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
 - c. Buffer landscaping utilizing all evergreen trees (5 feet high and 10-foot on center) shall be provided along eastern property lines of Lots 1 and 2 and northern property line of Lot 2.
 - d. The industrial development on the two lots shall be enclosed with a seven foot high chain link fence on the northern and eastern property lines of Lot 2, and the southern and eastern property lines of Lot 1. The area on the west property line consisting of a 30-foot wide screening easement plus 10-foot utility easement is not required to have a fence, but if any fencing is provided, it shall be internal to the site, with the landscaping exterior to the fencing.

The fence along the northern property line of Lot 2 shall also have vinyl fabric or suitable material added for purposes of screening.


- e. Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the use limitations.
- f. Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- g. Self contained refrigeration units on vans or similar equipment parked or stored on Lots 1 and 2 shall not be allowed to run continuously, nor shall the internal combustion engines on self contained refrigeration units be permitted to operate between the hours of 6 PM and 7 AM.

C. Further, the Commission recommends to the Anchorage Assembly that the subject property be rezoned to I-1 SL with the following effective clause:


- 1) The I-1 SL zoning shall not become effective until land use permit #05-E-3072 has been closed out.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 11th day of August, 2008.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 29th day of September, 2008.



Tom Nelson
Secretary



for Toni M. Jones
Chair

(Case 2008-106; Tax I.D. No. 050-071-30 and -29)

AYE: Phelps, Wang, Palmer, Isham, Josephson, Fredrick, Earnhart,
Pease

NAY: None

ABSTAIN: Jones

PASSED

1. **2008-106** Giannulis Grigorios. A request to rezone approximately .99 acres from I-1SL (Light industrial w/ special limitations) to I-1SL (Light industrial w/ special limitations). Schroeder Subdivision East Addition, Block 6, Lots 1 & 2, located within Section 1, T14N, R2W, S.M., Alaska. Generally located west of Spring Brook Drive, south of Santa Maria Drive and east of E. Prince of Peace Drive.

Staff member AL BARRETT stated that 46 public hearing notices were mailed, one was returned in support, and one was returned in opposition with no specifics given. This request is to modify the existing special limitations on two properties. In effect this amounts to a housekeeping issue. The properties were first rezoned to I-1SL in 1992. In 2000, another rezoning was approved to modify the special limitations, but that rezone was never made effective because the applicant failed to submit a letter accepting the special limitations. The approval expired after 120 days. The applicant continued to develop the property in accordance with that rezoning approval, although it was not in effect. As the applicant was attempting to close out the conditions of the rezoning, he discovered that the property had not been rezoned. The Department favors the rezoning. The properties in the area are industrial. The property is in the *Chugiak-Eagle River 2006 Comprehensive Plan Update* as industrial.

COMMISSIONER JOSEPHSON asked if construction occurred after the 2000 case that should not have occurred. MR. BARRETT indicated that this is correct and that is the reason for the first condition, which requires that the building permit has to be closed out before the zoning becomes effective. COMMISSIONER JOSEPHSON asked what has changed since 2000 and why some of the permitted uses are now being allowed. MR. BARRETT explained that the list of permitted items existed in 2000 as well. The use of the property has not changed. He

was not sure why the list of permitted uses is so lengthy and asked that the applicant explain. COMMISSIONER JOSEPHSON noted that one of the Department's concerns is with potential uses that could produce toxic effluent. Taxidermy and fur processing is highlighted as such a use, but there are other uses that also produce toxic effluent that do not appear to be listed under things that would require a permit. MR. BARRETT stated that the list of uses is taken from the I-1 district and some may have been added during discussion of special limitations. COMMISSIONER JOSEPHSON understood that the petitioner does not want to change the use and the special limitations would not impact what is being done on the property. MR. BARRETT stated that this is correct.

COMMISSIONER PALMER asked what other industrial and commercial properties are in this area. MR. BARRETT stated that the area includes primarily warehouses associated with light industrial uses and a school bus depot. COMMISSIONER PALMER understood that this rezoning would not be an exception to what exists. MR. BARRETT stated this is correct, other than the fact that these lots are located at the end of the I-1 area of property and there is residential use in the area.

The public hearing was opened.

PHILLIP THERN, architect representing the petitioner, concurred with the conditions of approval. He stated he has tried to clean up part of the request through letters. He explained that the Building Department will not accept changes to the drawings until the zoning is in place and, while the petitioner recognizes the suggestion of the Planning Department to apply for this rezoning, it is not possible to close out permits until this matter is resolved. He explained that he is not able to finish the drawings until the Building Department allows it and that cannot be done until the rezoning is approved. He stated that the previous zoning was for heavy equipment and the special limitations were specifically for equipment that did not make noise.

COMMISSIONER PALMER asked that the situation regarding the ordinance change and building permits be explained. MR. THERN explained that the Building Department needs an ordinance to explain what is required by the special limitations, but there is no approved rezoning; this rezoning requires that permit #05-E-3072 be closed out before the rezoning becomes effective.

COMMISSIONER ISHAM asked what is the reference to land use permit #05-E-3072. MR. THERN stated there are two land use permits. The original ordinance in 2000 was to clean up the 1999 permit. The petitioner now wants to clear up every outstanding issue. COMMISSIONER ISHAM asked if approval of the request as stated would allow closure of land use permit #05-E-3072. MR. THERN replied in the affirmative. He asked for some type of in-house correspondence between the Planning and Building departments to allow this matter to proceed. COMMISSIONER ISHAM noted that some of the language in the old ordinance is included in the new ordinance. There are some things under uses that had some genesis. MR. THERN replied that the Planning Department suggested including things that might be allowed in the I-1 zone and excluding things that would not be allowed. The previously required sound rating and landscaping were retained.

COMMISSIONER JOSEPHSON asked why this case is before the Commission, rather than matters being resolved earlier. MR. THERN replied that the petitioner received a letter on February 12, 2008 asking him to complete permits and address other issues. All of the issues were addressed, except the permits that this action addresses. COMMISSIONER JOSEPHSON asked why were the items listed as permitted uses included in the special limitations, rather than including everything under AMC 21.40.200. MR. THERN explained that the intent is to keep traffic and noise at a minimum so as to not impact the residential neighborhood. COMMISSIONER JOSEPHSON asked what is the owner's plan for this property. MR. GIANNULIS stated he would continue operating a meatpacking warehouse. MR. THERN stated the petitioner has no plans to sell the buildings.

COMMISSIONER FREDRICK asked whether there is anything outstanding in relation to the land use permit. MR. THERN replied that it is for a warehouse structure and the structure is complete.

DAN JANKE stated he sold these lots to the current owner and that individual was not aware he needed to follow up with the permits. The zoning was for heavy equipment and construction; this petitioner's use is for a simple warehouse.

COMMISSIONER ISHAM noted that AMC 21.40.200.B allows many heavier industrial uses than the special limitations incorporate. The special limitations limit the uses to those that do not generate noise and that are less intrusive.

The public hearing was closed.

COMMISSIONER ISHAM moved to approve a rezoning from I-1SL to I-1SL,
subject to Staff Effective Clause A and Special Limitations A.1 through C.7.
COMMISSIONER PALMER seconded.

COMMISSIONER ISHAM noted there has been some administrative confusion around the requirement to close out land use permits and the I-1SL that is being proposed incorporates special limitations that limit what be done in an I-1 district. It appears that anything that makes noise or creates excessive commercial traffic has been eliminated. He stated he is very familiar with this area and he felt the proposal is appropriate because the property is surrounded to the north by residential.

COMMISSIONER PALMER supported the motion, but asked Staff what recommendations might be made regarding the petitioner's concern. MR. BARRETT stated it is not unusual to find a case with an open permit. The applicant is having difficulty because the plans conform to the 2000 approval, but there is no 2000 ordinance. He suggested leaving the condition as it is and indicated that the Planning Department will talk to Building Safety.

COMMISSIONER FREDRICK stated that the I-SL zoning would not become effective until the land use permit is closed out and the permit could not be closed until the zoning is effective; this is a difficult situation for the petitioner. MR. BARRETT understood the concern with this situation, but explained there is a period of 120 days after the Assembly rules on the rezoning and the AO can be taken to the Building Department to compare the conditions with the drawings for the outstanding permits and determine if all requirements are met. Those two outstanding permits would then be closed.

COMMISSIONER EARNHART understood that Staff could look at the ordinance once it is on the books and close out the land use permit. MR. BARRETT stated this is correct.

COMMISSIONER ISHAM asked if there might be language to ensure this occurs. COMMISSIONER FREDRICK accepted the Staff's assurance that this will be done as Mr. Barrett has stated.

CHAIR JONES was concerned with a situation where the Assembly takes action, the zoning map is modified, and it is forwarded to the Building Department, but it sits longer than the 120 days and the rezoning lapses. MR. BARRETT stated the 120-day period is for the applicant's benefit to review the special limitations. He was not sure what is the cut off on a 2005

permit. He noted that the Permitting Department is the entity that asked that these old permits be closed. CHAIR JONES noted that the Permitting Department is not within the Commission's jurisdiction.

COMMISSIONER ISHAM suggested that the petitioner request to speak to the Commission if this matter does not proceed timely.

AYE: Phelps, Wang, Palmer, Isham, Jones, Josephson, Fredrick, Earnhart, Pease

NAY: None

PASSED

4. **2008-095** Municipality of Anchorage. Acting in the Planning & Zoning Commission's capacity as the AMATS Citizens Advisory Committee, review and make recommendations to AMATS Policy Committee regarding the Final Draft Chugiak-Eagle River 2027 LRTP (OS&HP elements), and recommendations made by CBERRRSA Board and AMATS TAC.

CHAIR JONES noted that the hearing was held in this case on August 3, 2008 and there was a question whether or not the notice had been adequate with regard to both the LRTP and the OS&HP. She has reviewed the notices and has discussed this with Planning Director Tom Nelson and Traffic Department Director Lance Wilber and she is convinced that the notices are constructively adequate. Therefore, two separate actions will be required: one with regard to the OS&HP amendments and the other with regard to the LRTP. In the former, the Commission is acting as the Planning and Zoning Commission. In the latter, the Commission is acting as the Citizens Advisory Committee to AMATS.

COMMISSIONER PHELPS moved to amend the OS&HP as recommended.
COMMISSIONER ISHAM seconded.

COMMISSIONER PHELPS cited page 88 of the LRTP and stated he examined the street typologies and found them to be appropriate. The design guidance is not only engineering, but also social, environmental, and other factors. The street typology opens up the design process to be more inclusive of other considerations in the design of a road. He recognized that the

PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: August 4, 2008

CASE NO.: 2008-106

APPLICANT: Giannulis Grigorios

PETITIONER'S REPRESENTATIVE: Carl Hall

REQUEST: I-1 SL to I-1 SL

LOCATION: Schroeder Subdivision, East Addition, Block 6, Lots 1 and 2; generally located on the west side of Spring Brook Drive, south of South Juanita Loop Road.

SITE ADDRESS: 12420 and 12406 Spring Brook Drive

COMMUNITY COUNCIL: Eagle River

TAX NUMBER: 050-071-30 and -29/Grid NW 352

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: **APPROVAL.**

SITE:

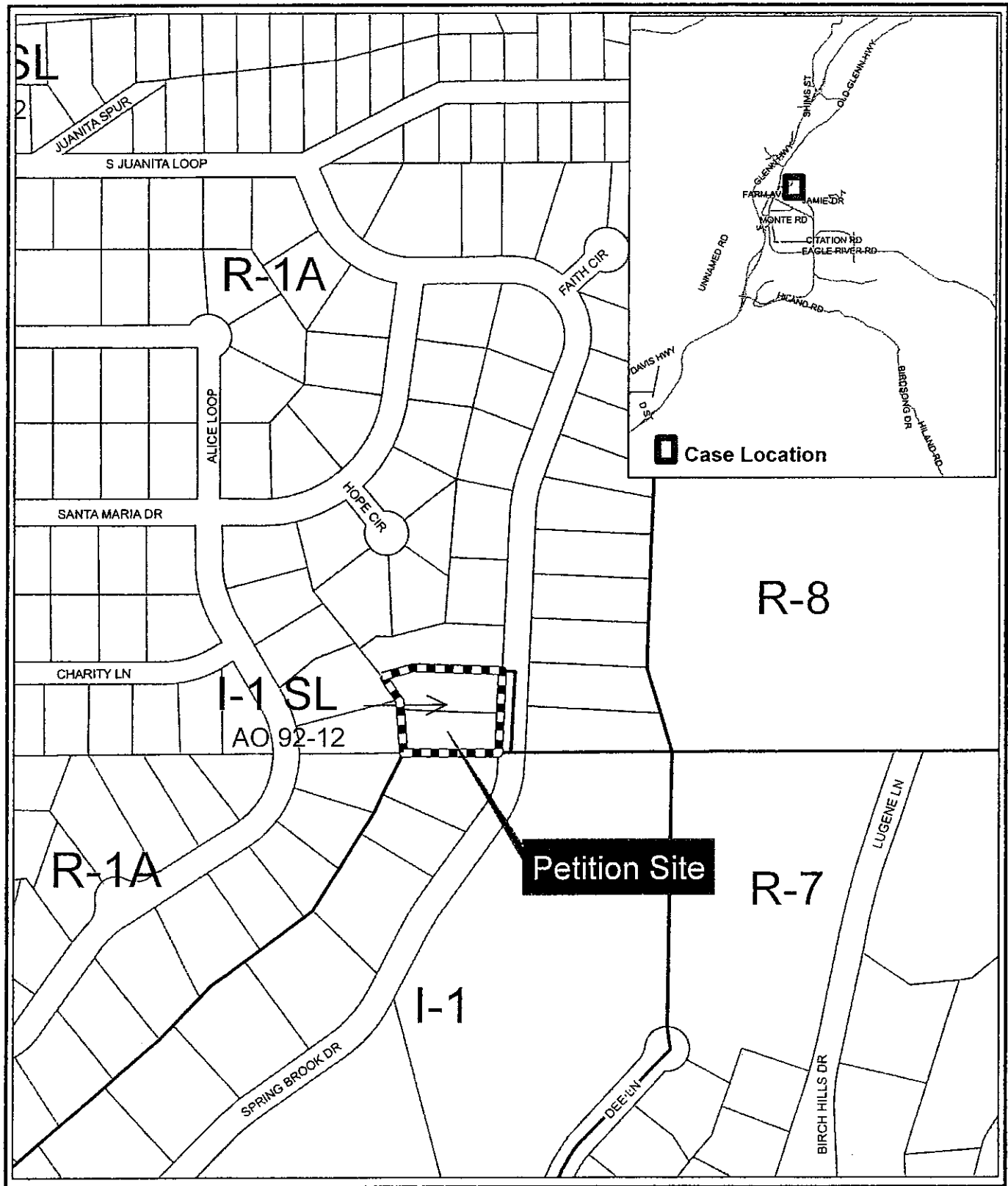
Acres: 0.99 acres

Vegetation: Industrial development; natural vegetation within buffer area

Zoning: I-1 SL

Topography: Generally level, with steeper vegetated slope on the west end.

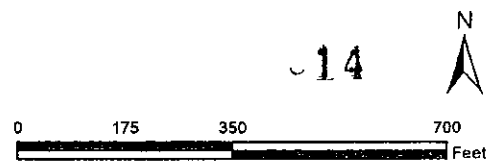
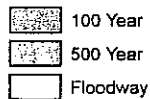
2008-106



Municipality of Anchorage
Planning Department

Date: June 16, 2008

Flood Limits



Existing Use: Light industrial, warehousing (Mike's Quality Meats)

Soils: On-site systems.

COMPREHENSIVE PLAN:

Classification: Industrial
Density: N/A

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	R-1A	R-1A	I-1	R-1A
Land Use:	Single Family Residential	Undeveloped	Warehouse/ Light Industrial Uses	Single Family Residential

COMMUNITY COMMENTS:

At the time this report was written, two Notices of Public Hearing were returned to the Department, out of 46 mailed out. One was in favor, one was against the request. There was no response received from the Eagle River Community Council.

SITE DESCRIPTION, HISTORY AND PROPOSAL:

This is a request to rezone a 0.99 acre site from I-1 SL to I-1 SL. The site is comprised of two lots, and is located on the west side of Spring Brook Drive Road in the Eagle River Community Council area.

This request is to modify the special limitations on the existing I-1 SL zoning for the site. The two parcels were rezoned from R-1A to I-1 SL in 1992 via AO 92-12. Those special limitations strictly limit the uses and development of the site. The special limitations restrict the use of the two lots to heavy construction operation (primarily outdoor storage of material and heavy equipment) and two (2) concrete block structures as depicted on the approved site plan which is also referenced in the special limitations. The approval specifically allows the parking of heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment; materials such as water and sewer pipe; culverts, miscellaneous construction beams, timbers, etc. There is no storage of hazardous materials allowed on the site.

In 2000, a rezoning was approved by the Assembly to modify the special limitations for the site. The intended use at that time was to be a refrigerated meat storage facility in support of an existing Eagle River based retail meat market operator. Another building was proposed for Lot 1 (which was proposed as a 4,800 SF warehouse building) which also was different from the strict site

development plan approved in the existing special limitations. Both uses have since been constructed.

The petitioner, at that time, requested that special limitations restricting the use of Lots 1 and 2 be removed. This would allow any use normally allowed in the I-1 district to occupy Lots 1 and 2. In addition, the petitioner requested that references to the previously approved site plan be amended to allow the new buildings shown on a revised site plan that was submitted with this request. However, the landscaping and buffering standards were to be retained to provide protection for the adjacent R-1A lots.

Since that time, the rezoning approved in 2000 via AO 2000-84 (S) failed to become effective, as a letter accepting the special limitations was not received in the time frame required by the ordinance. However, the site has since been developed in conformity with the now defunct AO 200-084 (S).

Thus, the petitioner proposes to amend the existing special limitations contained in AO 92-12 as follows:

- Amend the allowed uses to not limit it to refrigerated meat storage, but to include a list of selective commercial and industrial uses generally allowed in the I-1 district (certain uses such as higher traffic generating commercial uses, adult uses, bars, and alcoholic beverages are not proposed to be permitted)
- Amend the design standards to limit access to a shared drive, retain 30-foot wide screening and buffering easement along the western property boundary, buffer landscaping along the eastern property lines, and enclosing the site with a seven foot tall chain link fence on the north and east boundaries and vinyl fabric or suitable screening fence along the north property line. Landscaping is proposed to be external to the fencing, and in addition to (not overlapping) utility easements.
- Additional design standards proposed will continue to limit height of structures to 25 feet, provision of noise controls on refrigeration units, and provision of additional noise controls on self contained refrigeration units or vans stored on the site.

Synopsis of Findings

The primary purpose behind this rezone request is to provide the petitioner with the ability to develop this property within the patterns of the surrounding area, and the requirements of the development as approved in 2000, with some minor modifications to clarify design, noise and buffering requirements to ensure the site's compatibility with the surrounding areas.

The Department finds that this request is in conformance with the Chugiak-Eagle River Comprehensive Plan, and is an appropriate modification to create

appropriate use and design limitations for the long-term potential of this site, and not only for the specific existing use of the site. There is an open permit on Lot 2, which needs to be finalized and closed out, in regards to the storage structure. The Department recommends an effective clause to resolve this permit status. Thus, any rezoning would not become effective until final inspections are completed.

FINDINGS:

21.30.090 Standards for Zoning Map Amendments.

A. Conformance to the Comprehensive Plan.

This standard is met.

This proposed amendment conforms to the *Chugiak-Eagle River Comprehensive Plan*.

Chugiak-Eagle River Comprehensive Plan Update (2006)

This site is designated industrial in the Land Use Plan. The Land Use Plan does not designate any portions of this lot as Environmentally Sensitive Land.

The 2006 Plan Update states that as the population continues to grow, there will be a corresponding increase in the demand for commercial services. However, the area is expected to remain a bedroom community with smaller-scale commercial that is more local serving than regional. Existing vacant and underdeveloped commercial property may accommodate much of the community's near-term requirements. The demand for industrial space may also increase, particularly for land that is centrally located and suitable for smaller industrial operations.

Below are the Goals/Objectives and related policies for commercial and industrial development from the Plan Update:

D. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. GOALS

- a. Ensure an adequate supply of land in suitable locations for commercial and industrial development that is compatible with community needs and resources.

2. OBJECTIVES

- a. Encourage commercial and industrial development that takes into account potential impacts on other uses, access, utilities, parking, aesthetics and environmental quality.
- b. Promote continued use, expansion and development within established commercial and industrial areas determined to be suitable for continuing use.
- c. Discourage the expansion of existing strip commercial development and the addition of new strip commercial development, and encourage a more clustered pattern of commercial activity.
- d. Protect the supply of industrially zoned land by discouraging non-industrial uses within those areas.
- e. Promote the continued commercial use and development of the business district in downtown Eagle River, while including continued opportunities for adjacent high density residential development, in order to maintain a viable downtown area.

3. POLICIES / STRATEGIES

- a. Generally, the following characteristics apply to existing and future commercial and industrial areas:
 - i. A range of utilities and services appropriate for the category of development;
 - ii. Adequate and efficient access to major transportation systems, without reliance on residential streets;
 - iii. The use of natural or constructed buffers, barriers or transition areas separating commercial or industrial areas and their effects from existing or anticipated incompatible land uses; and
 - iv. Consideration for the provision of trails where there has been historical use.
- b. Use the following criteria to guide the location and need for small, neighborhood-serving commercial areas not depicted on the Land Use Plan map:
 - i. Adequate current and future access to the proposed site;

- ii. Compatibility with neighborhood development patterns and needs;
 - iii. Adequate infrastructure;
 - iv. Evidence of the economic need for commercial services within the affected neighborhood;
 - v. Utilization of buffering and other design techniques to mitigate off-site impacts; and
 - vi. Demonstration that the scale of the services is consistent with the needs of the affected neighborhood.
- c. Concentrate commercial development at strategic locations, such as major intersections, rather than being allowed to expand along major arterials.
 - d. To the extent practicable, develop uses such as self-storage facilities, light manufacturing, construction, contracting, warehousing and wholesale distribution activities, in clearly defined districts.
 - e. Consider the amount of existing vacant or under-utilized commercial space in the area before new commercial areas are developed.
 - f. Allow industrial and commercial uses to overlap in some cases.

With the inclusion of the landscaping requirements, the intent of the Plan is met.

- 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

See earlier discussion. The general land use pattern is for large lot residential development. The surrounding parcels are primarily large, unsubdivided and undeveloped, with the zoning to allow

rural residential development. The existing use is not proposed to change. Rezoning of the entirety of the site will allow for a unified set of underlying development standards on the site.

The lots slope upward slightly from east to west, with the back (west) lot line near a point where the topography becomes very steep farther west. While there is some elevation gain from the Spring Brook Drive grade to the rear of the rezone lots, both lots appear to be generally level within the building envelope.

Transportation/Drainage

This standard is met.

The existing uses are not proposed to change in the near future, and the proposed potential list of uses does not appear to increase the commercial and industrial traffic generation on Spring Brook Drive. No change is being proposed currently to the site, and no off-site improvements are necessary or required at this time.

Traffic Engineering and ADOT/PF had no comment.

Public Services and Facilities

This Standard is met.

Public utilities are available to the site, and are currently extended into the developed site. This is an existing light industrial use and zoning.

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 is very little industrially zoned property in the Chugiak – Eagle River area. This request is to resolve the special limitations on the existing light industrial zoning on the site, and not to change any general zoning district categories.

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.

The petitioner is not proposing any changes on the site. The site is developed, and the request is only to clarify special limitations to reflect existing use of the site and appropriate long-term potential site development in relationship to the surrounding area.

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.

There will be no change to the distribution of land uses specified in the comprehensive plan. No changes are proposed for the site, and the request is for a clarification modification to the zoning special limitations.

DEPARTMENT RECOMMENDATION:

The Department recommends approval of the request to rezone Schroeder Subdivision, East Addition, Block 6, Lots 1 and 2 from I-1 SL (Light Industrial District with Special Limitations) to I-1 SL (Light Industrial District with Special Limitations), subject to the following:

- A) Effective clause: the I-1 SL zoning shall not become effective until land use permit #05-E-3072 has been closed out.

The new special limitations are described below (the Department clarified wording for purposes of enforcement and implementation only):

- A) Permitted Principal Uses:

1. Commercial uses:

- a. Wholesaling and distribution operations.
- b. Wholesale fur dealers, repair and storage.
- c. Wholesale and retail furniture and home furnishing stores.
- d. Wholesale and retail radio and television stores.
- e. Wholesale and retail household appliance stores.
- f. Wholesale, industrial and retail hardware stores.
- g. Merchandise vending machines sales and service.
- h. Wholesale and retail camera and photographic supply houses.
- i. Small appliance repair shops.
- j. Insurance and real estate offices.
- k. Business service establishments, including commercial and job printing.
- l. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
- m. Plumbing and heating service and equipment dealers.
- n. Paint, glass and wallpaper stores.

- o. Electrical or electronic appliances, parts and equipment.
- p. Direct selling organizations.
- q. Frozen food lockers.

2. Industrial uses:

- a. Boatbuilding.
- b. Cabinet shops.
- c. Vocational or trade schools.
- d. Utility installations.
- e. Warehousing, provided, however, that:
 - (1) Any open storage or repair yard, excluding yards for orderly display of new or reconditioned heavy equipment, shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link, concrete block or other appropriate construction approved by the administrative official. The fence shall be maintained in a sound and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title.
 - (2) No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.
- f. Self-storage facility.
- g. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska Department of Environmental Conservation (DEC), if sewer is not available.

B. Permitted accessory uses and structures. Permitted accessory uses and structures are as follows:

- 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
- 2. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.

3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

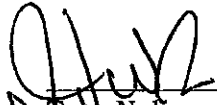
C. Design Standards

- 1) Access to the site:

Lot 1 shall have access limited to one common 40-foot wide entrance drive centered on the common lot line between Lots 1 and 2, east side of the property. Lot 2 shall have access from a shared drive on the east side of the property and an easement on lot 3A of the north side of the property (recorded easement book 02970 page 895 and 896).

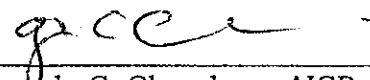
- 2) A 30-foot wide screening and buffering easement shall be reserved along the western property boundary lines of both Lots 1 and 2, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
- 3) Buffer landscaping utilizing all evergreen trees (5 feet high and 10-foot on center) shall be provided along eastern property lines of Lots 1 and 2 and northern property line of Lot 2.
- 4) The industrial development on the two lots shall be enclosed with a seven foot high chain link fence on the northern and eastern property lines of Lot 2, and the southern and eastern property lines of Lot 1. The area on the west property line consisting of a 30-foot wide screening easement plus 10-foot utility easement is not required to have a fence, but if any fencing is provided, it shall be internal to the site, with the landscaping exterior to the fencing. The fence along the northern property line of Lot 2 shall also have vinyl fabric or suitable material added for purposes of screening.
- 5) Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the use limitations.
- 6) Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- 7) Self contained refrigeration units on vans or similar equipment parked or stored on Lots 1 and 2 shall not be allowed to run continuously, nor shall the internal combustion engines on self contained refrigeration units be permitted to operate between the hours of 6 PM and 7 AM.

Reviewed by:



Tom Nelson
Director

Prepared by:



Angela C. Chambers, AICP
Senior Planner

(Case No. 2008-106; Tax Parcel #050-071-30 and -29)

2

HISTORICAL MAPS AND AS-BUILTS

2008-106



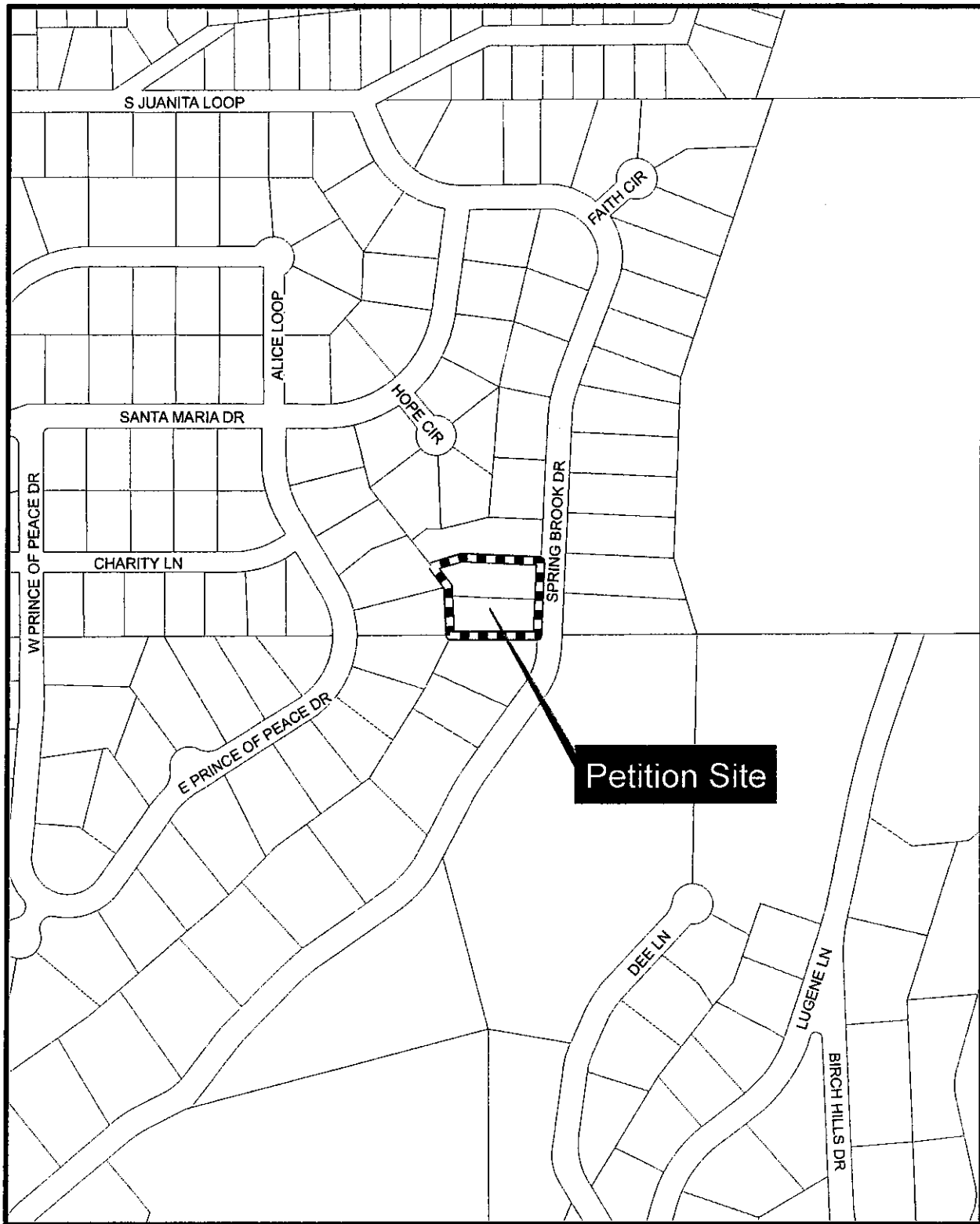
Municipality of Anchorage
Planning Department

Date: June 16, 2008

0 300 600 Feet



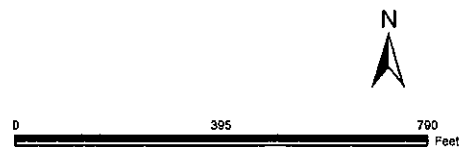
2008-106



Municipality of Anchorage
Planning Department

Date: June 16, 2008

Single Family
Multi-Family
Mobile Home Park



3

DEPARTMENTAL

COMMENTS

**Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY**

RECEIVED

JUL 09 2008

M E M O R A N D U M

DATE: June 26, 2008

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU

SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing August 4, 2008
Agency Comments due July 7, 2008

AWWU has reviewed the materials and has the following comments.

**08-101 ALASKA ST LAND SURVEY 86-63 TR A, T13N R3W SEC 34 REMAINDER,
Site plan review for a public facility, Grid SW1836 & 1837**

1. AWWU water and sanitary sewer are currently not available to this parcel.
2. AWWU has no objection to this site plan review.

**08-104 MOA ROW, INTERSECTION OF W 40TH AVE AND BEECHCRAFT DRIVE,
Zoning conditional use for a utility substation, Grid SW1726**

1. AWWU water main located in W 40th Avenue and Beechcraft Drive.
2. AWWU sanitary sewer main located in W 40th Avenue and Beechcraft Drive.
3. AWWU has no objection to this conditional zoning.

**08-105 35TH AVENUE AND MCRAE ROAD IMPROVEMENT, Site plan review for a
public roadway, Grid SW1627, SW1727, SW1728**

1. AWWU water lines located in throughout W 35th Avenue and McRae Road.
2. AWWU sewer lines located in road between Turnagain Street and Forest Road and the very end of McRae Road at Spenard Road. Extended connection from Alleyway between Barbara Drive and Arkansas Drive running north in McRae Road to serve 2613 McRae Road. Sewer line crosses McRae Road at Northwood Drive.
3. AWWU requests that locates be performed prior to any construction so that clearances may be maintained.
4. AWWU has no objection to this site plan review.
5. AWWU requests that the AWWU Planning Department be involved in the upcoming design review and any construction projects that pertain to this project.

08-106 SCHROEDER EAST BLK 6 LT 1 & 2, Rezoning to I-1SL Light Industrial district with special limitations, Grid NW0352, NW0353

1. AWWU water and sanitary sewer are currently not available to these parcels.
2. AWWU has no objection to this rezoning.

08-107 EAGLE GLENN EAST TR A ROW, Zoning conditional use for a utility substation, Grid NW0351

1. AWWU water main located in Davis Street.
2. AWWU sanitary sewer main located in ROW and Easement currently serves this tract.
3. AWWU has no objection to this conditional zoning.

08-109 DOUBLETREE CENTER TR A FRAG LOT 2, Zoning conditional use for a hotel, Grid SW1830

3. AWWU water main located in Business Park Blvd currently serves this tract.
4. AWWU sanitary sewer main located in Business Park Blvd currently serves this tract.
5. AWWU has no objection to this conditional zoning use.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

JUL 07 2008

DATE: July 7, 2008

TO: Jerry Weaver, Platting Officer

FROM: Sharen A. Walsh, P.E., Private Development Plan Review Engineer

SUBJECT: Comments for Public Hearing date: August 4, 2008

Case No. 2008-0101 – Site Plan Review for a Public Facility

Drainage

1. The petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes.
2. On Page 7 of the "Permitting Submittal" attached to the application, there is a discussion about contacting the EPA to determine NPDES status. Within the Municipality, the NPDES program is administered by PM&E's Watershed Management Services Division. The applicant should contact WMS to determine further requirements.
3. On Page 8 of the "Permitting Submittal", there is a list of Site Work Permits and Approvals. The applicant is alerted that the Storm Water Pollution Prevention Plan (SWPPP) and a Dewatering Plan must be submitted to PM&E's Watershed Management Division. The applicant should contact WMS to determine further requirements.

Road Improvements

The E. 48th Avenue and Tudor Centre Drive Extensions are scheduled to begin construction late this summer. This project is being administered by Project Management and Engineering; however, construction of the site accesses to the Crime Lab will be the responsibility of the Crime Lab project.

Case No. 2008-104 – Zoning Conditional Use for a Utility Substation

The petitioner is alerted to the requirement to accommodate surface drainage in the intersection of 40th and Beechcraft. This can be resolved via the Right of Way permit process.

Case No. 2008-105 – Site Plan Review for a Public Roadway

This project, including technical review, is being administered by PM&E's capital projects personnel. PM&E's Private Development Division has no comment.

Case No. 2008-106 – Rezoning to I-1SL Light Industrial District with Special Limitations

Drainage

The petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes if any redevelopment is planned for this property following the rezoning.

Case No. 2008-107 – Zoning Conditional Use for a Utility Substation

Drainage

The petitioner is alerted to the requirement to accommodate surface drainage. Installation of the new generator shall not cause adverse drainage impacts to Davis Street or surrounding properties.

Case No. 2008-109 – Zoning Conditional Use for a Hotel

Drainage

PM&E notes that during the preliminary plat process which created Frag Lot 2, it was anticipated that at least some of this facility's drainage would reach the detention pond in Frag Lot 4. This is not depicted on the Conceptual Grading Plan included with this application. The petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes. Alterations to the Conceptual Grading Plan may be required as part of that process.



MUNICIPALITY OF ANCHORAGE

Development Services Department
Right of Way Division
Phone: (907) 343-8240 Fax: (907) 343-8250



RECEIVED

JUL 02 2008

PLANNING & ZONING
COMMISSION

DATE: July 2, 2008
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for August 4, 2008.

Right of Way Division has reviewed the following case(s) due July 7, 2008.

- 08-101 Section 34 T13 R3W Remainder, grid 1836
(Site Plan Review, Public Facility)**
Right of Way Division has no comments at this time.
Review time 15 minutes.
- 08-104 Aero Acres, SW Corner of West 40th Avenue and Beechcraft Drive, grid 1726
(Conditional Use, Utility Substation)**
Resolve that the proposed location is in or on the Class C wetlands boundary.
There does not appear to be an engineering justification for the generator being located in the right of way. Also as an encroachment in the right of way, the generator and associated equipment and wiring may inhibit other utilities from economically installing or accessing their plant and will impact any future road widening project.
Proposed location conflicts with two existing storm drain lines and structures.
Identify whether the existing lift station control panel was originally permitted, and whether it needs to remain in the right of way.
A better location for the generator would be inside the south west corner of Tract A of the Lake Hood Elementary School parcel where access would be from the existing driveway and parking lot.
Review time 30 minutes.
- 08-105 West 35th Avenue and McRae Road from Wisconsin Street to Spenard Road, grids 1627, 1727, & 1728
(Site Plan Review, Public Roadway)**
Right of Way Division will be providing comments in the design review process.
Review time 15 minutes.
- 08-106 Schroeder, East Addition, Block 6, Lots 1&2, grid NW0352
(Rezoning Request, I1-SL to I1-SL)**
Correct the grid number on the application to NW0353.
If as-built surveys were provided, the MOA could do a better review and assist the

applicant in addressing current site and zoning issues.
Review time 15 minutes.

**08-107 Eagle Glenn, Block 4, Tract A, grid NW0351
(Conditional Use, Utility Substation)**

There does not appear to be an engineering justification for the generator being located in the right of way. The existing right of way is only 25' wide and barely accommodates the current uses for the road and utilities.

Also as an encroachment in the right of way, the generator and associated equipment and wiring may inhibit other utilities from economically installing or accessing their plant and will impact any future road widening project.

The generator and fence needs to be inside the south east corner of Lot 12, in the 20' Sewer Easement, or contained within the lot lines of Tract A.

Review time 30 minutes.

**08-109 Doubletree Center, Tract A, Fragment Lot 2A, grid 1830
(Conditional Use, Hotel)**

Show the classified wetlands boundaries and resolve the proposed construction and obtain the plan review and applicable permits with the appropriate agencies.

Provide a corrected drainage plan that matches the hotel plans and resolve with the PME Department connecting the on-site drainage to the MOA system in the Business Park Boulevard or the SOA system in C Street rights of way.

Review time 15 minutes.



FLOOD HAZARD REVIEW SHEET

Date: 06/30/08

Case: 2008-106

Flood Hazard Zone: C

Map Number: 0105B

RECEIVED

JUL 01 2008

City of Anchorage
Department of Planning
1000 West 12th Avenue
Anchorage, Alaska 99501

☐ Portions of this lot are located in the floodplain as determined by the Federal Emergency Management Agency.

☐ Flood Hazard requests that the following be added as a condition of approval:

"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.

☐ Other:

☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus



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



MEMORANDUM

DATE: June 19, 2008
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: *DR* Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due July 7, 2008

JUN 19 2008

Municipality of Anchorage
Building Safety Division

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

2008 – 101 Site plan review for a public facility

No objection

2008 – 104 Zoning conditional use for a utility substation

No objection

2008 – 105 Site plan review for a public roadway

No objection

2008 – 106 Rezoning to I-ISL Light industrial district with special limitations

No objection

2008 – 107 Zoning conditional use for a utility substation

No objection

2008 – 108 A resolution to legalize a nonconforming lot of record created prior to September 16, 1975.

No objection

2008 – 109 Zoning conditional use for a hotel

No objection

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

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS MAIL
02 1M
0004223700 JUL 11 2008
MAILED FROM ZIP CODE 99501

050-062-27-000
LAFHEY THOMAS P
12403 E PRINCE OF PEACE DRIVE
EAGLE RIVER, AK 99577

RECEIVED

JUL 18 2008

Municipality of Anchorage
Planning Division

NOTICE OF PUBLIC HEARING - - Monday, August 04, 2008

Planning Dept Case Number: **2008-106**

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

CASE: 2008-106
PETITIONER: Giannulis Grigorios
REQUEST: Rezoning to I-1SL Light industrial district with special limitations
TOTAL AREA: 0.990 acres
SITE ADDRESS: 12420 SPRING BROOK DR
CURRENT ZONE: I-1SL Light industrial district with special limitations
COM COUNCIL(S): 1---Eagle River

LEGAL/DETAILS: A request to rezone approximately .99 acres from I-1SL (Light industrial w/ special limitations) to I-1SL (Light industrial w/ special limitations). Schroeder Subdivision East Addition, Block 6, Lots 1 & 2, located within Section 1, T14N, R2W, S.M., Alaska. Generally located west of Spring Brook Drive, south of Santa Maria Drive and east of E. Prince of Peace Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, August 04, 2008 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. 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 by selecting Departments/Planning/Zoning and Platting Cases.

Name: TOM LAFFEY
Address: 12403 E PRINCE OF PEACE DR
Legal Description: _____
Comments: I AM AGAINST RE-ZONING, I AM
WORKING OUT OF TOWN.

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

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
FIRST CLASS \$00.39
0004223700 JUL 11 2008
MAILED FROM ZIP CODE 99501

050-082-02-000
JALASKO NORTH LLC
800 E DIMOND BLVD #3-500
ANCHORAGE, AK 99515

RECEIVED

JUL 14 2008

Municipality of Anchorage
Planning and Zoning Division

NOTICE OF PUBLIC HEARING --

Monday, August 04, 2008

Planning Dept Case Number:

2008-106

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

CASE: 2008-106
PETITIONER: Giannulis Grigorios
REQUEST: Rezoning to I-1SL Light Industrial district with special limitations
TOTAL AREA: 0.990 acres
SITE ADDRESS: 12420 SPRING BROOK DR
CURRENT ZONE: I-1SL Light Industrial district with special limitations
COM COUNCIL(S): 1--Eagle River

LEGAL/DETAILS: A request to rezone approximately .99 acres from I-1SL (Light industrial w/ special limitations) to I-1SL (Light industrial w/ special limitations). Schroeder Subdivision East Addition, Block 6, Lots 1 & 2, located within Section 1, T14N, R2W, S.M., Alaska. Generally located west of Spring Brook Drive, south of Santa Maria Drive and east of E. Prince of Peace Drive.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, August 04, 2008 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 comment. 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 by selecting Departments/Planning/Zoning and Platting Cases.

Name: Hugh Ashlock
Address: Jalasko Subdivision
Legal Description: We support the zone
Comments: for Mr. Grigorios!

4

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) Grigorios, Giannulis		Name (last name first) Hall, Carl	
Mailing Address 12110 Business Blvd. #12 Eagle River, Alaska 99577		Mailing Address PND Engineers, Inc. 1506 West 36 th Ave. Anchorage, AK 99503	
Contact Phone: Day: 907-696-1888 Night: 907-696-0535		Contact Phone: Day: 907-561-1011 Night: 907-561-1011	
FAX: 907-696-0095		FAX: 907-563-4220	
E-mail:		E-mail: c_hall@pnd-anc.com	

*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): LOT 1 TAX #0500713000015; LOT 2 TAX #0500712900017		
Site Street Address: LOT #2 - 12420 Spring Brook Drive; LOT #1 - 12406 SPRING BROOK DRIVE		
Current legal description: (use additional sheet if necessary) Lots 1&2, Block 6, Schroeder Subdivision, East Addition, Section 1, T14N, SM.		
Existing Zoning: I1-SL	Acreage: 0.99 acres	Grid # NW 352
PROPOSED ZONING: I1-SL (with amended use and design limitations)		

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 6-12-08	Signature <i>Carl S. Hall</i>
-----------------	----------------------------------

Signature (Agents must provide written proof of authorization)

CARL HALL

Case # 2008-106

Owner's Authorization

I Grigorios Giannulis do authorize:

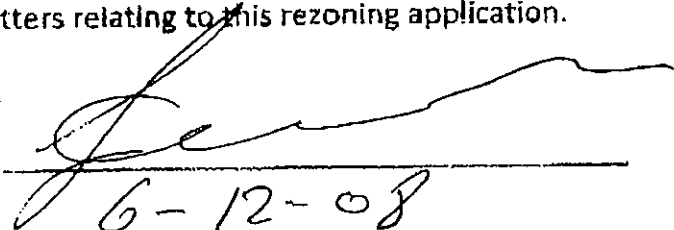
Carl Hall of PND Engineers, Inc. and/or

Phil Thern of Phil Thern Achitects

to represent me (the owner) of the properties:

Legal Desription: Lots 1 & 2, Block 6, Schroeder Subdivision, east Addltion,
Section 1, T14N, SM.

for the matters relating to this rezoning application.

Signature: 

Date: 6-12-08

2008-106



Municipality of Anchorage
Planning Department

Date: June 16, 2008

0 300 600 Feet

N
42

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.

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

Current Zoning District: I1-SL (AO 92-12 per current zoning Atlas)

Proposed Zoning District: I1-SL

Section 2a of AO 1992-12 states: Use of the property shall be limited to a heavy construction operation, to include the two (2) concrete block structures depicted on the approved site development plan and the parking and storage of the following:

- 1. Heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment.**
- 2. Materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.**

Section 2 b states: There shall be no storage of hazardous material on the site.

The local community generally prefers the sites be occupied with buildings instead of equipment and vehicle storage. The owner is requesting the use and design limitations be amended to delete this special condition.

The I1 zoning district allows for warehouses to be constructed on the lots. The elimination of the parking and storage of heavy equipment parking use from ordinance would allow the site to be developed to the I1 district requirements.

The current use of property is for the refrigerated meat storage or similar indoor storage uses, and those uses which are customary and incidental to the principal use. The owner requests that future use of the property not be limited to refrigerated meat storage but also allow the following uses (From AMC 21.40):

- 1 Commercial uses:**
 - a. Wholesaling and distribution operations.
 - d. Wholesale fur dealers, repair and storage.
 - e. Wholesale and retail furniture and home furnishing stores.
 - f. Wholesale and retail radio and television stores.
 - g. Wholesale and retail household appliance stores.
 - h. Wholesale, industrial and retail hardware stores.
 - i. Merchandise vending machines sales and service.
 - m. Wholesale and retail camera and photographic supply houses.
 - p. Small appliance repair shops.
 - q. Insurance and real estate offices.
 - t. Business service establishments, including commercial and job printing.
 - y. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - z. Plumbing and heating service and equipment dealers.

- aa. Paint, glass and wallpaper stores.
- bb. Electrical or electronic appliances, parts and equipment.
- cc. Direct selling organizations.
- tt. Frozen food lockers.

2. Industrial uses:

- c. Boatbuilding.
- d. Cabinet shops.
- l. Vocational or trade schools.
- m. Utility installations.
- n. Warehousing, provided, however, that:

- No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.

- o. Self-storage facility.

q. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska Department of Environmental Conservation (DEC), if sewer is not available.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
2. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.
3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

A 70 ft x 80 ft structure has been constructed on both lots [2 total structures]. Access to Lots 1 and 2 occurs from the driveway that is centered on their shared property line; also lot 2 has access from the north lot 3a, per recorded document titled "easement" (book 02970 pg 895 & 6). A seven foot high fence with gates has been constructed around the north, east and south perimeter of the property.

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

2. If the proposed zoning map amendment does not conform to the generalized residential 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,

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.

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.

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

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

The lots are in zoning district I1-SL. The proposed rezoning would eliminate the lot usage for the parking and storage of heavy equipment and restrict development to be conformance with the I1 district. The site would remain I1-SL due to the special conditions for site access, landscaping, fencing, materials storage, structure height, and noise restrictions.

A 70ft x 80ft building was constructed on lot 2 during the year 1999. A 70ft x 80ft building was constructed on lot 1 during the year 2005. Both buildings are currently operating so there would not be a negative cumulative impact on the neighborhood, general area, or community. Revising the ordinance as suggested will allow the owner to complete his site development (grading, parking, landscaping, etc) required to resolve current zoning violations.

We propose the use limitations be amended to read as follows:

- 1) Use of Lot 1 shall be limited to refrigerated meat storage or similar indoor storage uses or as allowed for zoning district I1, and those uses which are customary and incidental to the principal use.
- 2) Use of Lot 2 shall be limited to refrigerated meat storage or similar indoor storage uses or as allowed for zoning district I1, and those uses which are customary and incidental to the principal use.
- 3) There shall be no storage of hazardous materials on the site.
- 4) Vehicles parked on the site are not allowed to run unattended outside of the customary hours of 7 am to 6 pm. Vehicles and internal combustion engines on self-contained refrigeration units shall be prohibited from operating between the hours of 6 pm and 7 am. No equipment, including self contained refrigeration equipment on vans shall be permitted to run continuously.

We propose the Design limitations be amended to read as follows:

- 1) Access to the site, Lot 1 shall be limited to one common 40 foot wide entrance drive centered on the common lot line between Lots 1 and 2, east side of the property. Access to the site, lot 2 is from a shared drive on the east side of the property and an easement on lot 3a of the north side of the property (recorded easement book 02970 pg 895 & 6).
- 2) A 30 foot wide screening and buffering easement shall be reserved along the western property boundary lines of both lots Lots 1 and 2, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
- 3) Buffer landscaping utilizing all evergreen trees (5ft high at 10 ft on center) shall be provided along eastern property lines of Lots 1 & 2 and northern property line of Lot 2.
- 4) The industrial development on the two lots petition site shall be enclosed with a seven foot high chain link fence on the northern and eastern property lines of lot 2, the southern and eastern property lines of Lot 1. The area on the west property line consisting of a 30 foot wide screening easement plus 10 foot utility easement may be fence free. The fence along the northern property line of lot 2 shall have vinyl fabric or suitable material added for screening.

- 5) Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the use limitations.
- 6) Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- 7) Self contained refrigeration units on vans or similar equipment parked or stored on lots 1 and 2 shall not be allowed to run continuously, nor shall the internal combustion engines on self contained refrigeration units be permitted to operate between the hours of 6 pm and 7 am.

Submitted by: Chairman of the *MAV*
Assembly
At the Request of the
Mayor

Prepared by: Department of
Economic Development
and Planning

For Reading: February 11, 1992

CLERK'S OFFICE

APPROVED

Date: 3-17-92

ANCHORAGE, ALASKA
AO NO. 92-12

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM
R-1A (ONE-FAMILY RESIDENTIAL DISTRICT) TO I-1 (LIGHT INDUSTRIAL
DISTRICT) WITH SPECIAL LIMITATIONS FOR LOTS 1 AND 2, SCHROEDER
SUBDIVISION, EAST ADDITION (EAGLE RIVER COMMUNITY COUNCIL). (91-080)

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. The zoning map shall be amended by designating
the following described property as an I-1 (Light Industrial District)
with Special Limitations zone:

Lots 1 & 2, Schroeder Subdivision, East Addition as shown on
the attached Exhibit A (Planning and Zoning Commission Case
91-080).

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

- a. Use of the property shall be limited to a heavy
construction operation, to include the two (2) concrete
block structures depicted on the approved site
development plan and the parking and storage of the
following:

1. heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment.
2. materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.

- b. There shall be no storage of hazardous material on the site.

Section 3. The zoning map amendment described in Section 1 shall be subject to the following special limitations establishing design standards for the property:

- a. The general development plan for the site shall be as depicted on the development plan for Lots 1 & 2, Schroeder Subdivision, East Addition, South Fork Construction; Scale: 1"=20'; Drawn by S & S Engineering of Eagle River; Dated 9/30/91 and submitted to the Department of Economic Development and Planning 10/10/91, as amended by the other Special Limitations adopted..
- b. Access to the property shall be from one common, 40 foot wide entrance drive centered on the common lot line between Lots 1 & 2.
- c. A 30 foot wide screening and buffering easement shall be reserved along the western property lines of both the lots, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders and high bush cranberries now covering this area are to remain undisturbed.
- d. Buffer landscaping utilizing all evergreen trees shall be provided along the east boundary of Lots 1 and 2.
- e. The industrial development on the 2 lot petition site, that being the area to the east of the 30 foot wide screening easement, shall be completely enclosed with a 7 foot 11 inch high chain link fence. The fence along the

northern property line of Lot 2 shall have vinyl fabric added for screening and be placed to the west of the buffer landscaping.

- f. Maximum height of all permitted structures shall be 25 feet.
- g. A 30' x 60' concrete block equipment and storage building will be constructed along the north line of Lot 1 and shall be set back a minimum of 5 feet from the 30 foot wide screening easement.
- h. A 30' x 60' concrete block equipment and storage building will be constructed along the south lot line of Lot 2 to form a common wall with the building on Lot 1.

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 Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

Section 5. The Director of Economic Development and Planning shall change the zoning map accordingly.

Section 6. The ordinance referenced within Section 1 above shall not become effective until the Director of the Department of Economic Development and Planning has determined in writing as submitted to the Municipal Clerk that the special limitations set forth in Sections 2 and 3 above have the written consent of the owner 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

PASSED AND APPROVED BY THE Anchorage Assembly this
17th day of March, 1992.


Chairman

ATTEST:

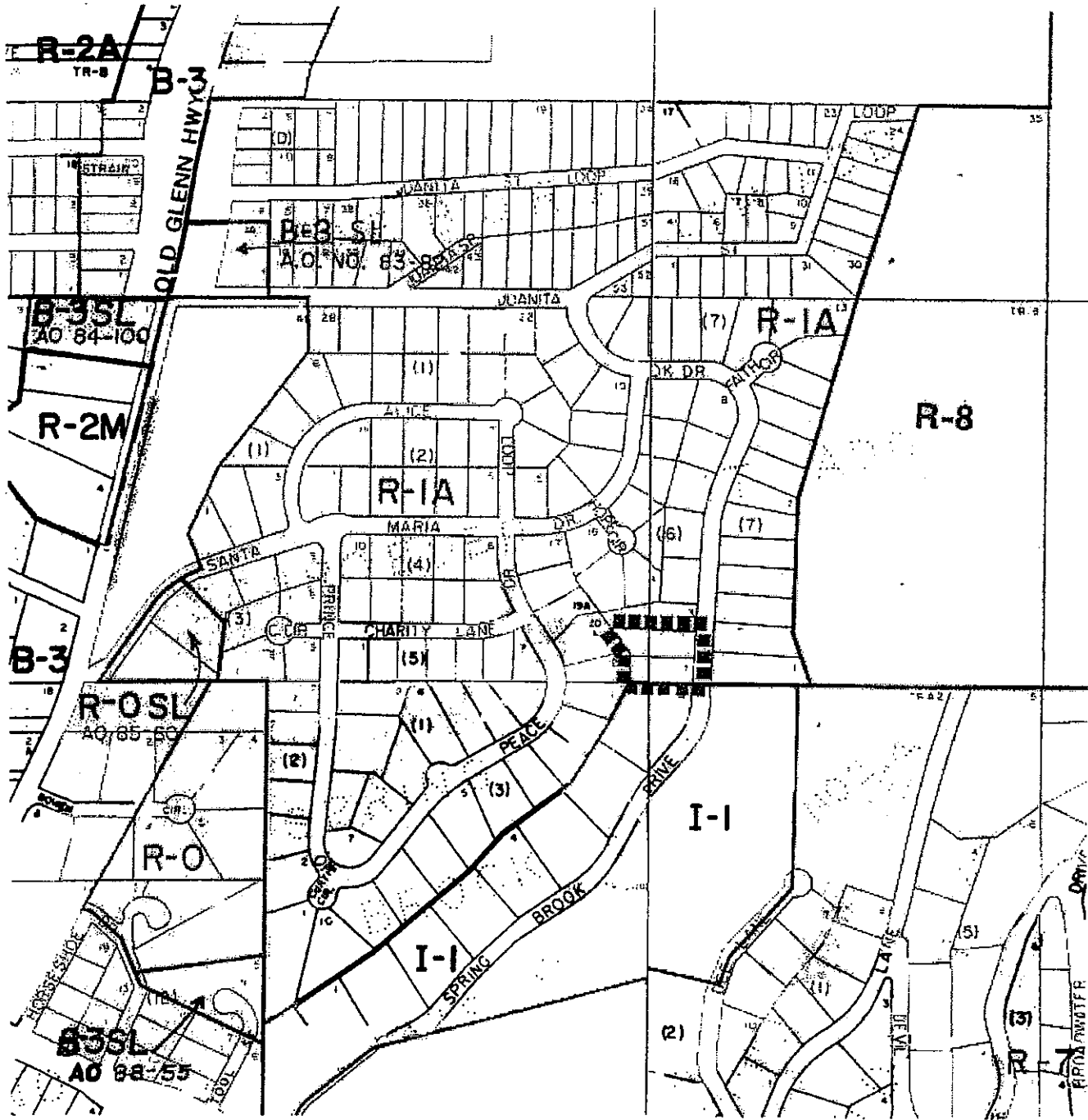

Municipal Clerk



(91-080)

(050-071-20 & 30)

SM

91-080 REZONING



 100 Year Floodplain
 500 Year Floodplain



0 500 1000
FEET

EXHIBIT A



ROBERT SHAFER, P.E.
ROGER SHAFER, P.E.
CIVIL ENGINEERS
(907) 694-2979
FAX 694-1211

March 31, 1992

HEALTH AUTHORITY
APPROVALS

SEWER & WATER
MAIN EXTENSIONS

SEWER & WATER
INSPECTION

ENGINEERING STUDIES
AND REPORTS

WELL INSPECTION
& FLOW TEST

SITE PLANS

ROAD DESIGN

SOIL TEST

PERCOLATION
TEST

STRUCTURAL &
MECHANICAL
INSPECTIONS

ON SITE
WASTE WATER
DISPOSAL SYSTEM
DESIGN

Municipality of Anchorage
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
P.O. Box 196650
Anchorage, Alaska 99519-6650

REFERENCE: Lots 1 and 2, Schroeder Subdivision, East Addition

This letter is to certify, we, the undersigned, consent to the special limitations contained within ordinance 92-12, dated February 11, 1992.


DANIEL J. JANKE


JOHN R. PIERSON

Subscribed and sworn before me this 2nd day of April, 1992
For Daniel J. Janke and John R. Pierson
My Commission Expires December 5, 1995

APR 2 2 1992
CLERK'S OFFICE

17034 EAGLE RIVER LOOP, SUITE 204, EAGLE RIVER, ALASKA 99577

CLERK'S OFFICE

APPROVED

Date: 6-22-00

Submitted and prepared by:
Assemblymember Clementson
Meeting date: June 13, 2000

Anchorage, Alaska
AO No. 2000-84 (S)

AN ORDINANCE REPEALING ORDINANCE 92-12 AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.98 ACRES FROM I-1/SL, (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1/SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION EAST, BLOCK 6, LOTS 1 AND 2, GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE AND EAST OF PRINCE OF PEACE DRIVE.

(Eagle River Community Council) (Planning and Zoning Commission Case No. 99-230)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance No. 92-12 is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as I-1/SL (Light Industrial District with Special Limitations) Zone:

Schroeder Subdivision East, Block 6, Lots 1 and 2, as shown on Exhibit A attached (Planning and Zoning Case No. 99-230).

Section 3. The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations):

Use Limitations:

- a. Use of Lot 2 shall be limited to refrigerated meat storage or similar indoor storage uses, and those uses which are customary and incidental to the principal use.
- b. Use of Lot 1 shall be limited to use for outdoor parking and storage of vehicles in support of the use allowed in 1.a. above, or, Lot 1 may be used **[FOR] as a heavy construction operation [TO INCLUDE THE 60 BY 80 FOOT STRUCTURE DEPICTED ON] as per the approved site development plan referenced in 2.a. below,[AND THE] to include** parking and storage of the following:
 - 1) heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc., and miscellaneous small equipment;

- 2) materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.
 - c. There shall be no storage of hazardous materials on the site.
 - d. **[VEHICLES PARKED ON THE SITE SHALL NOT BE ALLOWED TO RUN UNATTENDED OUTSIDE OF THE CUSTOMARY HOURS OF 7 AM TO 6 PM.] Vehicles and internal combustion engines on self-contained refrigeration units shall be prohibited from operating between the hours of 6 p.m. and 7 a.m. No equipment, including self-contained refrigeration equipment on vans shall be permitted to run continuously.**
2. Design Limitations:
- a. The general development plan for **[THE SITE] Lots 1 and 2** shall be as depicted on the development plan for Lots 1 and 2, Schroeder Subdivision, East Addition, South Fork Construction; scale 1"=20'; drawn by S & S Engineering of Eagle River; dated 9/30/91; as amended by these special limitations.
 - b. Access to **[THE SITE] Lots 1 and 2** shall be **[FROM] limited to** one common. 40 foot wide entrance drive **[CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2]**.
 - c. A 30 foot wide screening and buffering easement shall be reserved along the western property lines of **[BOTH LOTS] Lots 1 and 2**, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
 - d. Buffer landscaping utilizing all evergreen trees shall be provided along the east **and north** boundary of Lots 1 and 2.

[THE INDUSTRIAL DEVELOPMENT ON THE 2 LOT PETITION SITE, THAT BEING THE AREA TO THE EAST OF THE 30 FOOT WIDE SCREENING EASEMENT SHALL BE COMPLETELY ENCLOSED WITH A 7 FOOT 11 INCH HIGH CHAIN LINK FENCE. THE FENCE ALONG THE NORTH PROPERTY LINE OF LOT 2 SHALL HAVE VINYL FABRIC ADDED FOR SCREENING AND BE PLACED TO THE WEST OF THE BUFFER LANDSCAPING.] There shall be an 8 foot fence along the eastern property lines of Lots 1 and 2, the southern property line of Lot 1,

along the eastern side of the 30 foot screening easement bordering the western property line of Lots 1 and 2. There shall be a sight obscuring 8 foot fence along the north property line of Lot 2.

- f. Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the approved general development plan referenced in 2.a. above.
- [g. **A 70 FOOT BY 80 FOOT REFRIGERATED MEAT STORAGE BUILDING WILL BE CONSTRUCTED ON LOT 2, INSUBSTANTIAL CONFORMITY TO THE SITE PLAN REFERENCED IN 2.a. ABOVE.**
- h. **A 60 FOOT BY 80 FOOT BUILDING WILL BE CONSTRUCTED ON LOT 1, IN SUBSTANTIAL CONFORMITY TO THE SITE PLAN BEING REFERENCED IN 2.a. ABOVE. IF THE BUILDING CONSTRUCTION IS NOT BEGUN PRIOR TO DECEMBER 31, 2001, THEN THIS CONDITION WILL BECOME NULL AND VOID.]**
- [i.]g. The refrigeration heat exchangers to be located on Lot 2 shall be located as far away as possible from abutting residential development as reasonable possible, to be resolved with Public Works. Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- [j. **SELF CONTAINED REFRIGERATION UNITS ON VANS OR SIMILAR EQUIPMENT PARKED OR STORED ON LOT 2 SHALL NOT BE ALLOWED TO RUN CONTINUOUSLY, NOR SHALL THE INTERNAL COMBUSTION ENGINES ON SELF-CONTAINED REFRIGERATION UNITS BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 6 PM AND 7 AM.]**

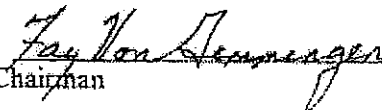
Section 4. The special limitations set forth in the ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set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

Section 5. The Director of Community Planning and Development shall change the zoning map accordingly.

Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective upon satisfaction of the following:

- 1 This ordinance shall not become effective until the landscaping required in this ordinance is installed in accordance with the applicable special limitations. Or, in the alternative that a bond for the landscaping is posted with the Municipality of Anchorage in an amount equal to 110% of the cost of required landscaping, and that the required landscaping is installed **[WITHIN 1 YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE] prior to July 1, 2001.**
- 2 The director of the Department of Community Planning and Development determines that the special limitations set forth in Section 3 above have the written consent of the owners of the property within the area described in Sections 1 and 2 above. The director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 20th day of June 2000.


Chairman

ATTEST:


Municipal Clerk

(99-230)
(050-071-29&30)

5

**POSTING
AFFIDAVIT**



RECEIVED

JUN 18 2008

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2008-106

I, Greg Gannulis 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 AVENUE EXISTING. The notice was posted on 6-16-08 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 16 day of 6-, 2008

Signature

LEGAL DESCRIPTION

LOTS 182, BLOCK 6

Tract or Lot 182

Block _____

Subdivision Schroeder Subdivision EAST ADDITION

J:\w G:\CPD\Public\FORMS\OtherDoc\AOP.DOC

KEEP SIGNS UP UNTIL AFTER PUBLIC HEARING.

6

HISTORICAL INFORMATION

Parcels--Basic Layers

Mon Jul 21, 09:07:46, 2008

Map: Parcels--Basic Layers

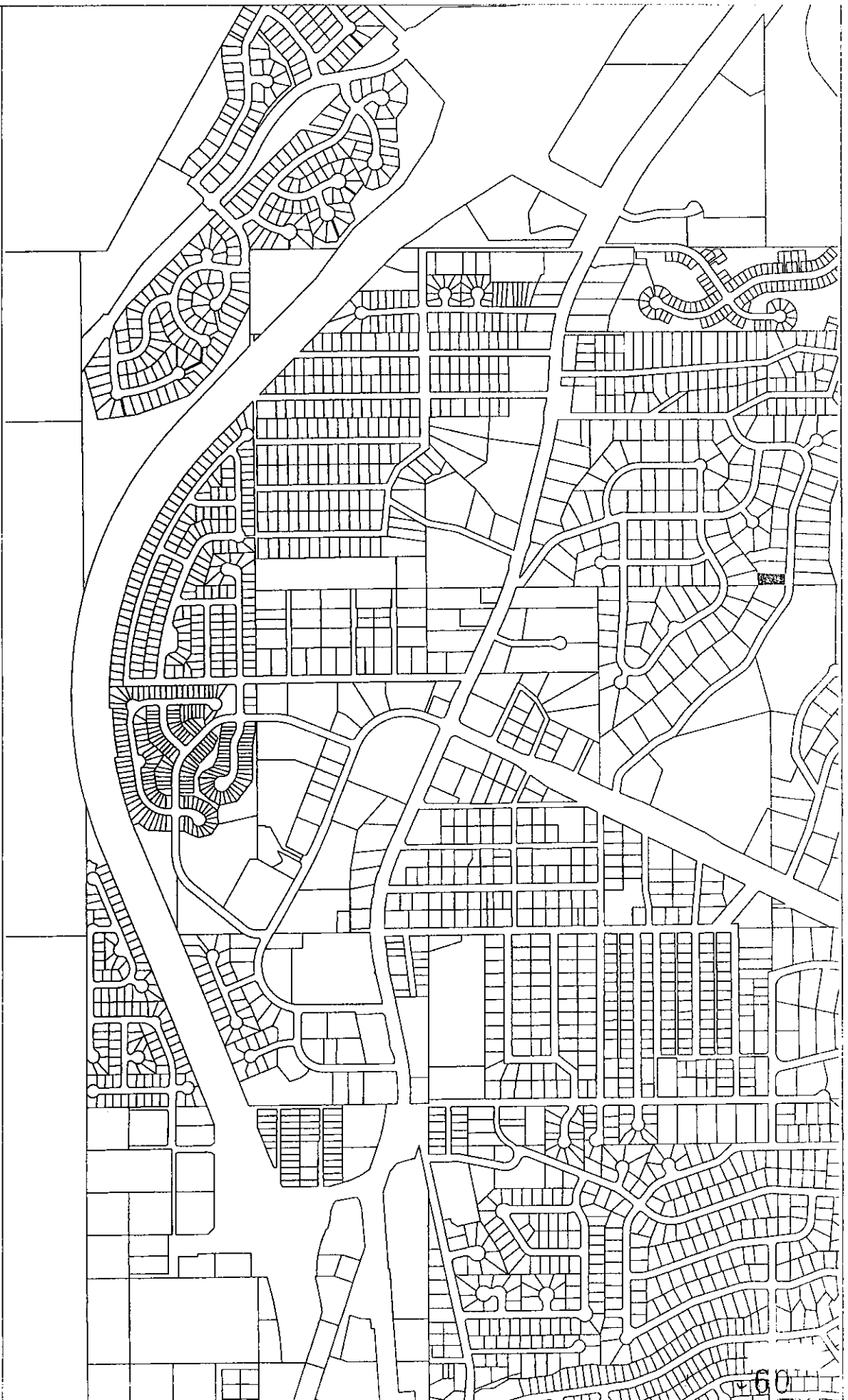


Scale 1:12000

Legend:



PARCELS



Parcels--Basic Layers

Mon Jul 21, 08:47:23, 2008

Map: Parcels--Basic Layers



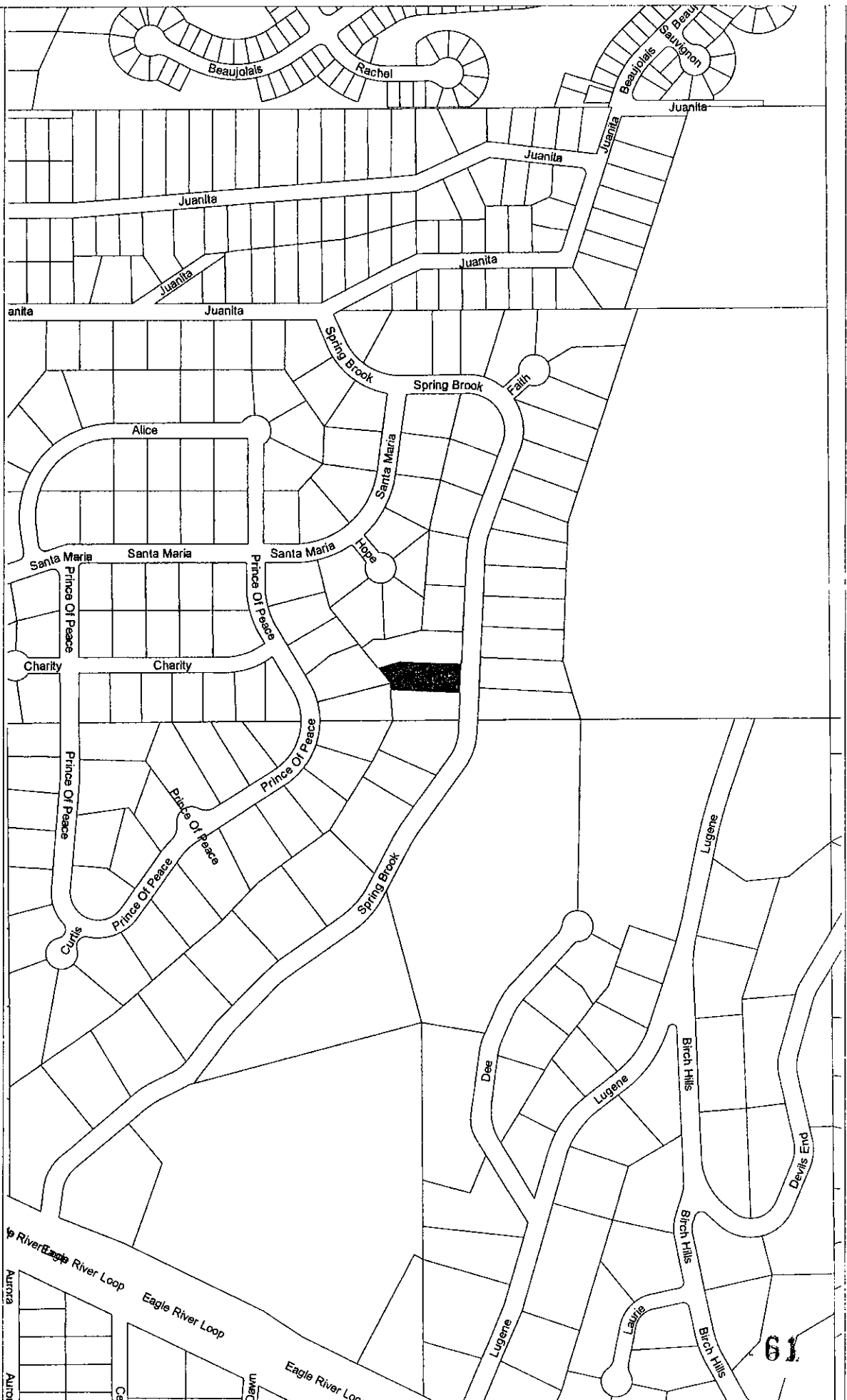
Scale 1:5000

Legend:

Txt

STREET_NAME

PARCELS



CityView™

Municipal Software Corporation

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000
Owner MIKE'S QUALITY MEATS INC

01

Descr WAREHOUSE
Site Addr 12420 SPRING BROOK DR

12110 BUSINESS BLVD #12
EAGLE RIVER AK 99577 7741

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation
Bring up this form focused
on the related parcel

REZONE

1999-230
2008-106
1991-080

Case Number 1999-230 # of Parcels 1 Hearing Date 01/03/2000
Case Type Rezoning to I-1SL Light Industrial district with special limitations
Legal A request to rezone approximately 0.98 acres from I-1 SL (Light Industrial) with Special Limitations to I-1 SL to amend the Special Limitations set forth by A.O.92-12. Schroder Subdivision East, Block 6, Lots 1 & 2, generally located southwest of Spring Brook Drive and east of Prince of Peace Drive.

PLAT

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

PERMITS

99E3260

Permit Number 99E3260
Project NEW WAREHOUSE
Work Desc land use, 5600 sq ft metal bldg
Use WAREHOUSE

BZAP

006051
009587
009369

Action No. 92012
Action Date 03/17/1992
Resolution
Status APR
Type SL
Ruling Approved
Special Limitation

ALCOHOL LICENSE

Business Address
Applicants Name
Conditions
License Type
Status

PARCEL INFORMATION

OWNER

MIKE'S QUALITY MEATS INC

12110 BUSINESS BLVD #12

EAGLE RIVER AK 99577 7741

Deed 3588 0000446

CHANGES: Deed Date Jan 20, 2000

Name Date Feb 10, 2000

Address Date Jun 13, 2007

PARCEL

Parcel ID 050-071-29-000

Status

Renumber ID 000-000-00-00000

Site Addr 12420 SPRING BROOK DR

Comm Concl EAGLE RIVER

Comments

01

#

TAX INFO

2008 Tax 5,973.96 Balance 2,882.35 District 010

LEGAL

SCHROEDER EAST

BLK 6 LT 2

Unit SQFT 22,873

Plat 710298

Zone I1SL Grid NW0353

HISTORY

	Year	Building	Land	Total
Assmt Final	2006	266,100	68,600	334,700
Assmt Final	2007	264,000	97,800	361,800
Assmt Final	2008	280,000	130,300	410,300
Exemptions				0
State Credit				0
Tax Final				410,300

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type
08	1981	7,500	OTHER	LAND SALE

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000

01 of 01

Owner MIKE'S QUALITY MEATS INC

Site Addr 12420 SPRING BROOK DR

12110 BUSINESS BLVD #12
EAGLE RIVER AK 99577

LAND INFORMATION

Land Use WAREHOUSE
Class COMMERCIAL
Living Units 000
Community Council 007 EAGLE RIVER
Entry: Year/Quality 01 1992 LAND ONLY
07 2006
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic LOW
Street DIRT
Topography LOW LEVEL
Utilities NONE
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
 Site Addr 12420 SPRING BROOK DR
 Property Info # Descr WAREHOUSE

Parcel 050-071-29-000

01 of 01

01

Owner MIKE'S QUALITY MEATS INC

RESIDENTIAL STRUCTURE INFORMATION

Style Exterior Walls Year Built Remodeled Effective Year Built Heat Type Heat System Fuel Heat Type Extra Value Grade Cost&Design Factor Condition	Story Height Total Rooms Bed Rooms Recreation Rooms Full Baths Half Baths Additional Fixtures Fireplace Stacks Openings Free Standing E-Z Set Fireplace
---	---

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area
----------	-----------	-----------	-----------	------

--	--	--	--	--

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition
------	-----	----------	------	-------	-----------

--	--	--	--	--	--

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000

01 of 01

01

Owner MIKE'S QUALITY MEATS INC

Site Addr 12420 SPRING BROOK DR
Prop Info # WAREHOUSE

12110 BUSINESS BLVD #12
EAGLE RIVER AK 99577

BUILDING INFORMATION

Structure Type WAREHOUSE
Building SQFT 5,600
Year Built 1999
Grade C

Effective Year Built 1999

Property Information # 01
Building Number 01
Identical Units 01
Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	5,600	300	WAREHOUSE	16	FRAME T-111	LIGHT STEEL

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
CHAIN LINK FENCE	1,400	01	2000	NORMAL	NORMAL

BUILDING PERMIT INFORMATION

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000

01 of 01

01

Owner MIKE'S QUALITY MEATS INC

Prop Info # WAREHOUSE

Site Addr 12420 SPRING BROOK DR

12110 BUSINESS BLVD #12

EAGLE RIVER AK 99577

BUILDING PERMITS

Permit # 99E3260

Class Type C

Class Use WAREHOUSE

Date Oct 08, 1999

Address 12420 SPRING BROOK DR

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name JANKE DANIEL J

E-mail

Phone () -

Fax () -

Address PO BOX 770567

City/State/Zip EAGLE RIVER AK 99577-0567

Project NEW WAREHOUSE

Sewer / Water

Work Type NEW

Work land use, 5600 sq ft metal bldg

Description

CASES

1999-230

2008-106

1991-080

Case Number 1999-230

of Parcels 1

Hearing Date Monday, January 03, 2000

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2
Property Info # Descr WAREHOUSE

Parcel 050-071-29-000

01 of 01

01

#

Site Address 12420 SPRING BROOK DR

Current 01/20/00

MIKE'S QUALITY MEATS INC

12110 BUSINESS BLVD #12

EAGLE RIVER AK 99577 7741

3rd

0635 0000 00/00/00

LEGG RICHARD H &
PATRICIA A

PO BOX 771091

EAGLE RIVER AK 99577

Prev

2637 0000 04/22/94

JANKE DANIEL J

PO BOX 770567

EAGLE RIVER AK 99577

4th

0000 0000 / /

00000

2nd

2159 0000 06/11/91

PIERSON JOHN 50% &
JANKE DAN 50%

PO BOX 770567

EAGLE RIVER AK 99577

5th

0000 0000 / /

00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000 # 01 of 01

Owner MIKE'S QUALITY MEATS INC

01

Site Addr 12420 SPRING BROOK DR
Land Use WAREHOUSE

12110 BUSINESS BLVD #12
EAGLE RIVER AK 99577

ON-SITE PERMITS

Permit Id 9011

Permit Number SW910340
Date Issued
Permit Bedrooms 2
Permit Type ID 1
Private Well Request Yes
Privy Request No
Receipt # OS23150
Septic Tank Request No
Status ID 4
Total Bedrooms 2

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 2

Parcel 050-071-29-000 # 01 of 01

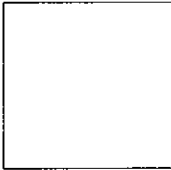
Owner MIKE'S QUALITY MEATS INC

Site Addr 12420 SPRING BROOK DR
Prop Info # WAREHOUSE

12110 BUSINESS BLVD #12
EAGLE RIVER AK 99577

ASSESSMENT

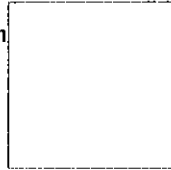
Assessment



Description
Assessment Area
Original Assessment
Original Principal
Annual Payment
YTD Payment
Delinquent Payment
Unbilled Payment

RESOLUTION

Resolution



PLAT
710298

Status
Total Area

LAST PAYMENT INFORMATION

Date
Principal
Payment
Delinquent Interest
Penalty
Bond Interest
Cost

Parcels--Basic Layers

Mon Jul 21, 08:48:18, 2008

Map: Parcels--Basic Layers



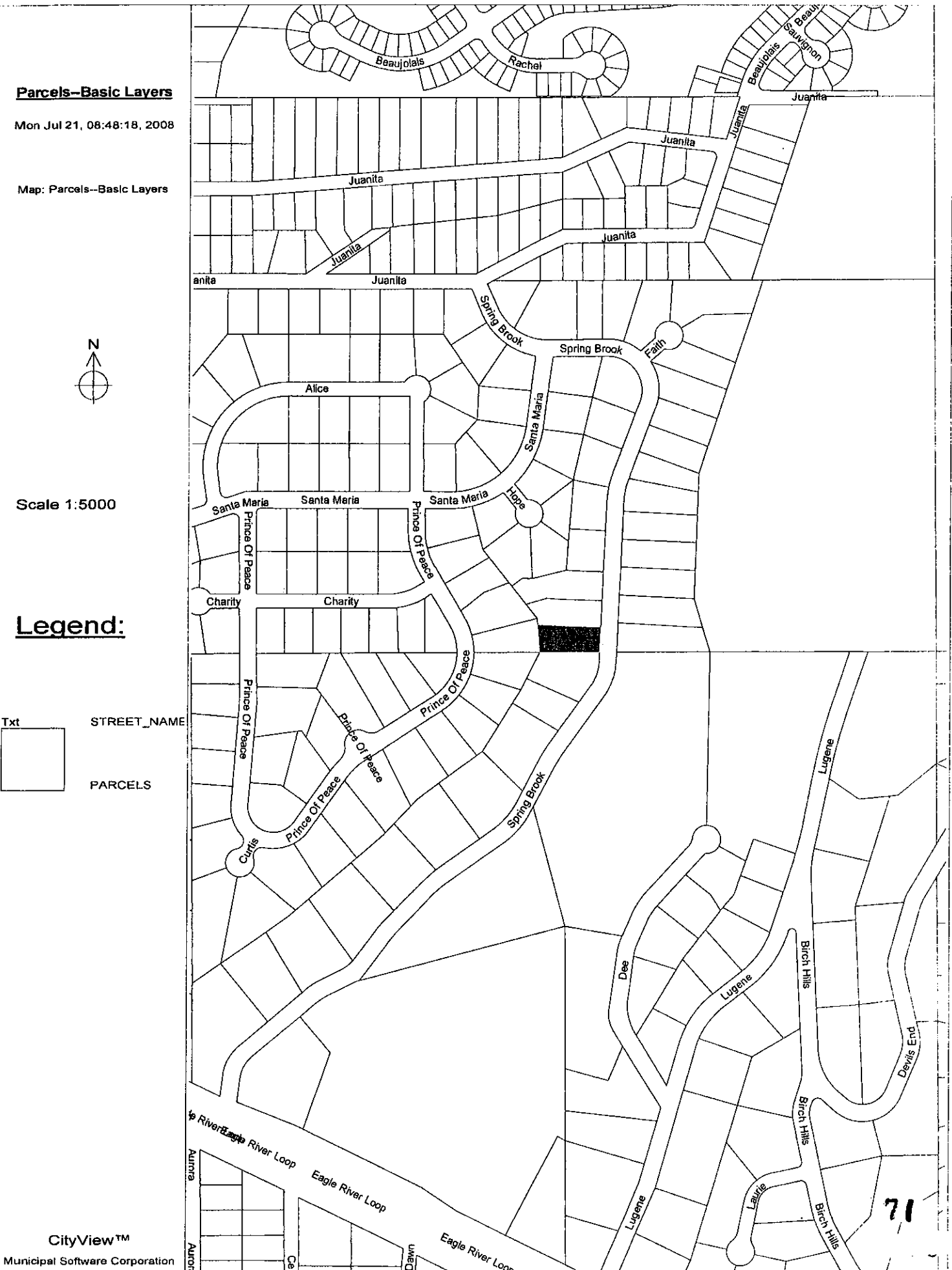
Scale 1:5000

Legend:

Txt

STREET_NAME

PARCELS



CityView™

Municipal Software Corporation

PARCEL INFORMATION**APPRAISAL INFORMATION**Legal SCHROEDER EAST
BLK 6 LT 1Parcel 050-071-30-000
Owner GRG INVESTMENTS LLC

01

Descr WAREHOUSE
Site Addr 12406 SPRING BROOK DRPO BOX 771212
EAGLE RIVER

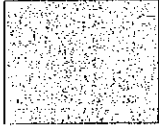
AK 99577 1212

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

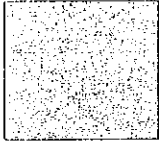
Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation
Bring up this form focused
on the related parcel**REZONE**Case Number
Case Type
Legal

of Parcels

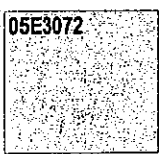
Hearing Date

PLATCase Number
Action Type
Legal

Grid

Proposed Lots 0
Action Date

Existing Lots

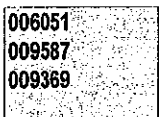
PERMITS

Permit Number 05E3072

Project

Work Desc 5600 sqft, type vb

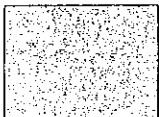
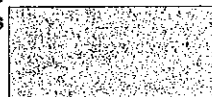
Use S-2 STORAGE, LOW HAZARD

BZAP

Action No. 92012

Action Date 03/17/1992

Resolution

Status APR
Type SLRuling Approved
Special Limitation**ALCOHOL
LICENSE**Business
AddressLicense Type
StatusApplicants Name
Conditions

PARCEL INFORMATION

OWNER
GRG INVESTMENTS LLC

PO BOX 771212
EAGLE RIVER AK 99577 1212

Deed 2008 0027202

CHANGES: Deed Date May 08, 2008

Name Date Jun 05, 2008

Address Date Jun 05, 2008

PARCEL
Parcel ID 050-071-30-000
Status
Renumbr ID 000-000-00-00000
Site Addr 12406 SPRING BROOK DR
Comm Concl EAGLE RIVER
Comments

01

TAX INFO
2008 Tax 6,266.62 Balance 3,023.56 District 010

LEGAL

SCHROEDER EAST
BLK 6 LT 1

Unit SQFT 19,952

Plat 710298

Zone I1SL Grid NW0353

HISTORY

	Year	Building	Land	Total
Assmt Final	2006	304,900	59,900	364,800
Assmt Final	2007	297,000	85,300	382,300
Assmt Final	2008	316,700	113,700	430,400
Exemptions				0
State Credit				0
Tax Final				430,400

PROPERTY INFO

#	Type	Land Use
01	COMMERCIAL	WAREHOUSE

SALES DATA

Mon	Year	Price	Source	Type

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

Owner GRG INVESTMENTS LLC

Site Addr 12408 SPRING BROOK DR

PO BOX 771212
EAGLE RIVER

AK 99577

LAND INFORMATION

Land Use WAREHOUSE
Class COMMERCIAL
Living Units 000
Community Council 007 EAGLE RIVER
Entry: Year/Quality 09 2002 LAND ONLY
09 2005 INTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage POOR
Front Traffic LOW
Street DIRT
Topography LOW LEVEL
Utilities NONE
Wellsite N
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
 Site Addr 12406 SPRING BROOK DR
 Property Info # Descr WAREHOUSE

Parcel 050-071-30-000

01 of 01

01

Owner GRG INVESTMENTS LLC

RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

01

Owner GRG INVESTMENTS LLC

Site Addr 12406 SPRING BROOK DR
Prop Info # WAREHOUSE

PO BOX 771212
EAGLE RIVER AK 99577

BUILDING INFORMATION

Structure Type WAREHOUSE

Building SQFT 5,600

Year Built 2005

Grade C

Effective Year Built 2005

Property Information # 01

Building Number 01

Identical Units 01

Number of Units 001

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	UNIT HEATERS	NONE	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	5,600	300	WAREHOUSE	16	FRAME T-111	LIGHT STEEL

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Amt	Units	Yr/Built	Condition	Funct/Utility
CHAIN LINK FENCE	2,400	01	2002	NORMAL	NORMAL

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

01

#

Owner GRG INVESTMENTS LLC

Prop Info # WAREHOUSE
Site Addr 12406 SPRING BROOK DR

PO BOX 771212
EAGLE RIVER

AK 99577

BUILDING PERMITS

Permit # 05E3072

Class Type C

Class Use S-2 STORAGE, LOW HAZARD

Date Apr 11, 2005

Address 12406 SPRING BROOK DR

Cond Occ/Occ 00000000 00000000

Certification

Contract Type GENERAL CONTRACTOR

Name SOUTH FORK CONSTRUCTION *R

E-mail 230-8224

Phone (907) 694-4351

Fax (907) 694-1122

Address P.O. BOX 770567

City/State/Zip EAGLE RIVER AK 99577-

Project

Sewer / Water

Work Type NEW

Work 5600 sqft, type vb

Description

CASES

Case Number

of Parcels

Hearing Date

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

01

Property Info # Descr WAREHOUSE

Site Address 12406 SPRING BROOK DR

Current 05/08/08

GRG INVESTMENTS LLC

PO BOX 771212

EAGLE RIVER AK 99577 1212

3rd

2637 0000 04/22/95
PIERSON JOHN R

PO BOX 772608

EAGLE RIVER AK 99577

Prev

2005 0007 02/03/05
GIANNULIS GRIGORIOS T &
RACHEL

12110 BUSINESS BLVD #12

EAGLE RIVER AK 99577

4th

2844 0000 10/10/95
FITTS IRENE M

590 E STREET

INDEPENDENCE OR 97351

2nd

3518 0000 08/10/99
NORTH PACIFIC BUS INST INC 50%
TIERNAN BARTON M 50%

821 N STREET SUITE 206

ANCHORAGE AK 99501

5th

2637 0000 04/22/94
PIERSON JOHN R

PO BOX 772608

EAGLE RIVER AK 99577

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

Owner GRG INVESTMENTS LLC

01

#

Site Addr 12406 SPRING BROOK DR
Land Use WAREHOUSE

PO BOX 771212
EAGLE RIVER

AK 99577

ON-SITE PERMITS

Permit id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal SCHROEDER EAST
BLK 6 LT 1

Parcel 050-071-30-000

01 of 01

Owner GRG INVESTMENTS LLC

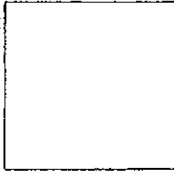
Site Addr 12406 SPRING BROOK DR
Prop Info # WAREHOUSE

PO BOX 771212
EAGLE RIVER

AK 99577

ASSESSMENT

Assessment



Description

Assessment Area

Original Assessment

Original Principal

Annual Payment

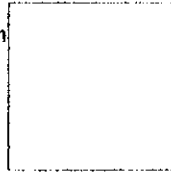
YTD Payment

Delinquent Payment

Unbilled Payment

RESOLUTION

Resolution



PLAT

710298

Status

Total Area

LAST PAYMENT INFORMATION

Date

Principal

Payment

Delinquent Interest

Penalty

Bond Interest

Cost

**PLANNING & ZONING
COMMISSION
MEETING**

Aug. 4, 2008

**Supplemental Comments
Received After Packet Delivery**

**G.6. Case 2008-106
Rezoning to I-SL Light Industrial
District with special limitations.**

Double-sided



MUNICIPALITY OF ANCHORAGE
PARKS & RECREATION DEPARTMENT
MEMORANDUM



DATE: July 28, 2008
TO: Jerry T. Weaver, Zoning Div. Administrator
FROM: Tom Korosei, Park Planner
SUBJECT: Planning and Zoning Case Review

RECEIVED

JUL 28 2008

Municipality of Anchorage
Zoning Division

Anchorage Parks and Recreation has the following comments:

<u>CASE NO.</u>	<u>CASE</u>
2008-090	Rezoning approx. 26.62 acres from R-9 Rural residential district to R-6 Suburban residential district (Creekview Est. Subd—Replat Tr. B Rexview Terrace; 5820 Rabbit Crk. Rd.) (See related case S11680-1)
S11680-1	Plat for review by the Planning and Zoning Commission (Proposed Creekview Est. Subd.; 5820 Rabbit Crk. Rd.) Parks and Recreation recommends that potential public access, including trail development, be allowed in and along the proposed Little Rabbit Creek greenbelt (Tract A), consistent with provisions of the <i>Anchorage Park, Natural Resource, and Recreation Facilities Plan</i> (including provisions supporting stewardship of natural resources and connectivity) as well as other applicable plans.
2008-101	Site plan review for a public facility (State of Alaska crime detection laboratory; Tudor Centre Dr./E. 48 th Ave.) No comment.
2008-104	Zoning conditional use for a utility substation (AWWU lift station upgrade; W. 40 th Ave./Beechcraft Dr.) No comment.
2008-105	Site plan review for a public roadway (35 th Ave. and McRae Road improvements, Spenard Rd. to Wisconsin St.) The proposed roadway improvements would have minor impact on municipal park property (trail crossing at Barbara Dr.). The proposed changes appear to be appropriate for this location. The Parks and Recreation Department may have additional comments provided to MOA Project Management and Engineering.
2008-106	Rezoning approx. .99 acres from I-1SL Light industrial district with special limitations to I-1SL district (12420 Spring Brook Dr., Eagle River) No comment.
2008-107	Zoning conditional use for a utility substation (AWWU lift station upgrade; vicinity of 12519 Crested Butte Dr. Eagle River) No comment.
2008-109	Zoning conditional use for a hotel (Hyatt Place; 4901 Business Park Blvd.) No comment.

Graves, Jill A.

From: Staff, Alton R.
Sent: Thursday, July 24, 2008 4:55 PM
To: McLaughlin, Francis D.; Graves, Jill A.; Stewart, Gloria I.
Subject: Zoning and Plat Comments

2008-101 Although People Mover may use the extension of 48th Avenue for out of service buses; we do not intend to have bus service along this section of 48th Avenue.

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

2007-162-1
2008-094
2008-104
2008-106
2008-107
2008-108
2008-109
2008-115
2008-117

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

S11491-2
S11547-3
S11547-4
S11628-3
S11655-2
S11687-1
S11690-1
S11692-1
S11693-1
S11695-1
S11696-1

Thank you for the opportunity to review.

Alton R. Staff
Planning Manager
Public Transportation Department
3650A East Tudor Road
Anchorage, AK 99507
907-343-8230

BUILDING PERMIT REPORT

Permit number: 99E3260 Date of application: 1999-10-08 10:06:32.0 Permit Class: COMMERCIAL

PROPERTY

Property tax code number: 0500712900001
 Subdivision: SCHROEDER EAST
 Lot/space: 2
 Block: 6
 Tract:
 Plat: 710298
 Grid: NW0353
 Zoning district: I1SL
 Site Address: 12420 SPRING BROOK DR, EAGLE RIVER
 Sewage disposal:
 Water supply:

PROJECT

Project Name: NEW WAREHOUSE
 Proposed use: WAREHOUSE
 Type of work: NEW
 Work description: land use, 5600 sq ft metal bldg
 Value of construction: \$182000
 General contractor(s): OWNER
 Items submitted: None

Change Orders:

Change Order	Valuation	Date	Description
0	\$182,000	1999-10-08 10:06:32.0	land use, 5600 sq ft metal bldg

Items re-submitted: None

Stop Work Orders: None

PLAN REVIEWS☒ Check to see comment history**Plans reviewed:**

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	PALMER, C. ROBERT	Rtn for Correction	
0	RIGHT-OF-WAY	MC GEE, LYNN M.	Approved	
0	STORM WATER	PALMER, C. ROBERT	Approved	
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Rtn for Correction	9: Traffic Engineering review incomplete pending further
				Resolved Y

			information.	
0	ZONING	BOLLES, DAN	Rtn for Correction	Resolved
			<p>2: Plot plan does not meet the minimum technical requirements of handout #9.</p> <p>3: Provide evidence of compliance with conditions of site plan approval. AO 92-12 provided for common wall construction with Lot 1;a 30'X60' concrete block building; 7' 11" vinyl coated chain link fence around the perimeter of the lot; retention of naturalvegetation in the 30' buffer to the west; 10' buffer to the adjacent residential development; 40' wide common access with Lot 1.1-4-00</p> <p>COMMENTS: P&ZC 99-230 conditions of approval submitted, still need final Assembly action and plans matching those submitted to P&ZC dated 11-1-99.</p> <p>9: State Fire Marshal approval required for 4-plex and above and all commercial, industrial and institutional construction in land use permit areas.</p>	N
				Y

PERMITS

Permits issued: None

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
Certificate of Occupancy (CO) date: None

BUILDING PERMIT REPORT

Permit number: 05E3072 Date of application: 2005-04-11 00:00:00.0 Permit Class: COMMERCIAL

PROPERTY

Property tax code number: 0500713000001
 Subdivision: SCHROEDER EAST
 Lot/space: 1
 Block: 6
 Tract:
 Plat: 710298
 Grid: NW0353
 Zoning district: I1SL
 Site Address: 12406 SPRING BROOK DR, EAGLE RIVER
 Sewage disposal:
 Water supply:

PROJECT

Project Name:
 Proposed use: S-2 STORAGE, LOW HAZARD
 Type of work: NEW
 Work description: 5600 sqft, type vb
 Value of construction: \$295932
 General contractor(s): SOUTH FORK CONSTRUCTION *R
 Items submitted: None

Change Orders:

Change Order	Valuation	Date	Description
0	\$295,932	2005-04-11 15:13:02.0	5600 sqft, type vb

Items re-submitted:

Discipline	Date	Re-submittal Description
PUBLIC ENGINEERING	2005-07-25 00:00:00.0	sub to PWE and SW
STORM WATER	2005-06-17 00:00:00.0	sub SW 25JUL05 sub to PWE and SW

Stop Work Orders: None

PLAN REVIEWS☒ Check to see comment history**Plans reviewed:**

Change Order	Discipline	Reviewer	Current Status	Comments
0	FLOOD HAZARD	PUFF, JACK	N/A	
0	PUBLIC ENGINEERING	TAYLOR, ANASTASIA	Rtn for Correction	1: Provide before and after elevation/contours at 1 foot
				Resolved

86

				intervals extending at a minimum of 25 feet beyond the property line. SE	Y
				2: Provide a copy of your soils report with ground water information. SE This information is required to determine potential ground water impacts to the local drainage systems. AT	N
				3: Provide drainage calculations for the 10 year 3 hour and the 2 year 6 hour storm event. SE The raw calculations are insufficient for review. Provide site specific runoff information indicating changes in runoff volume and appropriate retention/detention or catchment structures. AT	N
				4: Provide an approved site plan. SE	Y
				5: Show the drainage ditch and culvert design. SE Existing structures must be detailed to determine capacity and any required upgrades to handle increased runoff. AT	N
				6: Sheet A2 and your grading plan do not match. Correct. SE Please modify the plan sets to indicate matching site plans. AT	N
0	RIGHT-OF-WAY	PINKSTON, MIKE	Approved		
0	STORM WATER	LACSINA, PAUL H.	Rtn for Correction		Resolved
				1: Provide a completed and signed HO # 57. You provided a simple project plan. This site requires a small project plan.	Y
				2: Provide a site specific erosion and sediment control plan. SME.	N
				3: Show permanent storm water treatment for runoff. Provide a detail of your swale and rock outfall. SME	N
				4: Show limits of pavement.	Y
0	TRAFFIC ENGINEERING	ANGELL, MADA M.	Rtn for Correction		Resolved
				1: Resolve Zoning Comment #1.	N
				2: Separate driveway a minimum 35' from driveway to the north. Or record a shared access for one 34' wide driveway, shared by both lots.	N
				3: Pave driveway, parking area, and vehicle maneuvering aisle.	N
				4: Dimension parking stalls, driveways, maneuvering aisles.	N
				5: Traffic Review incomplete pending a complete Zoning Review.	N
0	ZONING	AGLER, DEB A.	Rtn for Correction		Resolved
				1: Per AO 2000-84(s) (P&Z resolution 00-004) "Use of Lot 1	

			shall be limited to the use for outdoor parking and storage of vehicles in support of the use allowed in 1a above, or, Lot 1 may be used as a heavy construction operation, as per the approved site development plan referenced in 2.a below, to include parking and storage of the following...". The proposed structure and it's use do not appear to be allowed. Please resolve.	N
			2: Zoning review incomplete.	N
			3: 4/22/05 - the reso had a drop dead date for construction. the ao does not, but notes a site plan dated 9/30/91, which has everything x'd out. per j. weaver the property owner will have submit for new site plan approval/go thru him. bill, 694-9722, notified of this. /td	N

PERMITS

Permits issued: None

INSPECTIONS

Final Inspections: None

COMPLETION

Conditional Certificate of Occupancy (CCO) date: None
 Certificate of Occupancy (CO) date: None

RETURN COMMENTS

DEPARTMENT OF PLANNING
Zoning and Platting Division
P.O. Box 196650
Anchorage, Alaska 99519-6650
Phone 343-7943

Case No. 2008-106

Request: Rezoning to I-1SL Light industrial district with special limitations
0.99 acre(s)

to:

I-1SL Light industrial district with special limitations

Zoning: I-1SL Light industrial district with special limitations

COMMENTS AND MEETING SCHEDULE:

Planning and Zoning Commission Public hearing

Hearing Date: Monday, ~~June 16~~, 2008 *Aug 4*

Agency Comments Due: Monday, May 19, 2008

Council Comments Due: Friday, June 06, 2008 *July 25th*

DISTRIBUTION: STANDARD DISTRIBUTION
COMMUNITY COUNCIL(S):

Eagle River

PLANNING AND ZONING COMMISSION
Assembly Hall, Z. J. Loussac Library
3600 Denali Street, Anchorage, Alaska
Monday, June 16, 2008 6:30 p.m.

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) Grigorios, Giannulis		Name (last name first) Hall, Carl	
Mailing Address 12110 Business Blvd. #12 Eagle River, Alaska 99577		Mailing Address PND Engineers, Inc. 1506 West 36 th Ave. Anchorage, AK 99503	
Contact Phone: Day: 907-696-1888 Night: 907-696-0535		Contact Phone: Day: 907-561-1011 Night: 907-561-1011	
FAX: 907-696-0095		FAX: 907-563-4220	
E-mail:		E-mail: c_hall@pnd-anc.com	

*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): LOT 1 TAX #0500713000015; LOT 2 TAX #0500712900017		
Site Street Address: LOT #2 - 12420 Spring Brook Drive; LOT #1 - 12406 SPRING BROOK DRIVE		
Current legal description: (use additional sheet if necessary) Lots 1&2, Block 6, Schroeder Subdivision, East Addition, Section 1, T14N, SM.		
Existing Zoning: I1-SL	Acreage: 0.99 acres	Grid # NW 352
PROPOSED ZONING: I1-SL (with amended use and design limitations)		

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.

6-12-08	Carl S. Hall
---------	--------------

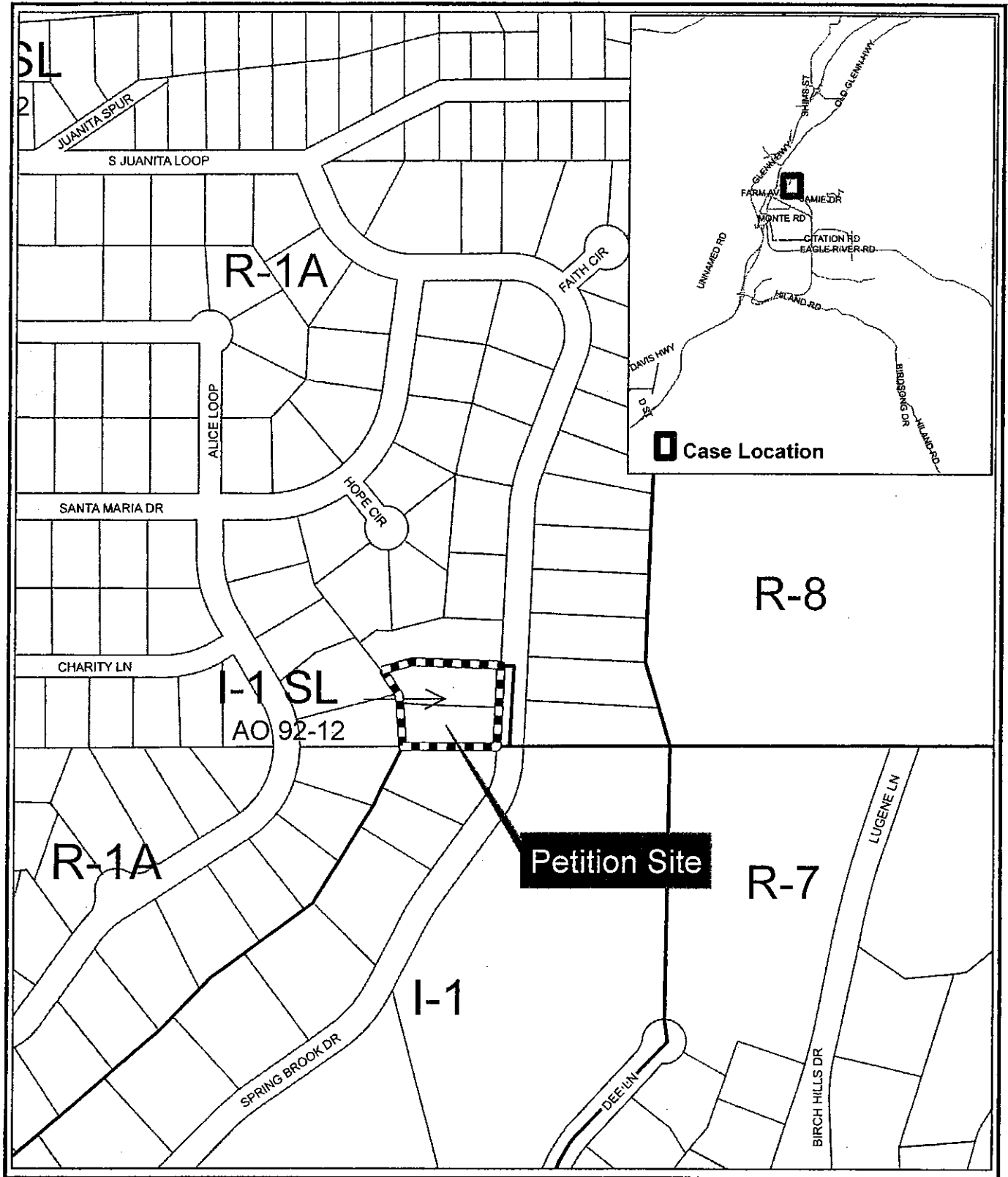
Date

Signature (Agents must provide written proof of authorization)

CARL HALL

Case # 2008-106

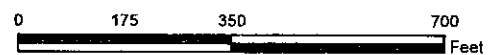
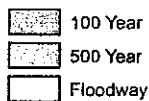
2008-106



Municipality of Anchorage
Planning Department

Date: June 16, 2008

Flood Limits



2008-106



Municipality of Anchorage
Planning Department

Date: June 16, 2008

0 300 600 Feet



92

Owner's Authorization

I Grigorios Giannulis do authorize:

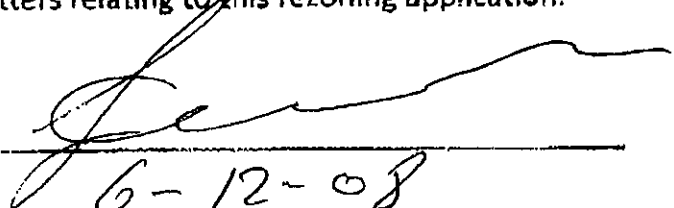
Carl Hall of PND Engineers, Inc. and/or

Phil Thern of Phil Thern Achitects

to represent me (the owner) of the properties:

Legal Desription: Lots 1 & 2, Block 6, Schroeder Subdivision, east Addition,
Section 1, T14N, SM.

for the matters relating to this rezoning application.

Signature: 

Date: 6-12-08

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.

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

Current Zoning District: I1-SL (AO 92-12 per current zoning Atlas)

Proposed Zoning District: I1-SL

Section 2a of AO 1992-12 states: Use of the property shall be limited to a heavy construction operation, to include the two (2) concrete block structures depicted on the approved site development plan and the parking and storage of the following:

1. Heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment.
2. Materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.

Section 2 b states: There shall be no storage of hazardous material on the site.

The local community generally prefers the sites be occupied with buildings instead of equipment and vehicle storage. The owner is requesting the use and design limitations be amended to delete this special condition.

The I1 zoning district allows for warehouses to be constructed on the lots. The elimination of the parking and storage of heavy equipment parking use from ordinance would allow the site to be developed to the I1 district requirements.

The current use of property is for the refrigerated meat storage or similar indoor storage uses, and those uses which are customary and incidental to the principal use. The owner requests that future use of the property not be limited to refrigerated meat storage but also allow the following uses (From AMC 21.40):

1. Commercial uses:
 - a. Wholesaling and distribution operations.
 - d. Wholesale fur dealers, repair and storage.
 - e. Wholesale and retail furniture and home furnishing stores.
 - f. Wholesale and retail radio and television stores.
 - g. Wholesale and retail household appliance stores.
 - h. Wholesale, industrial and retail hardware stores.
 - i. Merchandise vending machines sales and service.
 - m. Wholesale and retail camera and photographic supply houses.
 - p. Small appliance repair shops.
 - q. Insurance and real estate offices.
 - t. Business service establishments, including commercial and job printing.
 - y. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - z. Plumbing and heating service and equipment dealers.

Marginal 02-497
Tighten.
Cleaning use + structure

- aa. Paint, glass and wallpaper stores.
- bb. Electrical or electronic appliances, parts and equipment.
- cc. Direct selling organizations.
- tt. Frozen food lockers.

2. Industrial uses:

- c. Boatbuilding.
- d. Cabinet shops.
- l. Vocational or trade schools.
- m. Utility installations.
- n. Warehousing, provided, however, that:

No use shall be constructed or operated so as to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare, at or beyond any lot line of the lot on which it is located. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that caused in their customary manner of operation by uses permitted in the district, or to a degree injurious to the public health, safety or welfare.

- o. Self-storage facility.

q. Taxidermy and fur processing/dressing of raw hides and skins ("fur on"), conducted wholly within an enclosed building that has been issued a permit from AWWU for disposal of processing effluent into the municipal sewer system, if applicable, or permitted by the Department of Health and Human Services (DHHS) or the State of Alaska Department of Environmental Conservation (DEC), if sewer is not available.

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

- 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures are permitted.
- 2. In the same structure with a permitted principal use, one dwelling unit may be occupied as an accessory use.
- 3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

A 70 ft x 80 ft structure has been constructed on both lots [2 total structures]. Access to Lots 1 and 2 occurs from the driveway that is centered on their shared property line; also lot 2 has access from the north lot 3a, per recorded document titled "easement" (book 02970 pg 895 & 6). A seven foot high fence with gates has been constructed around the north, east and south perimeter of the property.

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

2. If the proposed zoning map amendment does not conform to the generalized residential 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,

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.

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.

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

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

The lots are in zoning district I1-SL. The proposed rezoning would eliminate the lot usage for the parking and storage of heavy equipment and restrict development to be conformance with the I1 district. The site would remain I1-SL due to the special conditions for site access, landscaping, fencing, materials storage, structure height, and noise restrictions.

A 70ft x 80ft building was constructed on lot 2 during the year 1999. A 70ft x 80ft building was constructed on lot 1 during the year 2005. Both buildings are currently operating so there would not be a negative cumulative impact on the neighborhood, general area, or community. Revising the ordinance as suggested will allow the owner to complete his site development (grading, parking, landscaping, etc) required to resolve current zoning violations.



We propose the use limitations be amended to read as follows:

- 1) Use of Lot 1 shall be limited to refrigerated meat storage or similar indoor storage uses or as allowed for zoning district I1, and those uses which are customary and incidental to the principal use.
- 2) Use of Lot 2 shall be limited to refrigerated meat storage or similar indoor storage uses or as allowed for zoning district I1, and those uses which are customary and incidental to the principal use.
- 3) There shall be no storage of hazardous materials on the site.
- 4) Vehicles parked on the site are not allowed to run unattended outside of the customary hours of 7 am to 6 pm. Vehicles and internal combustion engines on self-contained refrigeration units shall be prohibited from operating between the hours of 6 pm and 7 am. No equipment, including self contained refrigeration equipment on vans shall be permitted to run continuously.



We propose the Design limitations be amended to read as follows:

- 1) Access to the site, Lot 1 shall be limited to one common 40 foot wide entrance drive centered on the common lot line between Lots 1 and 2, east side of the property. Access to the site, lot 2 is from a shared drive on the east side of the property and an easement on lot 3a of the north side of the property (recorded easement book 02970 pg 895 & 6).
- 2) A 30 foot wide screening and buffering easement shall be reserved along the western property boundary lines of both lots Lots 1 and 2, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
- 3) Buffer landscaping utilizing all evergreen trees (5ft high at 10 ft on center) shall be provided along eastern property lines of Lots 1 & 2 and northern property line of Lot 2.
- 4) The industrial development on the two lots petition site shall be enclosed with a seven foot high chain link fence on the northern and eastern property lines of lot 2, the southern and eastern property lines of Lot 1. The area on the west property line consisting of a 30 foot wide screening easement plus 10 foot utility easement may be fence free. The fence along the northern property line of lot 2 shall have vinyl fabric or suitable material added for screening.

- 5) Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the use limitations.
- 6) Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- 7) Self contained refrigeration units on vans or similar equipment parked or stored on lots 1 and 2 shall not be allowed to run continuously, nor shall the internal combustion engines on self contained refrigeration units be permitted to operate between the hours of 6 pm and 7 am.

Submitted by: Chairman of the *MCV*
Assembly
At the Request of the
Mayor

Prepared by: Department of
Economic Development
and Planning

For Reading: February 11, 1992

CLERK'S OFFICE

APPROVED

Date: 3-17-92

ANCHORAGE, ALASKA
AO NO. 92-12

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM
R-1A (ONE-FAMILY RESIDENTIAL DISTRICT) TO I-1 (LIGHT INDUSTRIAL
DISTRICT) WITH SPECIAL LIMITATIONS FOR LOTS 1 AND 2, SCHROEDER
SUBDIVISION, EAST ADDITION (EAGLE RIVER COMMUNITY COUNCIL). (91-080)

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

Section 1. The zoning map shall be amended by designating
the following described property as an I-1 (Light Industrial District)
with Special Limitations zone:

Lots 1 & 2, Schroeder Subdivision, East Addition as shown on
the attached Exhibit A (Planning and Zoning Commission Case
91-080).

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

- a. Use of the property shall be limited to a heavy
construction operation, to include the two (2) concrete
block structures depicted on the approved site
development plan and the parking and storage of the
following:

AM 124-92

for warehouse
1 cr. lot
2000 sq ft approx,
not yet finalized.

(someok-
la-use, etc.)

remove all ~~but~~
replace

1. heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment.
2. materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.

- b. There shall be no storage of hazardous material on the site.

Section 3. The zoning map amendment described in Section 1 shall be subject to the following special limitations establishing design standards for the property:

- a. The general development plan for the site shall be as depicted on the development plan for Lots 1 & 2, Schroeder Subdivision, East Addition, South Fork Construction; Scale: 1"=20'; Drawn by S & S Engineering of Eagle River; Dated 9/30/91 and submitted to the Department of Economic Development and Planning 10/10/91, as amended by the other Special Limitations adopted..
- b. Access to the property shall be from one common, 40 foot wide entrance drive centered on the common lot line between Lots 1 & 2.
- c. A 30 foot wide screening and buffering easement shall be reserved along the western property lines of both the lots, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders and high bush cranberries now covering this area are to remain undisturbed.
- d. Buffer landscaping utilizing all evergreen trees shall be provided along the east boundary of Lots 1 and 2.
- e. The industrial development on the 2 lot petition site, that being the area to the east of the 30 foot wide screening easement, shall be completely enclosed with a 7 foot 11 inch high chain link fence. The fence along the

northern property line of Lot 2 shall have vinyl fabric added for screening and be placed to the west of the buffer landscaping.

- f. Maximum height of all permitted structures shall be 25 feet.
- g. A 30' x 60' concrete block equipment and storage building will be constructed along the north line of Lot 1 and shall be set back a minimum of 5 feet from the 30 foot wide screening easement.
- h. A 30' x 60' concrete block equipment and storage building will be constructed along the south lot line of Lot 2 to form a common wall with the building on Lot 1.

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 Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

Section 5. The Director of Economic Development and Planning shall change the zoning map accordingly.

Section 6. The ordinance referenced within Section 1 above shall not become effective until the Director of the Department of Economic Development and Planning has determined in writing as submitted to the Municipal Clerk that the special limitations set forth in Sections 2 and 3 above have the written consent of the owner of

1 the property within the area described in Section 1 above. The
2 Director of the Department of Economic Development and Planning shall
3 make such a determination only if he receives evidence of the required
4 consent within 120 days after the date on which this ordinance is passed
5 and approved
6
7
8
9

10 PASSED AND APPROVED BY THE Anchorage Assembly this
11
12 17th day of March, 1992.
13
14
15
16

17 
18 Chairman
19
20

21 ATTEST:
22
23
24

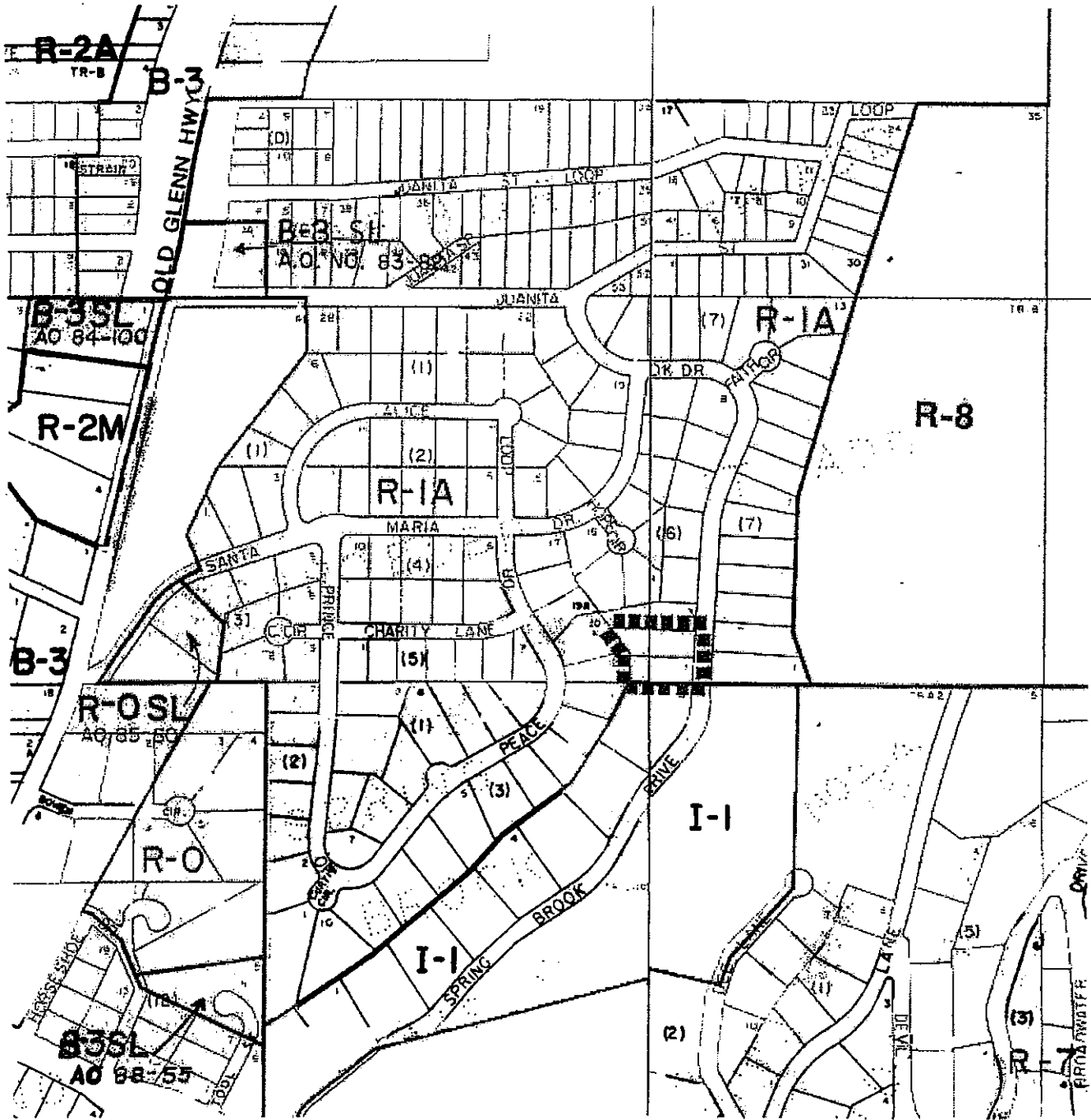
25 
26 Municipal Clerk
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

(91-080)

(050-071-20 & 30)

SM

91-080 REZONING



100 Year Floodplain



500 Year Floodplain

EXHIBIT A



ROBERT SHAFER, P.E.
ROGER SHAFER, P.E.

CIVIL ENGINEERS
(907) 694-2979
FAX 694-1211

March 31, 1992

HEALTH AUTHORITY
APPROVALS

SEWER & WATER
MAIN EXTENSIONS

SEWER & WATER
INSPECTION

ENGINEERING STUDIES
AND REPORTS

WELL INSPECTION
& FLOW TEST

SITE PLANS

ROAD DESIGN

SOIL TEST

PERCOLATION
TEST

STRUCTURAL &
MECHANICAL
INSPECTIONS

ON SITE
WASTE WATER
DISPOSAL SYSTEM
DESIGN

Municipality of Anchorage
DEPARTMENT OF ECONOMIC DEVELOPMENT & PLANNING
P.O. Box 196650
Anchorage, Alaska 99519-6650

REFERENCE: Lots 1 and 2, Schroeder Subdivision, East Addition

This letter is to certify, we, the undersigned, consent to the special limitations contained within ordinance 92-12, dated February 11, 1992.


DANIEL J. JANKE


JOHN R. PIERSON

Subscribed and sworn before me this 2nd day of April, 1992
For Daniel J. Janke and John R. Pierson
My Commission Expires December 5, 1995

APR 2 2 1992
CLERK'S OFFICE

17034 EAGLE RIVER LOOP, SUITE 204, EAGLE RIVER, ALASKA 99577

CLERK'S OFFICE

APPROVED

Date: 6-20-00

Submitted and prepared by:
Assemblymember Clementson
Meeting date: June 13, 2000

Anchorage, Alaska
AO No. 2000-84 (S)

AN ORDINANCE REPEALING ORDINANCE 92-12 AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.98 ACRES FROM I-1/SL, (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1/SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION EAST, BLOCK 6, LOTS 1 AND 2, GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE AND EAST OF PRINCE OF PEACE DRIVE.

(Eagle River Community Council) (Planning and Zoning Commission Case No. 99-230)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance No. 92-12 is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as I-1/SL (Light Industrial District with Special Limitations) Zone:

Schroeder Subdivision East, Block 6, Lots 1 and 2, as shown on Exhibit A attached (Planning and Zoning Case No. 99-230).

Section 3. The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations):

Use Limitations:

- a. Use of Lot 2 shall be limited to refrigerated meat storage or similar indoor storage uses, and those uses which are customary and incidental to the principal use.
- b. Use of Lot 1 shall be limited to use for outdoor parking and storage of vehicles in support of the use allowed in 1.a. above, or, Lot 1 may be used **[FOR] as a heavy construction operation [TO INCLUDE THE 60 BY 80 FOOT STRUCTURE DEPICTED ON] as per the approved site development plan referenced in 2.a. below, [AND THE] to include** parking and storage of the following:
 - 1) heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc., and miscellaneous small equipment;

- 2) materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.
- c. There shall be no storage of hazardous materials on the site.
- d. **[VEHICLES PARKED ON THE SITE SHALL NOT BE ALLOWED TO RUN UNATTENDED OUTSIDE OF THE CUSTOMARY HOURS OF 7 AM TO 6 PM.] Vehicles and internal combustion engines on self-contained refrigeration units shall be prohibited from operating between the hours of 6 p.m. and 7 a.m. No equipment, including self-contained refrigeration equipment on vans shall be permitted to run continuously.**

2. Design Limitations:

- a. The general development plan for **[THE SITE] Lots 1 and 2** shall be as depicted on the development plan for Lots 1 and 2, Schroeder Subdivision, East Addition, South Fork Construction; scale 1"=20'; drawn by S & S Engineering of Eagle River; dated 9/30/91; as amended by these special limitations.
- b. Access to **[THE SITE] Lots 1 and 2** shall be **[FROM] limited to** one common, 40 foot wide entrance drive **[CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2]**.
- c. A 30 foot wide screening and buffering easement shall be reserved along the western property lines of **[BOTH LOTS] Lots 1 and 2**, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
- d. Buffer landscaping utilizing all evergreen trees shall be provided along the east and north boundary of Lots 1 and 2.

[THE INDUSTRIAL DEVELOPMENT ON THE 2 LOT PETITION SITE, THAT BEING THE AREA TO THE EAST OF THE 30 FOOT WIDE SCREENING EASEMENT SHALL BE COMPLETELY ENCLOSED WITH A 7 FOOT 11 INCH HIGH CHAIN LINK FENCE. THE FENCE ALONG THE NORTH PROPERTY LINE OF LOT 2 SHALL HAVE VINYL FABRIC ADDED FOR SCREENING AND BE PLACED TO THE WEST OF THE BUFFER LANDSCAPING.] There shall be an 8 foot fence along the eastern property lines of Lots 1 and 2, the southern property line of Lot 1,

along the eastern side of the 30 foot screening easement bordering the western property line of Lots 1 and 2. There shall be a sight obscuring 8 foot fence along the north property line of Lot 2.

- f. Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the approved general development plan referenced in 2.a. above.
- [g. A 70 FOOT BY 80 FOOT REFRIGERATED MEAT STORAGE BUILDING WILL BE CONSTRUCTED ON LOT 2, INSUBSTANTIAL CONFORMITY TO THE SITE PLAN REFERENCED IN 2.a. ABOVE.
- h. A 60 FOOT BY 80 FOOT BUILDING WILL BE CONSTRUCTED ON LOT 1, IN SUBSTANTIAL CONFORMITY TO THE SITE PLAN BEING REFERENCED IN 2.a. ABOVE. IF THE BUILDING CONSTRUCTION IS NOT BEGUN PRIOR TO DECEMBER TO DECEMBER 31, 2001, THEN THIS CONDITION WILL BECOME NULL AND VOID.]
- [i.]g. The refrigeration heat exchangers to be located on Lot 2 shall be located as far away as possible from abutting residential development as reasonable possible, to be resolved with Public Works. Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- [j. SELF CONTAINED REFRIGERATION UNITS ON VANS OR SIMILAR EQUIPMENT PARKED OR STORED ON LOT 2 SHALL NOT BE ALLOWED TO RUN CONTINUOUSLY, NOR SHALL THE INTERNAL COMBUSTION ENGINES ON SELF-CONTAINED REFRIGERATION UNITS BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 6 PM AND 7 AM.]

Section 4. The special limitations set forth in the ordinance prevail over any inconsistent provisions 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 limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

Section 5. The Director of Community Planning and Development shall change the zoning map accordingly.

Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective upon satisfaction of the following:

- 1 This ordinance shall not become effective until the landscaping required in this ordinance is installed in accordance with the applicable special limitations. Or, in the alternative that a bond for the landscaping is posted with the Municipality of Anchorage in an amount equal to 110% of the cost of required landscaping, and that the required landscaping is installed **[WITHIN 1 YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE]** prior to July 1, 2001.
- 2 The director of the Department of Community Planning and Development determines that the special limitations set forth in Section 3 above have the written consent of the owners of the property within the area described in Sections 1 and 2 above. The director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 20th day of June 2000.

Fay Von Henniger
Chairman

ATTEST:

Lejane Ferguson
Municipal Clerk

(99-230)
(050-071-29&30)

Content ID: 006882**Type:** Ordinance - AO

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.99 ACRES, FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION, EAST ADDITION, BLOCK 6, LOTS 1 AND 2; GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE, SOUTH OF SOUTH JUANITA LOOP ROAD, EAGLE RIVER.

Author: weaverjt

Initiating Dept: Planning

Description: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.99 ACRES, FROM I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1 SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS

Date Prepared: 10/1/08 10:54 AM

Director Name: Tom Nelson

Assembly Meeting Date: 10/14/08

Public Hearing Date: 11/18/08

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	10/3/08 4:01 PM	Exit	Heather Handyside	Public	006882
MuniMgrCoord_SubWorkflow	10/3/08 4:01 PM	Approve	Heather Handyside	Public	006882
MuniManager_SubWorkflow	10/3/08 11:09 AM	Approve	Heather Handyside	Public	006882
Legal_SubWorkflow	10/3/08 11:01 AM	Approve	Dean Gates	Public	006882
Finance_SubWorkflow	10/3/08 10:34 AM	Approve	Sharon Weddleton	Public	006882
OMB_SubWorkflow	10/2/08 4:22 PM	Approve	Wanda Phillips	Public	006882
ECD_SubWorkflow	10/1/08 2:09 PM	Approve	Tawny Klebesadel	Public	006882
Planning_SubWorkflow	10/1/08 1:44 PM	Approve	Tom Nelson	Public	006882
AllOrdinanceWorkflow	10/1/08 10:56 AM	Checkin	Jerry Weaver Jr.	Public	006882