

Submitted by: Chair of the Assembly at
the Request of
Prepared by: Planning Department
For reading: February 24, 2009

CLERK'S OFFICE Anchorage, Alaska
APPROVED AO 2008-107(S)
Date: 2-24-09

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 16.54 ACRES, FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO B-3 SL (GENERAL BUSINESS) WITH SPECIAL LIMITATIONS FOR TRACT A, BLOCK 2, DOUBLETREE CENTER SUBDIVISION #1; GENERALLY LOCATED ON THE EAST SIDE OF ARCTIC BOULEVARD AND NORTH OF WEST INTERNATIONAL AIRPORT ROAD.

(Midtown and Spenard Community Councils) (Planning and Zoning Commission Case 2008-083)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as B-3 SL (General Business) District with special limitations zone:

Tract A, Block 2, Doubletree Center Subdivision #1, containing approximately 16.54 acres as shown on Exhibit "A."

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

A) Uses and Design Standards:

1) The project shall be in general conformance with the "Faith Christian Community Rezone Development Concept Site Design" dated April 10, 2008. The mixed use development shall provide:

a) Residential: no less than a minimum 202 residential units; the residential component may include fully independent living units with a common commercial kitchen, lounge, and dining area as an accessory use.

b) Office/Retail: a maximum of 135,000 square feet; Retail is restricted to ground level and limited to a maximum of 45,000 square feet.

c) Hotel/Office: Maximum 220 hotel guest rooms or 111,000 square feet of office space or proportional combination. Ancillary retail may be allowed but is limited to a maximum 10,000 square feet.

- 2) Any three of the four hotel/commercial buildings shown on the "Faith Christian Community Rezone Development Concept Site Design" may be built prior to construction of residential housing shown. A Certificate of Occupancy must be granted for all residential housing shown on the plan prior to the granting of a Certificate of Occupancy for the final hotel/commercial structure.
- 3) A public hearing site plan review and approval is required by the Urban Design Commission before construction of the first commercial building and before the construction of the first residential housing unit. Design guidelines shall be submitted to the Urban Design Commission that address landscaping; pedestrian circulation; signage; architectural design and materials; lighting; ground floor retail access and transparency; and northern design principles. This review shall address the preservation of landscaping along the north and west property lines.
- 4) Resolve the design of the detention basin with Project Management and Engineering in order to appropriately treat runoff and protect the Business Park Wetlands.
- 5) Resolve the amount and location of parking with the Traffic and Planning Departments and, based upon need, a joint-parking agreement shall be provided for approval by the Traffic and Planning Departments.
- 6) On-site storage of snow shall not exceed 72 hours, except as permitted as part of an approved wetlands pond or recharge area.
- 7) All development shall be consistent with the requirements of an approved Traffic Impact Analysis. Resolve the need for traffic safety improvements on Arctic Boulevard, including possible turning improvements and, in consultation with the Non-Motorized Access Coordinator, improvements for pedestrian crossing.
- 8) A plat note shall reference future development design guidelines and the zoning ordinance and special limitations.
- 9) Residential buildings adjacent to the residential parcels to the north and west shall be restricted to four stories, excluding a subterranean garage.
- 10) No less than 20 feet of landscaping adjacent to residential development shall be provided to the abutting residential parcels to the west and north sides of the project.

B) Conditional uses:

- 1) Restaurants and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with Municipal Code 21.50.160.

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 rezoning shall not become effective until the recordation of a plat that dedicates an east-west spine road as a public street, and creates tracts for the individual developments and provides a detention pond area.

Section 5. This ordinance shall become effective 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.

PASSED AND APPROVED by the Anchorage Assembly this
24th day of February 2009.

ATTEST:


 Chair


 Municipal Clerk

(Tax ID 009-221-27)
 (Case 2008-083)