

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1-6-09

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: November 25, 2008

Anchorage, Alaska
AO 2008-127

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.24 ACRES, FROM T (TRANSITION) TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS FOR GLENN HEIGHTS SUBDIVISION, TRACT A-1; GENERALLY LOCATED NORTHEAST OF BOUNDARY AVENUE AND NORTHWEST OF PECK AVENUE.

(Northeast Community Council)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Glenn Heights Subdivision Tract A-1, containing approximately 4.24 acres as shown on Exhibit "A."

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

1) Permitted uses are restricted to:

- a) Single-family, two-family and multiple-family dwellings.
- b) Private clubs and lodges, Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
- c) Family residential care and twenty-four hour child care and day care facilities.
- d) Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies, and the like. For purposes of this rezoning "and the like" may include Housing for the Elderly, Handicapped and Disabled as defined by HUD.
- e) Residential care facilities, any size.
- f) Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.

- 1 g) Barbershops and beauty shops.
- 2
- 3 2) Conditional uses are restricted to:
- 4
- 5 a) Townhouses, row houses and office buildings built to a common wall at side lot
- 6 lines.
- 7
- 8 b) Off-street parking spaces or structures.
- 9
- 10 c) Planned unit developments.
- 11
- 12 d) Privately owned neighborhood community recreation centers in keeping with
- 13 the character and requirements of the district, provided the center is orientated to
- 14 a particular residential subdivision or housing project and that the uses within
- 15 are delineated as conditions to approval. Service related commercial uses may
- 16 include: hair salons and/or barber shops, laundry pick-up, general stores, gift
- 17 shops and pharmacies, intended for the use of residents within the residential
- 18 development.
- 19
- 20 e) Habilitative care facilities.
- 21
- 22 3) Permitted Accessory Uses and Structures:
- 23
- 24 a) Accessory uses incidental to any of the principal uses, to include items such as
- 25 small financial services, banks, barbershops, beauty shops, medical offices,
- 26 massage therapy, libraries, computer learning centers, physical fitness/workout
- 27 areas and the like.
- 28
- 29 b) Antennas without tower structures, type 1, 3, local interest towers and type 4
- 30 tower structures and antennas as accessory uses to other than residential
- 31 structures of 6 dwelling units or less as specified in the supplementary district
- 32 regulations.
- 33
- 34 4) ~~A non-public hearing site plan review and approval by the Planning and Zoning~~
- 35 ~~Commission is required for each phase of development.~~ **An administrative site**
- 36 **plan review shall be submitted at 10% completion.** Design guidelines shall be
- 37 submitted that address landscaping, pedestrian circulation, signage, architectural
- 38 design and materials, lighting, and northern design principles.
- 39
- 40 5) No Certificate of Occupancy shall be issued until such time as a second fire
- 41 apparatus road meeting the requirements of the IFC is provided.
- 42
- 43 6) Effective Clause:
- 44
- 45 a) This rezoning shall become effective upon final recordation of a plat of the
- 46 petition site.

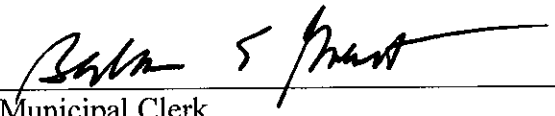
Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set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

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezoning approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 6th
day of January 2009.

ATTEST:


Chair


Municipal Clerk

(Tax ID 074-071-15)
(Planning Case 2008-125)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008-127 Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.24 ACRES, FROM T (TRANSITION DISTRICT) TO R-O SL (RESIDENTIAL-OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR GLENN HEIGHTS SUBDIVISION, TRACT A-1; GENERALLY LOCATED NORTHEAST OF BOUNDARY AVENUE AND NORTHWEST OF PECK AVENUE.

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:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this 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 rezoning proposal does not negatively impact the current use of the subject property. The appraised value may change due to the uses allowed by the rezoning proposal.

Prepared by: Jerry T. Weaver Jr. Telephone: 343-7939



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 798-2008

Meeting Date: November 25, 2008

From: Mayor

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.24 ACRES, FROM T (TRANSITION) TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS FOR GLENN HEIGHTS SUBDIVISION, TRACT A-1; GENERALLY LOCATED NORTHEAST OF BOUNDARY AVENUE AND NORTHWEST OF PECK AVENUE.

1 On September 29, 2008, the Planning and Zoning Commission recommended approval
2 to rezone the subject property consisting of 4.24 acres from T to R-O SL. The
3 petitioner is Cook Inlet Housing Authority. The property is generally located northeast
4 of Boundary Avenue and northwest of Peck Avenue.

5
6 The petitioner proposes to rezone the 4.24-acre parcel from T to R-O SL to allow an
7 accessible apartment complex for Cook Inlet Housing Authority (CIHA). The proposal
8 seeks to expand Centennial Village through the proposed rezoning of the property and
9 subsequent construction of the apartment complex. The property is undeveloped.

10
11 A public hearing to replat the Glenn Heights Subdivision from one tract (Tract A-1) to
12 two tracts (Tracts A-1A and A-1B) was held on September 1, 2008. Tract A-1A is
13 proposed for the senior housing building, Eklutna Estates, while Tract A-1B is proposed
14 as a future community center. The community center would serve all the residents of
15 Centennial Village. The property owner must provide secondary access before future
16 development, presumably from the north.

17
18 The petitioner proposes the construction of a 59 residential unit apartment complex on
19 Tract A-1A, and a community center on the adjacent Tract A-1B. This proposal is
20 prohibited under the current T zoning district. Thus, the rezone to R-O SL is needed to
21 allow the proposed use.
22

1 The rezoning request is generally consistent with the Comprehensive Plan, and meets
2 the AMC 21.20.090 rezoning standards. The Planning and Zoning Commission
3 recommended APPROVAL of the rezone to R-O SL for the subject property, by a vote
4 of five ayes and zero nays.

5
6 THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING
7 COMMISSION RECOMMENDATION FOR THE REZONING REQUEST.

8
9 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

10 Concur: Tom Nelson, Director, Planning Department

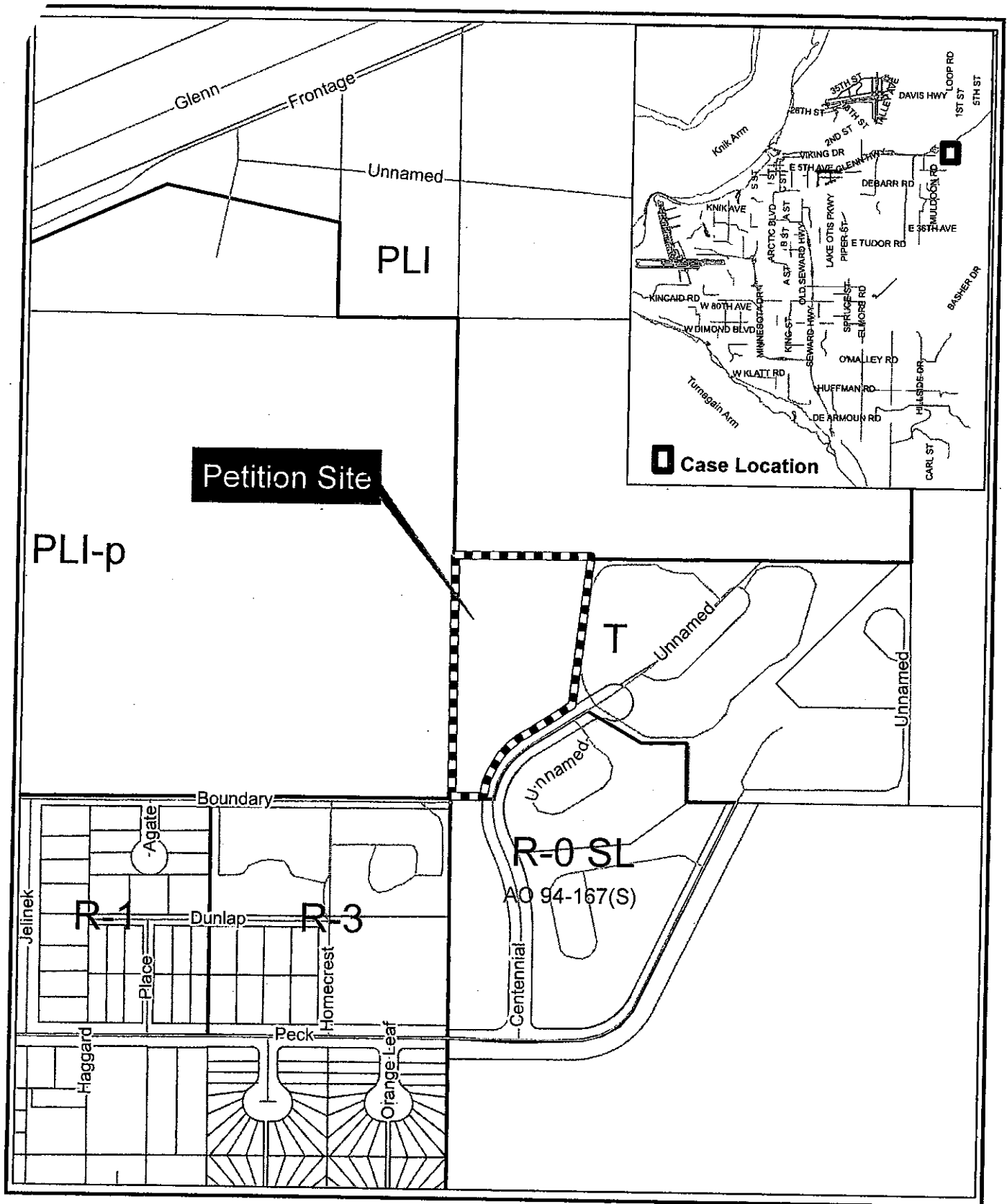
11 Concur: Mary Jane Michael, Executive Director, Office of Economic and
12 Community Development

13 Concur: James Reeves, Municipal Attorney

14 Concur: Michael K. Abbott, Municipal Manager

15 Respectfully submitted, Mark Begich, Mayor
16
17
18

(Case 2008-125; Tax I.D. Number 074-071-15)



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-070

A RESOLUTION APPROVING A REZONING FROM T (TRANSITION DISTRICT) TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS, FOR GLENN HEIGHTS SUBDIVISION, TRACT A-1, CONSISTING OF 4.24 ACRES; LOCATED ON CENTENNIAL CIRCLE, GENERALLY LOCATED NORTHEAST OF BOUNDARY AVENUE AND NORTHWEST OF PECK AVENUE.

(Case 2008-125; Tax I.D. No. 074-071-15)

WHEREAS, a request has been received from Cook Inlet Housing Authority, petitioner, and DOWL Engineers, representative, to rezone approximately 4.24 acres from T (Transition District) to R-O SL (Residential-Office District) with Special Limitations, for Glenn Heights Subdivision, East Addition, Tract A-1; located on Centennial Circle, generally located northeast of Boundary Avenue and northwest of Peck Avenue; and

WHEREAS, notices were published, posted, 104 public hearing notices were mailed, and a public hearing was held on September 29, 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 rezone the petition area from T (Transition District) to R-O SL (Residential-Office District) with Special Limitations. The petition site is comprised of 4.24 acres on one tract. The tract is located on Centennial Circle.
2. The petitioner proposes to rezone the 4.24-acre parcel from T to R-O SL to allow an accessible apartment complex for Cook Inlet Housing Authority (CIHA). The proposal seeks to expand Centennial Village through the proposed rezoning of the property and subsequent construction of the apartment complex.
3. CIHA owns all of the buildings that make up the Centennial Village senior complex with the exception of the Mary Conrad Center. These include Kenaitze Pointe - 53 units, Tyonek Terrace - 40 units, Salamatof Heights, Chickaloon Landing and Knik Corners - 215 units. The Mary Conrad Center has a capacity of 90 residents, with 66 private rooms and 12 double occupancy rooms.
4. On September 1, 2008 a short plat replatted the Glenn Heights Subdivision from one tract (Tract A-1) to two tracts (Tracts A-1A and A-1B) was held on September 1, 2008. Tract A-1A is proposed for the senior housing building - Eklutna Estates, while Tract A-1B is proposed

as a future community center. The community center would serve all the residents of Centennial Village.

5. The petitioner proposes accessible housing for the elderly to include a community center. This land use cannot be accommodated in the Transition zoning district. The Transition zone prohibits hospitals and nursing facilities; adult care facilities; and residential care facilities of any size. The R-O district allows residential and office uses which suits the type of proposed development.
6. The rezone and development proposal is generally consistent with the Comprehensive Plan, and meets the AMC 21.20.090 rezoning standards.
7. The petitioner's representative requested deletion of the Planning Department's recommendation regarding the requirement for a non-hearing site plan review of each phase of the development by the Planning and Zoning Commission. The Commission noted that a non-public hearing site plan review is appropriate and could benefit the petitioner and the Commission. There was also comment stating that the tract is a sensitive site in terms of adjoining uses, and whatever is developed on the site must be compatible with those uses and Centennial Park.
8. The Commission recommended approval of the request by a unanimous vote.
9. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to R-OSL with the following special limitations:
 1. Permitted uses are restricted to AMC 21.40.130.B.1, B.4, B.7, B.9, B.12, and B.27.
 - a. 21.40.130.B.1: Single family, two family and multiple family dwellings.
 - b. 21.40.130.B.4: Private clubs and lodges, Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
 - c. 21.40.130.B.7: Family residential care and twenty-four hour child care and day care facilities
 - d. 21.40.130.B.9: Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental

laboratories, research centers, pharmacies, and the like. For purposes of this rezoning "and the like" may include Housing for the Elderly, Handicapped and Disabled as defined by HUD.

- e. 21.40.130.B.10: Residential care facilities, any size.
 - f. 21.40.130.B.12: Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
 - g. 21.40.130.B.27: Barbershop and beauty shops.
2. Conditional uses are restricted to AMC 21.40.130.D.1, D.3., D.4., and D.5.
- a. 21.40.130.D.1: Townhouses, row houses and office buildings built to a common wall at side lot lines.
 - b. 21.40.130.D.3: Off-street parking spaces or structures.
 - c. 21.40.130.D.4: Planned unit developments.
 - d. 21.40.130.D.5: Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is orientated to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. Service related commercial uses may include: hair salon and/or barber shop, laundry pick-up, general store, gift shop and pharmacy, intended for the use of residents within the residential development.
 - e. Habilitative care facilities
3. Permitted Accessory Uses and Structures
- a. 21.40.130.C.1: Accessory uses incidental to any of the principal uses listed in subsection B of this section, to include items such as, small financial services, banks, barbershop, beauty shop, medical office, massage therapy, library, computer learning center, physical fitness/workout area and the like.
 - b. 21.40.130.C.5: Antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas as accessory uses to other than residential structures of 6 dwelling units or less as specified in the supplementary district regulations.

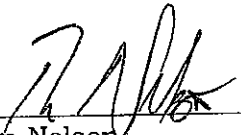
4. A non-public hearing site plan review and approval is required for each phase of development by the Planning and Zoning Commission. Design guidelines shall be submitted that address landscaping, pedestrian circulation, signage, architectural design and materials, lighting, and northern design principles.
5. No Certificate of Occupancy shall be issued until such time as a second fire apparatus road meeting the requirements of the IFC is provided.

Effective Clause

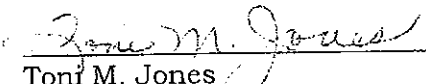
1. This rezoning shall become effective upon final recordation of a plat of the petition site.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 29th day of September, 2008.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 3rd day of November, 2008.



Tom Nelson
Secretary



Toni M. Jones
Chair

(Case 2008-125; Tax I.D. No. 074-071-15)

sf

2. 2008-125

Cook Inlet Housing Authority. A request to rezone approximately 4.24 acres from T (Transition District) to R-O SL (Residential Office District with Special Limitations). Glenn Heights Subdivision, Tract A-1. Generally located northwest of where Centennial Circle dead-ends

Staff member SHARON FERGUSON stated that the petitioner proposes to rezone the 4.24-acre parcel from T to R-O SL to allow an accessible apartment complex for Cook Inlet Housing Authority (CIHA). The proposal seeks to expand Centennial Village through the proposed rezoning of the property and subsequent construction of the apartment complex. CIHA owns all of the buildings that make up the Centennial Village senior complex with the exception of the Mary Conrad Center. These include Kenaitze Point, Tyonek Terrace, Salamatof Heights, Chickaloon Landing and Knik Corners. A public hearing to replat the Glenn Heights Subdivision from one tract into two tracts was heard by the Platting Board on September 1, 2008. Tract A-1A is proposed for the senior housing building and Tract A-1B is proposed as a future community center to be used by the residents of Centennial Village. The special limitations are outlined in the staff report. The rezone complies with the *Comprehensive Plan*, which shows this property for medium intensity residential with an overall density of 15-35 dwelling units per acre (DUA). This use proposes a density of 13.88 DUA, slightly less than that indicated in the Land Use Plan Map, however, the land use plan map has not been approved by the Assembly, although the Commission has in the past been in general agreement with that map. She noted that the number of units is conceptual at this time and could change. Fire Department review comments expressed concern about the need for a second emergency access. This issue was discussed by the Platting Board and the petitioner is looking to create a secondary access through the AWWU property. Much of the surrounding land use is occupied by facilities serving the senior population. The subject rezone would allow an expansion of this use and is appropriate as it meets the density designation as indicated in the Land Use Plan Map. MS. FERGUSON corrected page 7 to state the AWWU water line is in the easement along the east property line and the sanitary sewer main is located in Centennial Drive. The T district is typically reserved for properties that were not in immediate development or were not likely to be in the immediate future, but when an emergent pattern begins to develop,

these lands come in for a rezone. The Department believes the requested rezone is appropriate for the tracts under question.

COMMISSIONER EARNHART asked if there could be a restriction that no ground be broken until the second fire apparatus road is created. MS. FERGUSON felt that would be an appropriate condition.

COMMISSIONER JOSEPHSON noted that the T zone is sort of a non-zone. MS. FERGUSON replied that some uses are permitted in the T zone. COMMISSIONER JOSEPHSON asked what are the uses of the other five buildings. MS. FERGUSON replied that they are housing for residents 55 years of age and older and who meet certain income restrictions.

COMMISSIONER PEASE asked whether there needs to be a multi-use path along Centennial Circle. She also asked how this parcel relates to Centennial Park. MS. FERGUSON replied that the Areawide Trails Plan does not extend into Centennial Park, but she understood that the Non-Motorized Transportation Coordinator requested a trail to Centennial Circle; that was a condition on the replat. COMMISSIONER PEASE stated the Trails Plan does show Centennial Park. She asked where it is in relation to this parcel. MS. FERGUSON replied that it is to the west.

The public hearing was opened.

TIM POTTER, representing the petitioner, stated this property was previously owned by CIRI. CIHA has continued to acquire parcels of land within this area. The subject parcel is the last undeveloped parcel that was not in their ownership. They underwent negotiations and have acquired it from CIRI. They hope to build an additional senior housing project and on the second parcel to develop a community building to serve the entire project. Mary Conrad, a nursing care facility, was recently sold. He remarked on the exemplary design and maintenance of these facilities. He commented regarding condition 4 requiring a non-public hearing site plan review and approval by the Planning and Zoning Commission that, with a developer that has produced high quality projects over the years, he would question the necessity to require a site plan review. He asked that condition 4 be deleted. He also had concern with Effective Clause 1 that this rezoning shall become effective upon final recordation of a plat of the petition site, explaining that, although there is a plat, he would prefer that the Commission review this request simply as a rezone. He noted that there was a rezoning to R-O SL for the most recent development in this area, Kenaitze Point. He stated that this

rezoning request is in conformance with the *Comprehensive Plan*. He felt that it was not appropriate to condition a rezone on recordation of a replat. He explained that the replat was being done in order to separate the parcels and finance the community center separately, but he could not guarantee that the plat would go forward, given the tenuous financial environment. He stated he has contacted Mark Premo at AWWU regarding the secondary fire access. There is a gravel drive that leads to a gated fence for an AWWU office and maintenance facility. Alders have grown up along the side of that access and it needs to be graded out to 20 feet wide; it also has to support 80,000 pounds. He expected confirmation this week from AWWU if this access is a possible second access to the petition site.

COMMISSIONER PEASE asked why Staff included condition 4. MS. FERGUSON replied that while this is a fairly common condition, considering the history of CIHA the exemplary quality of their other developments, Staff would not object to deleting condition 4. COMMISSIONER PEASE thought the City has an interest in ensuring that parking and pedestrian circulation will work on this parcel, given the slopes and the well established existing uses, and needs to ensure they are compatible. She asked how the City would ensure that without a site plan review. MS. FERGUSON replied that the trail would be resolved with the Non-Motorized Transportation Coordinator. She thought there may be a need to bring this project back for site plan review.

COMMISSIONER JOSEPHSON was trying to jibe the plan submitted with the petitioner's packet and the large drawing displayed by Mr. Potter. MR. POTTER used his drawing to show the difference between the drawings, primarily that the community center is shown on the drawing in the packet. COMMISSIONER JOSEPHSON asked if the tree retention along the perimeter, as shown on the 8 1/2" x 17" document, is accurate. MR. POTTER explained that there is a retaining wall along the fire lane and the back of the parking area will be under the building. There will be little disruption in that area. He noted that this site is a former gravel extraction site. COMMISSIONER JOSEPHSON asked if the senior housing project is a multi-family development. MR. POTTER replied that it is individual apartments in a single structure for individuals who are 55 years old and older who are subject to income limitations.

In rebuttal, MR. POTTER offered to respond to questions. He commented on Kenaitze Point, a nearby development with heated sidewalks and a family room.

COMMISSIONER PEASE noted that the rezoning is not contingent on future ownership of the property. She believed this is a sensitive site in terms

of adjoining uses and whatever is developed on the site must be compatible with those uses and the park. She asked why the Commission should not require a non-public hearing site plan review, given these facts. MR. POTTER stated that, if that is the case, there should be a site plan review for every project in town. He felt there should be recognition that there are a limited number of uses that can go on this property. He could not guarantee CIHA will develop this site, but he nearly certain this would be the case, after two excruciating years of negotiating with Ciri and because they have funding in hand for the multi-family project. The community center is not funded and there may be another use on that property.

VICE CHAIR ISHAM asked if there is a review that is not as onerous as a non-public hearing site plan review. MR. POTTER questioned what benefit is yielded by a non-public hearing site plan review, noting that some projects have undergone site plan review and are not necessarily attractive developments. He cited Grasscreek, a recent development by CIHA, as evidence of the quality of development this petitioner creates.

COMMISSIONER JOSEPHSON asked what would be the fees to conduct a non-public hearing site plan review. MS. FERGUSON replied that there would be a separate fee of around \$3,360. MR. POTTER noted that a non-public hearing site plan review would also involve another month of time.

COMMISSIONER PEASE asked if the housing portion of the project is funded. MR. POTTER replied in the affirmative. He stated it is under design by RIM Architects and they are moving forward to get permits to construct next season.

The public hearing was closed.

COMMISSIONER JOSEPHSON moved to approve a rezoning from T to R-O SL, subject to Special Limitations 1 through 3 and Effective Clause 1.
COMMISSIONER PEASE seconded.

COMMISSIONER JOSEPHSON felt that the petition should be approved because it is sensible to add this abutting parcel to the R-O SL in order to allow for similar uses in the area. He liked the idea of the community center, which would benefit residents, if it were to happen. He understood there could be another owner and developer of the site, but he was sure that it would be built. He felt that a non-public hearing site plan review is appropriate and could benefit the petitioner and the Commission.

COMMISSIONER EARNHART proposed a condition stating that "No Certificate of Occupancy shall be issued until such time as a second fire apparatus road meeting the requirements of the ISC are adopted." *This was accepted as a friendly amendment .*

COMMISSIONER EARNHART moved to delete condition 4. This amendment died due to lack of a second.

AYE: Weddleton, Isham, Josephson, Pease, Earnhart
NAY: None

PASSED

3. 2008-090

Canyon View LLC. A request to rezone approximately 26 acres from R-9 (Rural Residential) to R-6 (Suburban Residential). Rexview Terraces, Tract B (Plat 70-162). Located south of Rabbit Creek Road, east of Goldenview Road and north of East 156th Avenue.

POSTPONED TO OCTOBER 6, 2008

4. S-11680

Canyon View LLC. To subdivide one (1) tract of land, under the provisions of AMC 21.50.210 - cluster housing site plan review, into eighteen (18) lots and three (3) tracts of land with partial vacation of Wills Way right-of-way. Rexview Terrace, Tract B (Plat 70-162), located within the SW1/4 of Section 35, T12N, R3W, S.M., Alaska.

POSTPONED TO OCTOBER 6, 2008RIEN

5. 2008-127

Municipality of Anchorage. An Ordinance Amending Anchorage Municipal Code Sections 21.35.020 Definitions and Rules of Construction, 21.40 Zoning Districts, 21.45 Supplementary District Regulations, and 21.50 Standards for Conditional Uses and Site Plans, to Define Wind Energy Conversion Systems (WECS), to Allow WECS in Certain Zoning Districts as

**PLANNING DEPARTMENT
PLANNING STAFF ANALYSIS
REZONING**

G.2.

DATE: September 29, 2008

CASE NO.: 2008-125

APPLICANT: Cook Inlet Housing Authority

REPRESENTATIVE: DOWL Engineers

REQUEST: T (Transition) to R-O SL (Residential-Office) with Special Limitations

LOCATION: A 4.24 acre parcel, Glenn Heights Subdivision, Tract A-1, generally located northeast of Boundary Avenue and northwest of Peck Avenue.

SITE ADDRESS: No Address Available

COMMUNITY COUNCIL: Northeast

TAX NUMBER: 074-071-07

ATTACHMENTS:

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

RECOMMENDATION SUMMARY: Approval

SITE:

Acres: 4.24 acres

Vegetation: Mature forest consisting of birch, cottonwood, scattered spruce, and alder

Zoning: Transition

Topography: Sloping from east to west – average slope 25% with steepest areas at 100% slope

Existing Use: Undeveloped

Soils: Public water and sewer are available

COMPREHENSIVE PLAN:

Anchorage 2020: Residential – Medium Density

1982 Anchorage Bowl Comprehensive Plan

Generalized Residential Intensity Plan:

Classification: Public Lands/Institutions

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	T & R-OSL	R-OSL	PLI-p
Land Use:	Undeveloped mature forest/ AWWU Facility	Mary Conrad Center/ CIHA Kenaitze Pointe	CIHA Kenaitze Pointe/ CIHA Chickaloon Landing	Centennial Park

LAND USE COMPARISON

	CURRENT T District AMC 21.40.240	PROPOSED R-0 SL District AMC 21.40.130
Height limitation:	Unrestricted	Unrestricted
Minimum lot size:	7,000 SF/50	Single-Family-6,000 SF/50 Two-Family- 6,000 SF/50 Three-Ten Family-6,000 SF/50
Yards:		
Front	none	10-Feet
Side	none	5-feet plus 1-foot for each 5-feet in building height greater than 35 feet
Rear	none	10-Feet
Lot Coverage:	unrestricted	Residential: 50% All other uses: Unrestricted

	CURRENT T District AMC 21.40.240	PROPOSED R-0 SL District AMC 21.40.130
Landscaping	None required	All areas not devoted to buildings, structures, drives, walks, off-street parking facilities, usable yard area or other authorized installations shall be planted with visual enhancement landscaping. The property owner or his designee shall maintain the landscaping.

PROPERTY HISTORY AND SITE DESCRIPTION:

The vacant tract will be accessed from Centennial Circle. It is generally located between Peck Avenue to the south and Boundary Avenue to the southwest and is part of the Glenn Heights Subdivision. Property to the west is Centennial Park. To the north is the AWWU Ship Creek Water Treatment Facility surrounded by mature forest. To the east is the Mary Conrad Center which provides skilled nursing care and rehabilitation services. The property to the south is the Kenaitze Pointe senior living facility owned by Cook Inlet Housing Authority.

The petitioner proposes to rezone the 4.24-acre parcel from T to R-0 SL to allow an accessible apartment complex for Cook Inlet Housing Authority (CIHA). The proposal seeks to expand Centennial Village through the proposed rezoning of the property and subsequent construction of the apartment complex. The subject project would be connected via two walkway connections to the Mary Conrad Center which is not under CIHA ownership (refer to conceptual site plan).

CIHA owns all of the buildings that make up the Centennial Village senior complex with the exception of the Mary Conrad Center. These include Kenaitze Pointe – 53 units, Tyonek Terrace – 40 units, Salamatof Heights, Chickaloon Landing and Knik Corners – 215 units. The Mary Conrad Center has a capacity of 90 residents, with 66 private rooms and 12 double occupancy rooms.

A public hearing to replat the Glenn Heights Subdivision from one tract (Tract A-1) to two tracts (Tracts A-1A and A-1B) was held on September 1, 2008. Tract A-1A is proposed for the senior housing building - Eklutna Estates, while Tract A-1B is proposed as a future community center. The community center would serve all the residents of Centennial Village.

The AO provided by the petitioner's representative proposes Special Limitations under the R-0 district as follows:

1. *Permitted uses are restricted to:*

- a. *Single family, two family and multiple family dwellings.*
- b. *Private clubs and lodges, Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.* This SL is to allow the possible use of alcoholic beverages in the adjacent planned community center on Tract A-1B.
- c. *Family residential care and twenty-four hour child care and day care facilities.* The R-O district reads: Child care centers and child care homes. The petitioner's representative explained that this SL would allow day care services for the children or grandchildren of residents. However, this would be a departure from what is currently permitted in Centennial Village. Residents' lease agreements permit guests to stay with residents for no more than 21 days per year and guests may not exceed a stay of more than 7 days in a row.

The twenty-four hour child care SL is proposed to offer employees at the Mary Conrad Center child care options. Family residential care would allow for cross generational care on site.

- d. *Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies, and the like. For purposes of this rezoning "and the like" may include Housing for the Elderly, Handicapped and Disabled as defined by HUD.* The R-O district reads: Hospital and nursing facilities. This expansion of uses from what is allowed in the R-O district includes a number of hospital related services. This SL allows CIHA to adjust in the future to a changing senior services market.
- e. *Residential care facilities, any size.*
- f. *Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.*
- g. *Barbershop and beauty shops.*

The AO (page 2 of 3) indicates under 2. Conditional Uses the proposal to allow Quasi-institutional housing on the property. The term Quasi-institutional housing has been replaced with the term Habilitative care facilities. This use is permitted in the R-O zoning district.

COMMUNITY COMMENTS:

One hundred four (104) public hearing notices were mailed on July 22,, 2008. Public hearing posters were posted on the property on September 4, 2008. At the time of this report, no returned comments were received.

FINDINGS:

21.30.090 Standards for Zoning Map Amendments.

A. Conformance to the Comprehensive Plan.

This standard is met.

The 1982 Anchorage Comprehensive Plan, Generalized Residential Intensity Plan map classifies the petition site as suited to Public Lands and Institutions – PLI.

Policy #1 states that the Anchorage 2020 Land Use Policy Map shall guide land use decisions until such time as other strategies are adopted that provide more specific guidance. There are no adopted neighborhood or district plans for this area.

Policy #3: The Municipality shall employ development strategies for the Anchorage Bowl in order to accommodate approximately 31,600 additional dwelling units by the year 2020 with the allocation of the dwelling units by planning sector. Between 5,000 and 7,000 additional dwelling units are projected for the Northeast planning sector. The strategies for this policy call for minimum residential density, mixed use and design standards, infill, and redevelopment. The 59 residential units proposed aids in meeting the target allocation for additional density in the Northeast planning sector. Should the planned community center be realized over the next few years it will provide a mixed use component for Centennial Village. The Center has the potential to offer many uses for residents under one roof such as day care, barbershops and beauty shops, and space for community gatherings.

Policy #5 Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020. The proposed rezone is compatible in scale with the adjacent senior housing and care facilities. The Anchorage 2020 Land Use Plan Map indicates Medium Intensity Residential which is an overall density greater than 15 and up to 35 housing units per gross acre. The proposed density of Eklutna Estates is 13.88 DUA. Both the Salamotof Heights facility and the Mary Conrad Center had plat restrictions limiting development to less than 20 DUA.

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.

The effect of the rezone on the surrounding area, the general area and the community is consistent with the adjacent zoning permitting senior housing. The addition of 59 units on the 4.24 acre site should have a negligible negative effect on the surrounding area and community. Due to the additional residents there will be an effect on increased traffic along Peck Avenue. As an example, 75% of the residents of Kenaitze Pointe and Tyonek Terrace have their own cars. According to the facility manager, these cars are used by residents on a daily basis.

It's likely the future residents of Eklutna Estates having a similar demographic will closely mimic the same percentage of car ownership and frequency of use as existing residents.

The Fire Department review comments concerning the replat of the property noted the need for a second emergency access. Consequently, a condition of the replat addressed this: "5. *Obtaining an access easement for the AWWU access road to the north of the property which is to be used as a secondary access for fire emergency vehicles, and showing the access easement on the plat, exact location to be allowed by Fire Plan Review, and show it on the final plat.*"

Environment

Noise: All uses are subject to AMC 15.70 Noise Ordinance.

Air: All uses are subject to AMC 15.30 South Central Clean Air Ordinance, and AMC 15.35 South Central Clean Air Ordinance Regulations.

Wetlands: No known wetlands on site.

Soils: Depth to ground water generally greater than 15 feet; According to the petitioner's representative, there are 4 soil layers: fill material, silts and silty sands, gravels and sands, and silt-clays.

Seismic: The site is within seismic zone 2, moderately low ground failure susceptibility

Land Use Patterns

Much of the surrounding land use is occupied by facilities serving the senior population. The subject rezone would allow an expansion of this use and is appropriate as it meets the density designation as indicated in the Anchorage 2020 Land Use Plan Map.

Transportation/Drainage

The development is served by Transit Route #3 which provides access to several sites: Northern Lights, UAA, Providence Hospital, Chester Valley, Nunaka Valley, Muldoon Transit Center, and Cook Inlet Housing.

Centennial Village is located within one mile of a Transit-Supportive Development Corridor at Muldoon Road. People Mover is available from a bus stop in front of the Salamatof Heights facility.

A condition of the replat required *"Resolving with the Municipal Trails Coordinator, the possible need for a multi-use paved trail easement along the southern portion of Tract A-1B, adjoining Centennial Circle, as designated in the Areawide Trails Plan."*

Project Management & Engineering (PM&E) commented in regard to the subject site replat of September 1, 2008 that *"8.a. All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable. 8.b. The property owner shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage, Building Safety Office. 8.c. Property owners shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or right-of-way."*

Public Services and Facilities

Utilities: AWWU water main located in Tudor Centre Drive currently serves these properties. The sanitary sewer main is also located in Tudor Centre Drive.

Schools: Given the age of the residents no school impacts are anticipated.

Public Safety: The petition site is located within Police, Fire, and Building Safety service areas.

Special Limitations: See page 4 for the proposed special limitations.

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.

The adjacent 75.22 acre parcel (CIHA Lot 2A and Glenn Heights Tract C-1) to the southeast of the petition site is zoned R-OSL.

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 design of Eklutna Estate is at 65% completion at the time of this writing. Construction will begin as soon as possible. The community center is proposed for development within the next 2 – 5 years.

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

The petitioner proposes accessible housing for the elderly to include a community center. This land use cannot be accommodated in the Transition zoning district. The Transition zone prohibits hospitals and nursing facilities; adult care facilities; and residential care facilities of any size. The R-O district allows residential and office uses which suits the type of proposed development.

The intent of the Transition zone “is intended to include suburban and rural areas that, because of location in relationship to other development, topography or soil conditions, are not developing and are not expected to develop in the immediate future along definitive land use lines. The permitted uses in these districts are intended to be as flexible as possible consistent with protection from noxious, injurious, hazardous or incompatible uses...As development patterns start to emerge within these areas and the sophistication of their protection becomes more critical to the general public interest, it is anticipated that such lands within the T districts will be proposed for more restrictive zoning classifications”.

The emerging pattern for this area is elderly housing and assisted living. The proposed rezoning from T district to R-OSL is appropriate.

AMC 21.40.240.M. states that “Land zoned T lying contiguous to residential-zoned land shall be permitted to be used only in accordance with provisions and standards less intense or equal to provisions and standards allowed under this title for the least intensive land use zone within a 1,000-foot radius of the boundary of existing T-zoned property for which a building permit of land use permit has been requested. Permitted uses must conform to the standards of this title listed in order from lowest to highest intensity: W, R-10, R-9, R-8, R-6, R-5A, R-7, R-1A, R-1, R-2A, R-5,

R-2M, R-2D, R-3, R-4, R-O, B-1A, B-1B, B-3, B-4, PLI, I-1, I-2, I-3, T.”

DEPARTMENT RECOMMENDATION:

The Department finds that the requested rezone with the proposed special limitations for an accessible apartment complex for Cook Inlet Housing Authority (CIHA) is appropriate. The location promotes use of public transit and trail connections. The rezone and development proposal is generally consistent with the Comprehensive Plan, and meets the AMC 21.20.090 rezoning standards. The Department supports the rezoning subject to the following special limitations for the southwest ¼ of Section 7 T13N R2W, Glenn Heights Subdivision, Tract A-1.

Special Limitations:

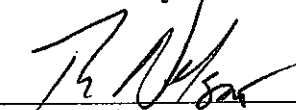
1. Permitted principal uses and structures are limited to:
 - a. Single family, two family and multiple family dwellings.
 - b. Private clubs and lodges, Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
 - c. Family residential care and twenty-four hour child care and day care facilities.
 - d. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies, and the like. For purposes of this rezoning “and the like” may include Housing for the Elderly, Handicapped and Disabled as defined by HUD.
 - e. Residential care facilities, any size.
 - f. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
 - g. Barbershop and beauty shops.
2. Conditional uses are restricted to:
 - a. Townhouses, row houses and office buildings built to a common wall at side lot lines.
 - b. Off-street parking spaces or structures.
 - c. Planned unit developments.

- d. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is orientated to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. Service related commercial uses may include: hair salon and/or barber shop, laundry pick-up, general store, gift shop and pharmacy, intended for the use of residents with the residential development.
 - e. Habilitative care facilities.
3. Permitted Accessory Uses and Structures
- a. Accessory uses incidental to any of the principal uses shown in Permitted Principal Uses and Structures under Special Limitations, to include items such as: small financial services, banks, barbershop, beauty shop, medical office, massage therapy, library, computer learning center, physical fitness/workout area and the like. All other uses not specifically listed are prohibited.
 - b. Antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas as accessory uses to other than residential structures of 6 dwelling units or less as specified in the supplementary district regulations.
4. A non-public hearing site plan review and approval is required for each phase of development by the Planning and Zoning Commission. Design guidelines shall be submitted that address landscaping, pedestrian circulation, signage, architectural design and materials, lighting, and northern design principles.

Effective Clause

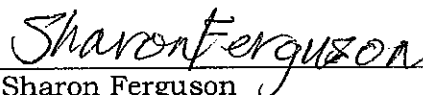
- 1. This rezoning shall become effective upon final recordation of a plat of the petition site.

Reviewed by:

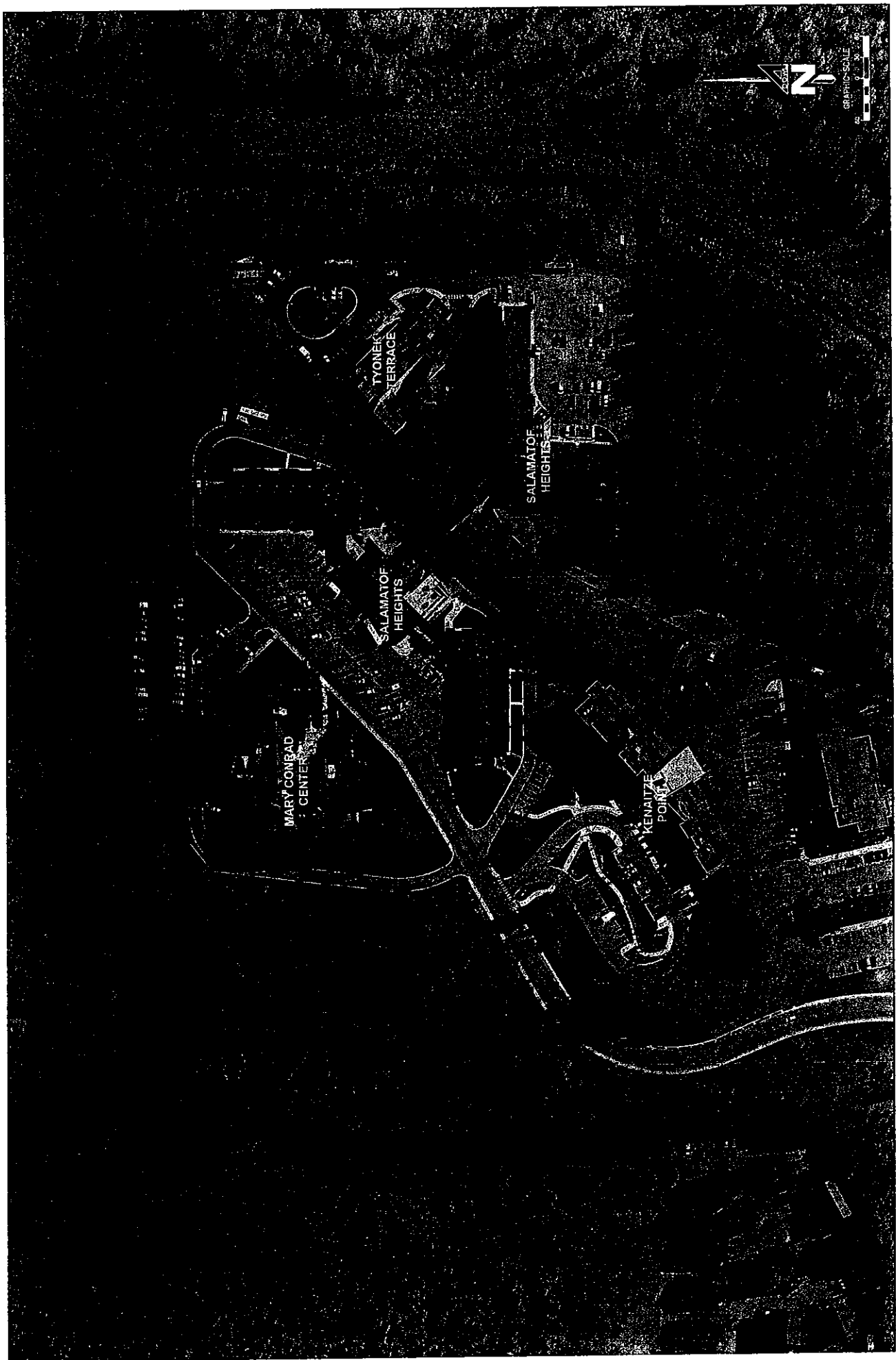


Tom Nelson
Director

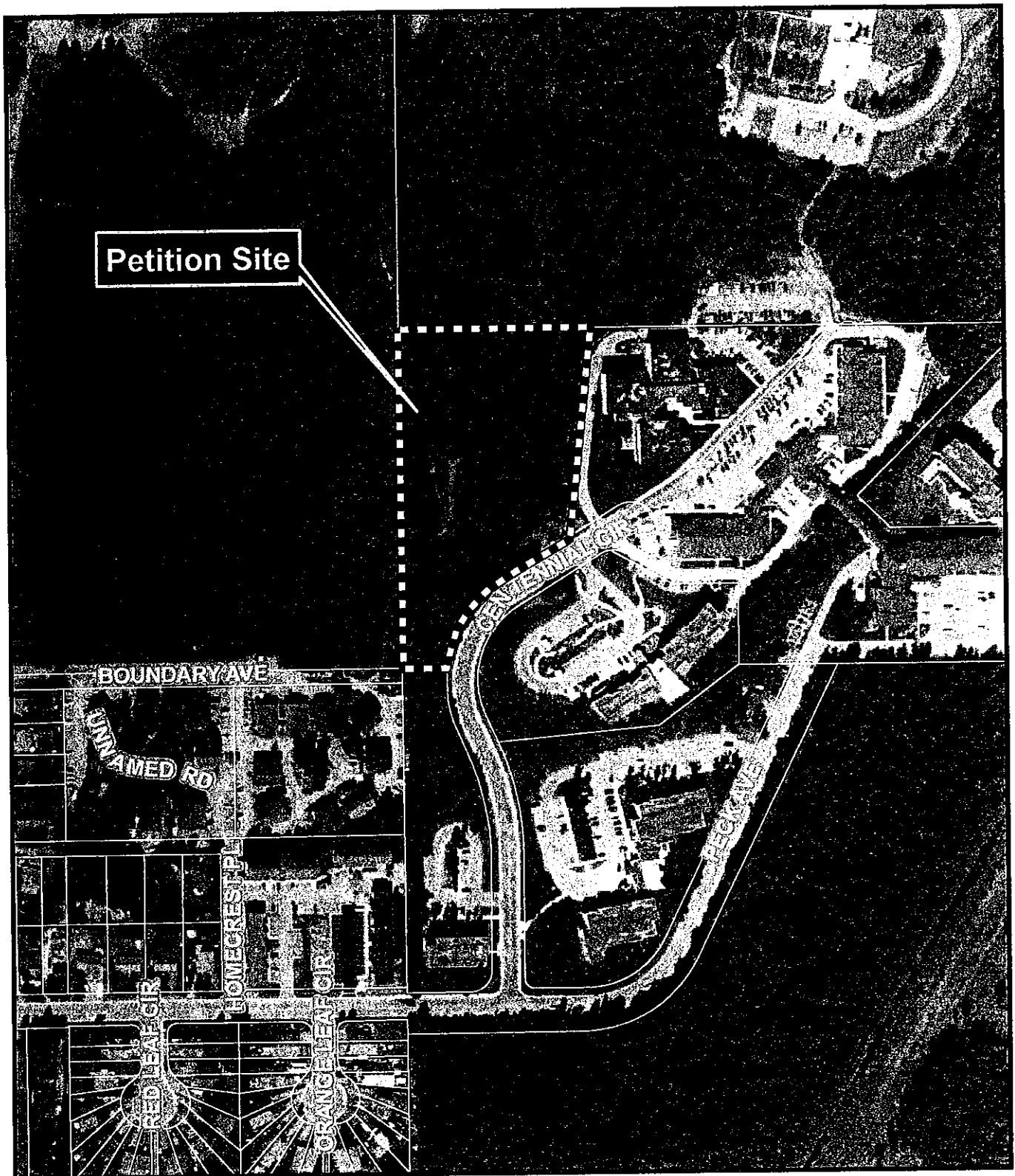
Prepared by:



Sharon Ferguson
Senior Planner



2008-125



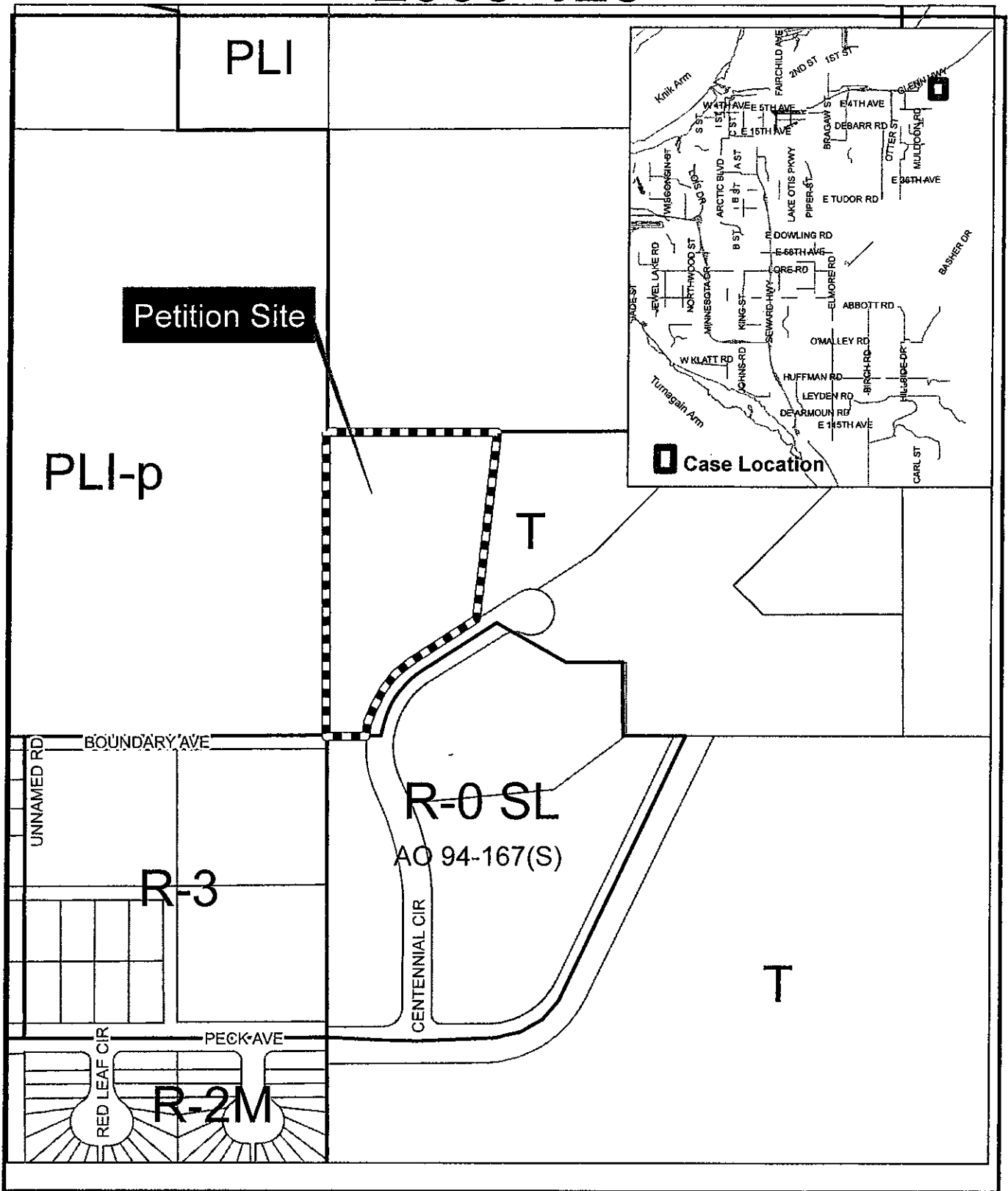
Municipality of Anchorage
Planning Department

Date: July 22, 2008

0 250 500 Feet



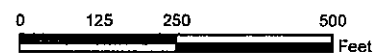
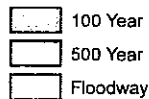
2008-125



**Municipality of Anchorage
Planning Department**

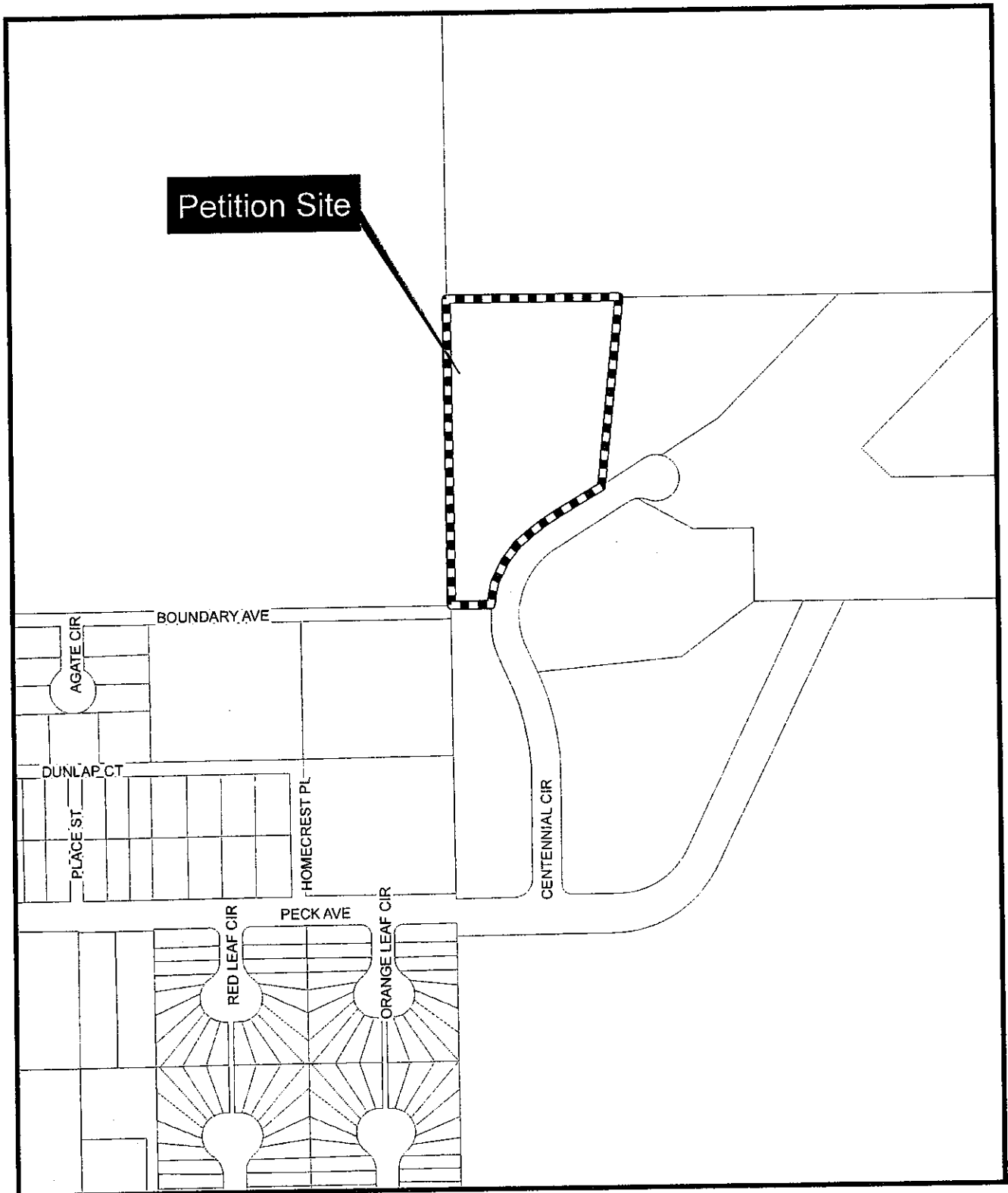
Date: July 22, 2008

Flood Limits



023

2008-125



Municipality of Anchorage
Planning Department

Date: July 22, 2008

Single Family

Multi-Family



Mobile Home Park



0 270 540 Feet

[illegible]

OWNER:
COOK INLET HOUSING AUTHORITY
1310 SPENARD ROAD, SUITE 100
ANCHORAGE, ALASKA 99503

<p><u>DATE</u></p>	<p><u>TIME</u></p>
--------------------	--------------------

BIBLIOGRAPHY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF 20, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

PERSONALLY APPLIED

NOTARY PUBLIC

BY COMMISSION COPIES

SURVEYOR'S CERTIFICATE

3. STANLEY E. POWERS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED AND THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED. ON IF FINAL ADJUSTMENT IS ASSUMED BY SUBSEQUENT AGREEMENT, THEY WILL BE SET AS SPECIFIED IN SAID SURVEYING AGREEMENT. EXTERIOR LOT CORNERS TO BE SET BY 1/2".

PLANNING OFFICER _____ DATE _____

MUNICIPAL SUPERVISOR _____ DATE _____

ALL REAL PROPERTY TAXES LEVIED BY THE MUNICIPALITY OF ANCHORAGE ON THE AREA SHOWN ON THIS PLAT HAVE BEEN PAID IN FULL. IF APPROVAL IS SOUGHT BETWEEN JANUARY 1 AND THE TAX DUE DATE, THERE IS AN AGREEMENT WITH THE CHIEF FISCAL OFFICER, AN AMOUNT SUFFICIENT TO PAY ESTIMATED REAL PROPERTY TAX FOR THE CURRENT YEAR.

DATE _____ AUTHORIZED OFFICIAL _____

PLAT APPROVED BY THE MUNICIPAL PLAYING
AUTHORITY THIS DAY OF _____, 20____.

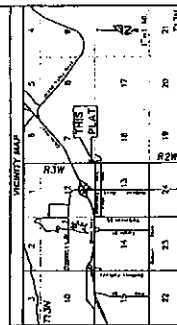
AUTHORIZED OFFICIAL

THE MUNICIPALITY OF ANCHORAGE HEREBY ACCEPTS FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY DEDICATED ON THIS PLAT, INCLUDING BUT NOT LIMITED TO THE EASEMENTS, RIGHTS OF WAY, ALLEYS, ROADWAYS, THOROUGHFARES AND PASSES SHOWN HEREON.

DATED AT ANCHORAGE, ALASKA, THIS ____ DAY OF _____ 19__.

WISCONSIN CLERK MASTERS OF MORTGAGES

PRELIMINARY



GLENN HEIGHTS SUBDIVISION
TRACTS A-1A AND A-1B

A 4.243 ACRE SUBDIVISION OF
TRACT A-1 GLEN HEIGHTS SUBDIVISION
PER PLAT NO. 89-48,
ANCHORAGE RECORDING DISTRICT,
THIRD JUDICIAL DISTRICT, STATE OF ALASKA
LOCATED WITHIN
THE SW 1/4, SEC. 7, T.14N, R.2W, S.4E. AK

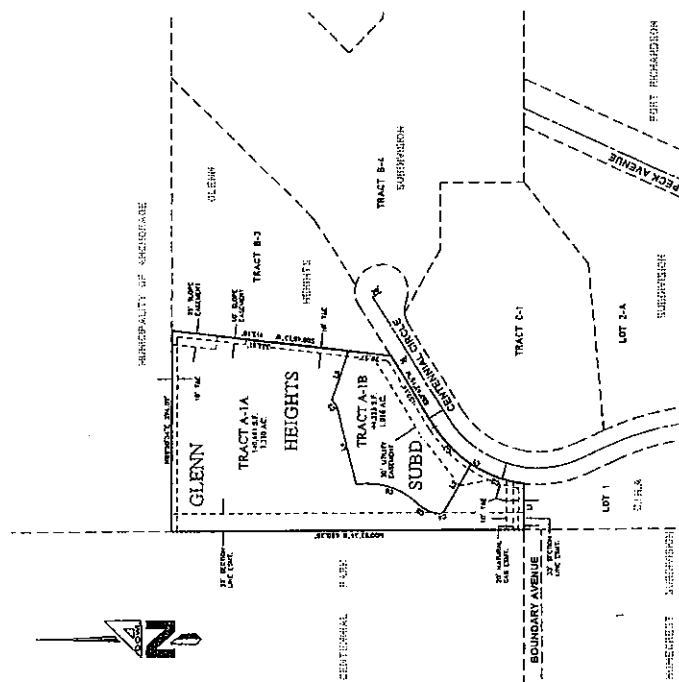
ADOWL

401 S STREET, ANCHORAGE, ALASKA 99501 PH: (907) 562-4600 FAX: (907) 563-3821	000% PL																																
<table border="1"> <tr> <td>THRU BOG</td> <td>CRIC</td> <td>NET</td> <td>W.O.</td> <td>D56607C</td> </tr> <tr> <td colspan="2">SCALE: 1"=100'</td> <td>PTG:</td> <td>CRD:</td> <td>3/11/12</td> </tr> <tr> <td colspan="5">DRAWING AUG-04-2008</td> </tr> <tr> <td colspan="5">SURVEYED:</td> </tr> <tr> <td colspan="5">DATE: 01/04/2012</td> </tr> <tr> <td colspan="5">BY: J. L. L. L.</td> </tr> </table>	THRU BOG	CRIC	NET	W.O.	D56607C	SCALE: 1"=100'		PTG:	CRD:	3/11/12	DRAWING AUG-04-2008					SURVEYED:					DATE: 01/04/2012					BY: J. L. L. L.					<table border="1"> <tr> <td>SHEET</td> </tr> <tr> <td>1 of 1</td> </tr> </table>	SHEET	1 of 1
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DRAWING AUG-04-2008																																	
SURVEYED:																																	
DATE: 01/04/2012																																	
BY: J. L. L. L.																																	
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1 of 1																																	

CHARGE DATA TABLE				
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RECEIVED-TEL

[illegible]

2008-125

Graves, Jill A.

From: Schwan, Martin K.
Sent: Monday, August 11, 2008 3:55 PM
To: Stewart, Gloria I.; Pierce, Eileen A; Graves, Jill A.
Cc: Weaver Jr., Jerry T.; Long, Patty R.
Subject: Fire plat review August 2008

Attachments: Fire plat review August 2008.doc



Fire plat review
August 2008.d...

2008-122 Tudor Centre Tr D-1A & Tr D-5A No Objection

2008-125 Glenn Hghts Sub, Tr A-1 Comment: The fire department opposes further development of this area until such time a second approved fire apparatus access road meeting the requirements of the IFC is constructed. Applicant may set-up a meeting to go over AFD access requirements

2008-128 Ordinance amending title 21 for WECS No objection
WECS = wind energy conversions systems



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

RECEIVED

DATE: September 2, 2008
TO: Jerry Weaver, Platting Officer
FROM: Sharen Walsh, P.E. – Private Development - Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission Public Hearing date:
September 29, 2008

SEP 03 2008

PLATTING DIVISION
2008-122

Case No. 2008-122 – A request for a rezone to R-OSL Residential office district with special limitations

Project Management and Engineering has no objection to the request to rezone.

Case No. 2008-125 – A request for a rezone to R-OSL Residential office district with special limitations.

Project Management and Engineering has no objection to the request to rezone.

Case No. 2008-127 – A proposed ordinance amending Title 21 for wind energy conversion systems

Except for prohibiting lattice type towers and towers using guy wires, the design standards in proposed sections 21.45.410 and 21.50.480 do not address the types of allowable foundations for these systems, nor do they require analysis of the foundation by a structural engineer registered in the State of Alaska. Wind energy systems are generally designed to "feather out" and go off-line in times of very high wind velocities, but still – there are several engineering considerations to supporting the wind turbines adequately. The ordinance should require that foundations be properly analyzed and required submittals should include drawings that are stamped by a structural engineer as noted above.

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

SEP 02 2008

MEMORANDUM

Municipality Of Anchorage
Planning Department

DATE: August 27, 2008
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PH*
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing September 29, 2008
Agency Comments due September 1, 2008

AWWU has reviewed the materials and has the following comments.

08-122 TUDOR CENTRE TR D-1A & 5A, Rezoning to R-OSL Residential-office district with special limitations, Grid SW1736

1. AWWU water main located in Tudor Centre Drive currently serves these properties.
2. AWWU sanitary sewer main located in Tudor Centre Drive currently serves these properties.
3. AWWU has no objection to this rezoning.

08-125 GLENN HEIGHTS TR A1, Rezoning to R-OSL Residential-office district with special limitations, Grid SW1142

1. AWWU water main located in Easement along east property line currently serves this property.
2. AWWU sanitary sewer main located in Centennial Drive currently serves this property.
3. AWWU has no objection to this rezoning.

08-127 An ordinance amending Title 21 for wind energy conversion systems,

1. AWWU water and sanitary sewer mains not affected by Title 21 amendment for wind energy conversion systems.
2. AWWU has no objection to this ordinance amending.

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

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



DATE: September 4, 2008
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Request for Comments on Assembly case(s) for September 29, 2008.

RECEIVED

SEP 04 2008

Right of Way Division has reviewed the following case(s) due September 1, 2008.

08-122 Tudor Centre, Tract D-1A & D-5A, grid 1736
(Rezoning Request, R-OSL to R-OSL)
Right of Way Division has no comments at this time.
Review time 15 minutes.

08-125 Glenn Heights, Tract A-1, grid 1142
(Rezoning Request, T Transitional District to R-OSL)
Right of Way Division has no comments at this time.
Review time 15 minutes.

08-127 Ordinance Amendment
(Title 21 for Wind Energy Conversion Systems)
Right of Way Division has no comments at this time.
Review time 15 minutes.

S-11680-1 Creekview Estates, Lots 1-18, & Tracts A, B, & C, grid 3138
(Site Plan Review)
Right of Way Division sees no merit in not relocating the roads to the center of the existing and proposed rights of way. The terrain is not steep and no apparent drainages impede the construction. More importantly, the existing and proposed roads are for public use and are not legally allowed to trespass on private property.
Review time 15 minutes.



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



MEMORANDUM

DATE: September 4, 2008
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Daniel Roth, Program Manager, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due September 1, 2008

SEP 04 2008

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

2008 – 122 Rezoning to R-OSL Residential – office district with special limitations

No objection

2008 – 125 Rezoning to R-OSL Residential – office district with special limitations

No objection

2008 – 127 An ordinance amending Title 21 for wind energy conversion systems

No objection

Graves, Jill A.

RECEIVED

From: Staff, Alton R.
Sent: Friday, August 22, 2008 4:14 PM
To: McLaughlin, Francis D.; Graves, Jill A.; Stewart, Gloria I.
Subject: Zoning and Plat Comments

AUG 22 2008

22 AUG 2008 10:00 AM
ANCHORAGE

2008-122 People Mover provides fixed route service to this area with bus stops on Diplomacy, Ambassador and Tudor Centre Drive.
2008-125 People Mover provides fixed route service to this area with an existing bus stop at Centennial Village on Centennial Drive.

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

2008-121
2008-126
2008-127
2008-129
2008-130
2008-131

S11698 People Mover provides fixed route service to this area with an existing bus stop at Centennial Village on Centennial Drive.

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

S11699
S11700

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



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

DATE: August 21, 2008

AUG 21 2008

TO: Jerry T. Weaver, Platting Supervisor, Planning Department

*Mr. Jerry T. Weaver
Planning Department*

THRU: Leland R. Coop, Associate Traffic Engineer

FROM: Mada Angell, Assistant Traffic Engineer

SUBJECT: Traffic Engineering and Transportation Planning Comments for
September 29, 2008 Planning & Zoning Commission Public Hearing

08-122 Tudor Center; Rezone from R-O/SL to R-O/SL; Diplomacy Drive

Traffic Engineering and Transportation Planning have no comment.

08-125 Glen Heights; Rezone from T to R-O/SL;

Traffic Engineering and Transportation Planning have no comment.

08-127 Ordinance amending Title 21 for wind energy conversion systems

Traffic Engineering and Transportation Planning have no comment.



FLOOD HAZARD REVIEW SHEET

Date: 08/19/08

Case: 2008-125

Flood Hazard Zone: C

Map Number: 0235C

AUG 19 2008

☐ 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

Application for Zoning Map Amendment

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

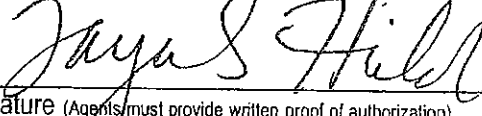
Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) Cook Inlet Housing Authority		Name (last name first) DOWL Engineers	
Mailing Address 3510 Spenard Road, Suite 100 Anchorage, AK 99503		Mailing Address 4041 B Street Anchorage, AK 99503	
Contact Phone: Day: 793-3000 Night:		Contact Phone: Day: 562-2000 Night:	
FAX: 793-3070		FAX: 563-3953	
E-mail: jjudd@cookinlethousing.org		E-mail: tshickok@dowl.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): 074-071-07-000		
Site Street Address:		
Current legal description: (use additional sheet if necessary) The Southwest 1/4 of Section 7 T13N R2W. Glenn Heights Subdivision, Tract A-1		
Zoning: T	Acreage: 4.25	Grid # SW1142

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.

07/17/2008	
Date	Signature (Agents must provide written proof of authorization)

Accepted by:

Poster & Affidavit:

Fee:

Case Number:

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

- ☐ Major Employment Center
 ☐ Redevelopment/Mixed Use Area
 ☐ Town Center
☐ Neighborhood Commercial Center
 ☐ Industrial Center
☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification: N/A

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

Girdwood- Turnagain Arm N/A

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

APPLICATION ATTACHMENTS

- Required: ☒ Area to be rezoned location map ☐ Signatures of other petitioners (if any)
☒ Narrative statement explaining need and justification for the rezoning; the proposed land use and development; and the probable timeframe for development.
☒ Draft Assembly ordinance to effect rezoning.
- Optional: ☐ Building floor plans to scale ☐ Site plans to scale ☐ Building elevations
☐ Special limitations ☐ Traffic impact analysis ☐ Site soils analysis
☐ Photographs

APPLICATION CHECKLIST

1. Zoning map amendments require a minimum of 1.75 acres of land excluding right-of-way or a boundary common to the requested zone district.
2. The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.

**COOK INLET HOUSING AUTHORITY
ZONING MAP AMENDMENT APPLICATION
OVERVIEW**

DOWL Engineers (DOWL) is submitting this application on behalf of Cook Inlet Housing Authority (CIHA) for a zoning map amendment. The purpose of this zoning amendment is to rezone property that is part of the Eklutna Estates project to develop an accessible apartment complex for CIHA. This zoning amendment will rezone the parcel from T (Transition) to R-O SL (Residential/Office). This will make the zoning consistent with the other CIHA-owned land immediately adjacent to this property.

The parcel being petitioned for rezone consists of 4.25 acres of undeveloped land located in the northwest corner of the Glenn Heights Subdivision. The parcel is legally known as Glenn Heights Subdivision, Tract A-1. The concept approved Land Use Plan Map designates this area as medium-density residential.

21.20.090 Standards for Approval

- 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.*

The rezone request is consistent with land use patterns in the surrounding neighborhood and general area. The land south and southeast of the property is zoned R-O SL, and shares common ownership with the proposed property. The development plans for this parcel will be compatible and will enhance current development in the area. Presently, the immediate area surrounding the parcel contains elderly and senior housing and low- and high-rise apartments.

This zoning amendment will result in the land sharing the same zoning as that of the surrounding parcels. The proposed development will be connected through building and site design to the existing village. This connectivity will promote outstanding pedestrian

circulation within the village, and the proposed community center will provide needed incidental services for residents.

The anticipated development for the proposed parcel would provide high quality, accessible housing for the elderly, which would benefit the Municipality of Anchorage as a whole. A portion of the development will offer affordable housing. It is not expected that the proposed development will have substantive adverse effects on the environment, transportation, public services and facilities or land use patterns. As the proposed development is, senior housing, it is not expected to generate much traffic, demand for schools, or other public facilities, or any environmental pollution. The proposed rezone and proposed development are compatible with current land use patterns.

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

The ABC 2020 Plan addresses that the Anchorage seniors (65 years and older) population has increased since 1990, and is expected to be Anchorage's fastest growing age group. The rise in the senior population means an increased need for housing, facilities, and services for seniors.

There are no undeveloped, R-O SL-zoned properties in the vicinity. The property adjacent to the north of the proposed site is T-zoned and the property adjacent to the west of the proposed site is PLI-zoned. While these zoning districts do allow the proposed development, their placement to the existing facility would not provide easy connectivity or good pedestrian and traffic circulation patterns. Thus, the proposed site will provide the best location for the proposed development.

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 subsection 2 of this subsection.

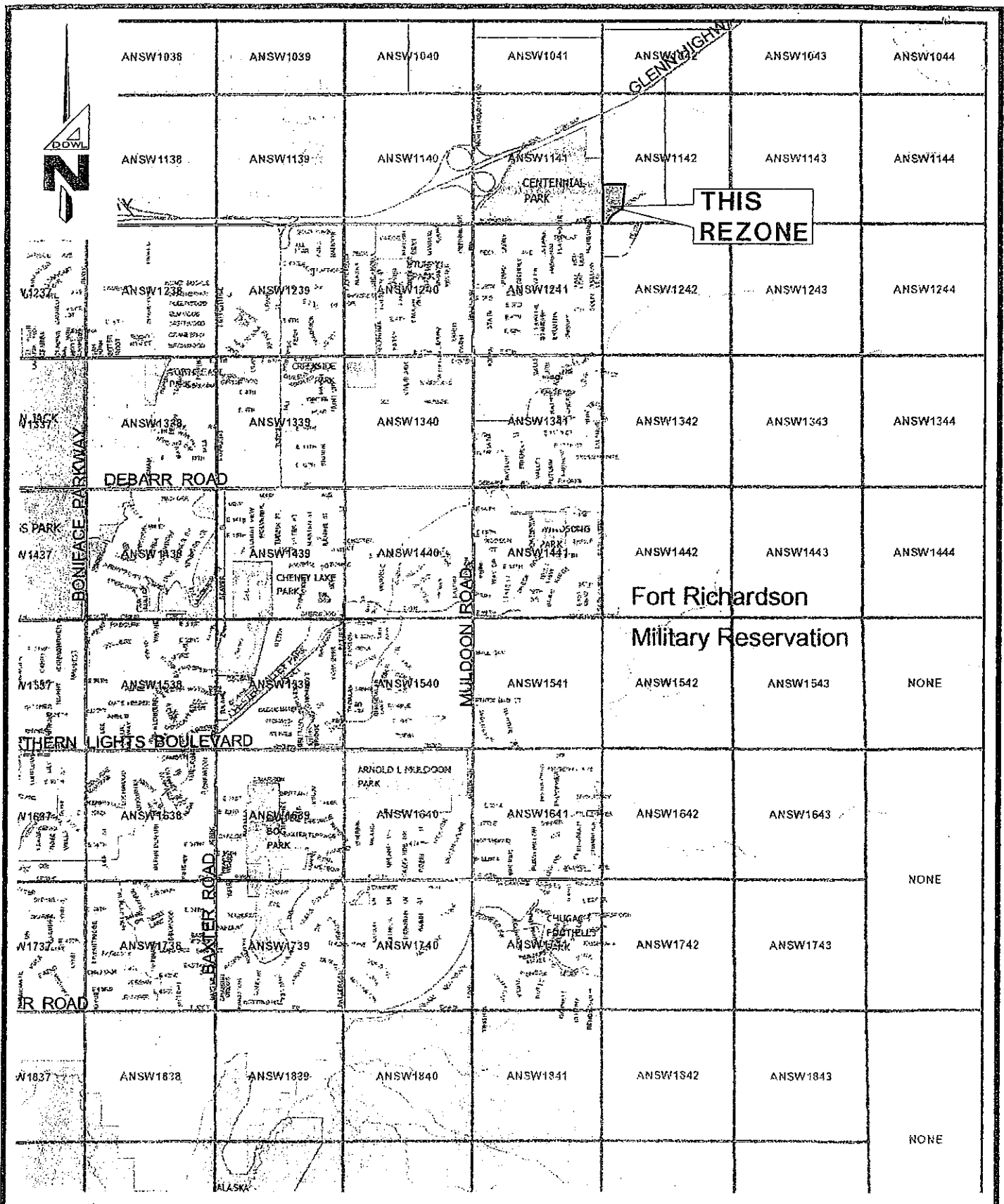
Construction is proposed to begin by early 2009 construction season. Currently the property is served with water, sewer, storm drainage, electrical, gas, cable and telephone connections.

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.*

This amendment is not expected to have any substantive effect on the distribution of land uses and residential intensities specified in the comprehensive plan. The proposed zoning amendment request is from the existing "T" or Transition Zone to R-O SL, or Residential/Office with special limitations. The 4.25-acre site abuts R-O SL-zoned parcels. The concept-approved Land Use Plan Map designates this area as a Medium-Density Residential district. This case would be consistent with that density.

The proposed development fulfills Policy Nos. 58, 60, and 61 in the ABC 2020 Plan. Policy No. 58 encourages more affordable housing, including home ownership opportunities for low-income residents. The proposed development will be affordable housing for seniors.

Policy No. 60 is to design attractive affordable housing that is suited to its environs. Policy No. 61 calls to promote the availability of supportive housing opportunities for the homeless or for persons with special needs. The proposed development is compatible with the surrounding development and would provide high quality accessible housing for seniors, with affordable rent opportunity. Thus, the proposed zoning amendment is in line with the goals and intent of the Anchorage Bowl Comprehensive 2020 Plan



P:\Projects\ID59607\PLANNING\REZONE\REZONE-EKLUTNA ESTATES.dwg 2008-7-11

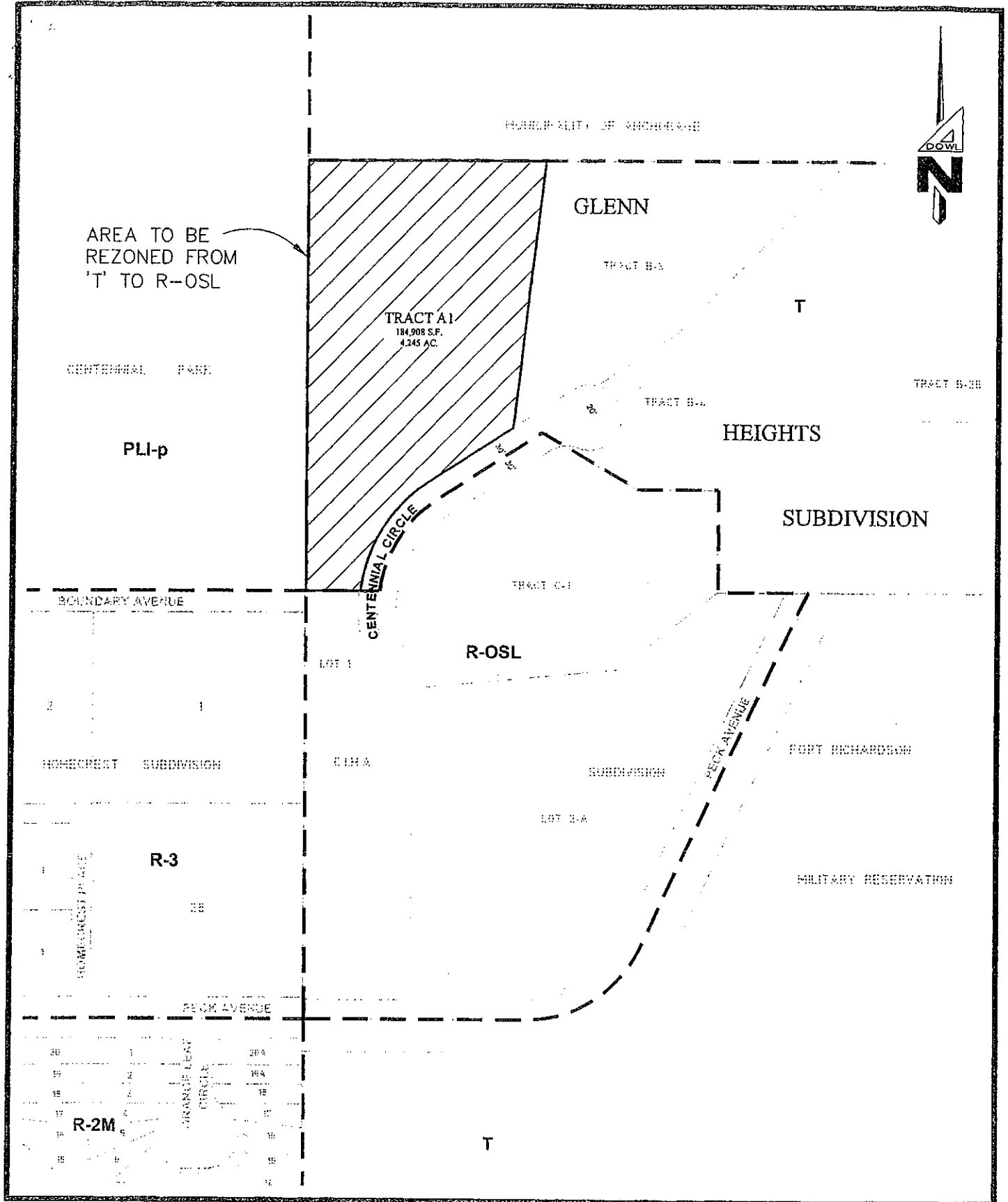
MOA GRID: SW1142

SCALE: 1"=1/2 mi.



VICINITY MAP
EKLUTNA ESTATES
REZONE FROM T TO R-OSL
ANCHORAGE, ALASKA

FIGURE 1



P:\Projects\ID59607\PLANNING\REZONE\REZONE-EKLUTNA ESTATES.dwg 2008-7-11

MOA GRID: SW1142

SCALE: 1"=200'



LOCATION MAP
TRACT A1, GLENN HEIGHTS SUBDIVISION
REZONE FROM 'T' TO R-OSL
ANCHORAGE, ALASKA

FIGURE 2

041



July 14, 2008

Mr. Tom Nelson, Planning Director
Planning Department
Municipality of Anchorage
P O Box 196650
Anchorage, AK 99519-6650

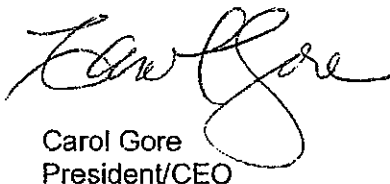
Subject: Letter of Authorization
Tract A-1, Glenn Heights Subdivision

Dear Mr. Nelson:

Cook Inlet Housing Authority is the owner of Tract A-1, Glenn Heights Subdivision, Parcel No. 074-071-15, per Plat 89-0049. The parcel is 184,908 square feet and is located in Anchorage, Alaska.

We authorize DOWL Engineers (DOWL), in accordance with Anchorage Municipal Code 21.20.050.A.7, to act on our behalf in submitting and processing all land use actions for Tract A-1.

Sincerely,



Carol Gore
President/CEO

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

ANCHORAGE, ALASKA
AO No. 2008-_____

**AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY
AMENDING THE ZONING MAP, AND PROVIDING FOR THE
REZONING OF GLENN HEIGHTS SUBDIVISION, TRACT A-1,
FROM "T" (TRANSITION) TO R-O (RESIDENTIAL -OFFICE
DISTRICT); WITH SPECIAL LIMITATIONS; GENERALLY
LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL
CIRCLE AND THE SW 1/4, SECTION 7, T13N, R2W.**

(Mountain View Community Council) (Planning and Zoning Case 2008-xxx)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-O (Residential/Office District) with Special Limitations zone:

Glenn Heights Subdivision, Tract A-1; generally located at the northwest corner of Centennial Circle and the SW ¼, Section 7, T13N, R2W, containing approximately 4.25 acres, as shown on Exhibit "A."

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

1. Permitted uses are restricted to 21.40.130.B.1, B.4., B.7., B.9., B.12., and B.27.
 - a. 21.40.130.B.1: Ssingle family, two family and multiple family dwellings.
 - b. 21.40.130.B.4: Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
 - c. 21.40.130.B.7: Family residential care and twenty-four hour child care and day care facilities.

- d. 21.40.130.B.9: Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, pharmacies, and the like. For purposes of this rezoning "and the like" may include Housing for the Elderly, Handicapped and Disabled as defined by HUD.
 - e. 21.40.130.B.10: Residential care facilities, any size.
 - f. 21.40.130.B.12: Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
 - g. 21.40.130.B.27 Barbershops and beauty shops.
 2. Conditional uses are restricted to 21.40.130.D.1, D.3., D.4., and D.5.
 - a. 21.40.130.D.1: Townhouses, row houses and office buildings built to a common wall at side lot lines.
 - b. 21.40.130.D.3: Off-street parking spaces or structures
 - c. 21.40.130.D.4: Planned unit developments.
 - d. 21.40.130.D.5: Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is orientated to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. Service related commercial uses may include: hair salon and/or barber shop, laundry pick-up, general store, gift shop and pharmacy, intended for the use of residents within the residential development.
 - e. Quasi-institutional housing
 3. Permitted Accessory Uses and Structures
 - a. 21.40.130.C.1: Accessory uses incidental to any of the principal uses listed in subsection B of this section, to include items such as, small financial services, banks, barbershop, beauty shop, medical office, massage therapy, library, computer learning center, physical

fitness/workout area and the like.

- b. 21.40.130.C.5: Antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas as accessory uses to other than residential structures of 6 dwelling units or less as specified in the supplementary district regulations.

Section 3. 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 classification applied by this ordinance were not subject to special limitations.

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezoning approval contained herein shall automatically expire, and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage assembly this ____ day of _____ 2008.

Chair of the Assembly

ATTEST:

Municipal Clerk

STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative that addresses the following standards. Zoning map amendment applications that 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
 - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

The rezone request is consistent with land use patterns in the surrounding neighborhood and general area. Presently, the immediate area surrounding the parcel contains elderly and senior housing and low-rise apartments. The land south and southeast of the property is zoned R-O SL and shares common ownership with the proposed property. The development plans for this parcel will be compatible and will enhance current development in the area.

The concept-approved Land Use Plan Map designates this area as a Medium-Density Residential district. The proposed rezone is consistent with that designation. See the attached narrative for further discussion of compatibility with the Anchorage Bowl Comprehensive 2020 Plan's (ABC 2020 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.

N/A

N/A

- 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.

N/A

- 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.):

- a. Environment

No adverse environmental effects are anticipated.

- b. Transportation

No adverse transportation effects are anticipated.

- c. Public Services and Facilities

No adverse public services and facilities effects are anticipated.

- d. Land Use Patterns

See attached

Note: Surrounding neighborhood = 500-1,000' radius
General Area = 1 mile radius
Community = Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category.

No undeveloped R-O zoned land is in the general area.

3. When would development occur under the proposed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

Construction is proposed to begin in 2009. Public services are available.

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

The ABC 2020 Plan designates the area as medium density residential, which is consistent with the allowed and proposed uses in the proposed zone.

Evergreen Trees

Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
10		Abies balsamea	Scotch Fir	2'-8" H.	DBH	25' Holes

Deciduous Trees

Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
22		Betula papyrifera	Paper Birch	7" Cal.	Narrow triangular	Plant down
4		Picea canadensis	Amur Chamaedorea	7" Cal.	DBH	Plant down, clear trunk to 6" DBH (optional) (note 8)

Shrubs

Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
32		Picea canadensis	Amur Chamaedorea	15-20" Square	Pruned	
67		Picea canadensis	Amur Chamaedorea	24" H.	Pruned	
20		Picea canadensis	Amur Chamaedorea	24" H.	Pruned	
67		Picea canadensis	Amur Chamaedorea	18" H.	Pruned	
18		Picea canadensis	Amur Chamaedorea	30" H.	Pruned	
30		Picea canadensis	Amur Chamaedorea	20" H.	Pruned	

Perennials

Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
12		Anemone	Groundcover	6" pot	Pruned	
240		Anemone	Groundcover	17" o.c.	3" H.	Triangular spacing, 1 hole diameter included
185		Anemone	Groundcover	18" o.c.	3" H.	Triangular spacing, 1 hole diameter included
324		Anemone	Groundcover	12" o.c.	3" H.	Triangular spacing, 1 hole diameter included

Ferns

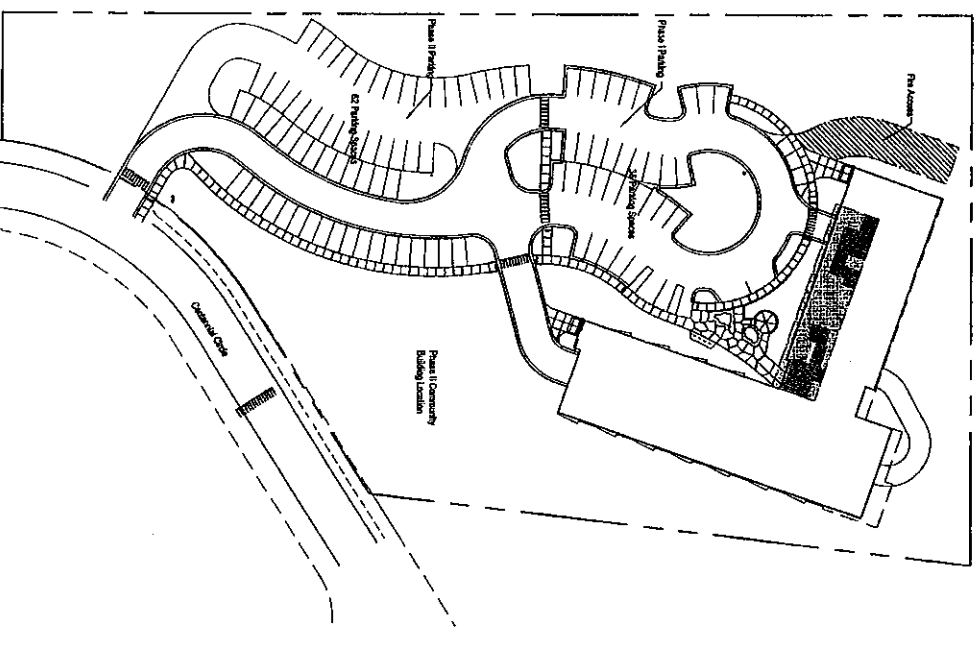
Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
17		Asplenium	Asplenium	24" o.c.	18" H.	Triangular spacing, 5 ferns included
31		Asplenium	Asplenium	18" o.c.	24" H.	Triangular spacing, 5 ferns included

Miscellaneous

Qty.	Symbol	Latin Name	Common Name	Size	Form	Notes
7		Boulder Type A	Boulder Type A	7" Cal.	Narrow triangular	Plant down
7		Boulder Type B	Boulder Type B	7" Cal.	Narrow triangular	Plant down
5		Boulder Type C	Boulder Type C	7" Cal.	Narrow triangular	Plant down
1		Landscape Edging	Landscape Edging	7" Cal.	Narrow triangular	Plant down
1		Erosion Control	Erosion Control	7" Cal.	Narrow triangular	Plant down

General Notes:

1. Refer to sheet L101 for planting notes.
2. All plants shall be nursery grown to meet ANSI Z60.1 or better standards to ANSI Z60.1.
3. All plants shall be installed within 14 days of delivery to site.
4. All plants and trees shall be installed within 14 days of delivery to site.
5. All plants and trees shall be installed within 14 days of delivery to site.



Overall Site Plan

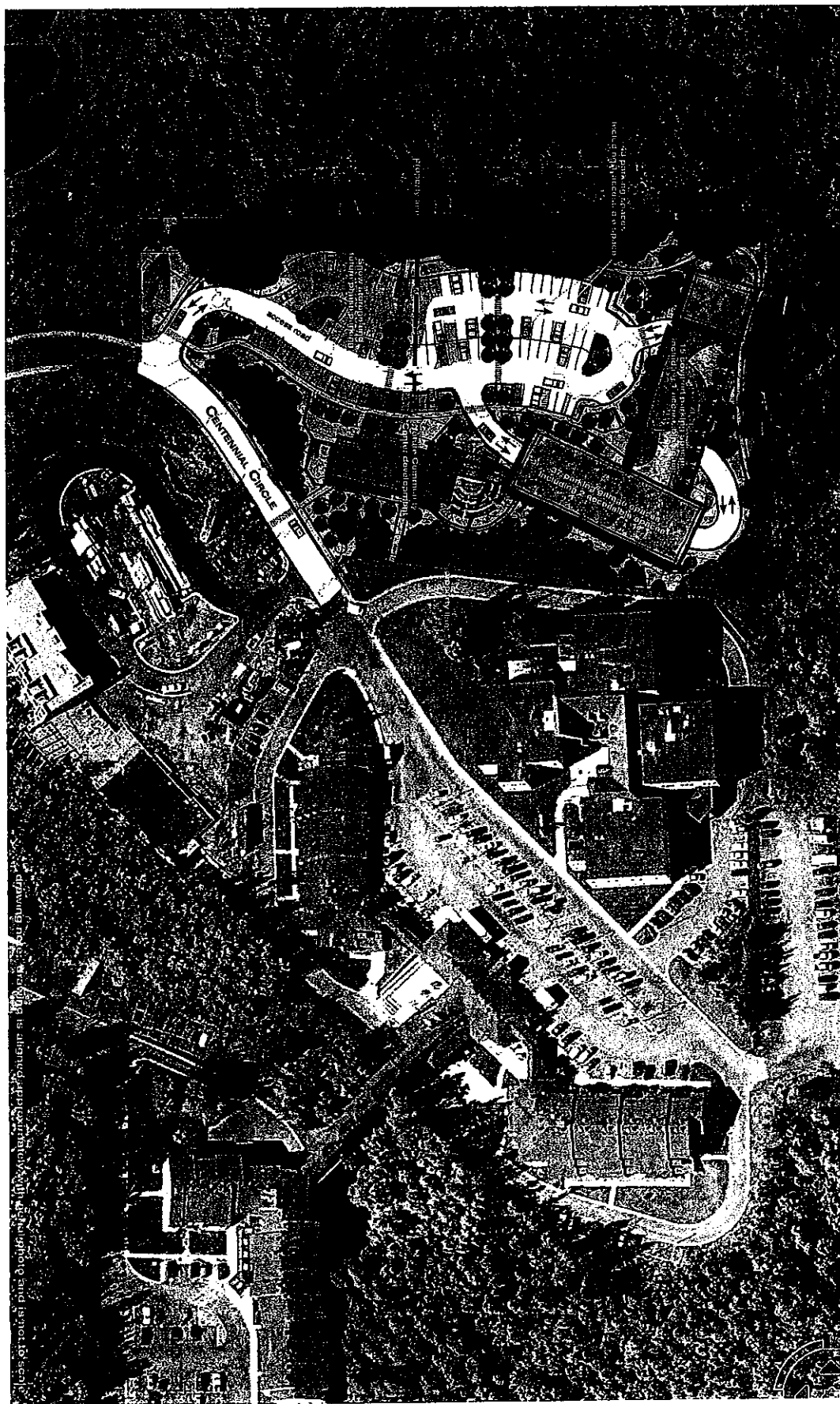
SCALE: 1" = 40'

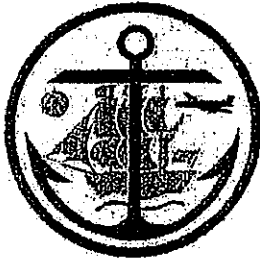


EKLUTNA ESTATES APARTMENT COMPLEX
 COOK INLET HOUSING AUTHORITY
 LANDSCAPE SITE PLAN

PROJECT TITLE: EKLUTNA ESTATES APARTMENT COMPLEX
 OWNER: COOK INLET HOUSING AUTHORITY
 SHEET TITLE: LANDSCAPE SITE PLAN
 DATE: 2008.07.02
 PROJECT NO.: 08087
 DESIGNED BY: J. R. [Name]
 CHECKED BY: J. R. [Name]
 APPROVED BY: J. R. [Name]

DATE: 2008.07.02
 SHEET: 10 OF 100



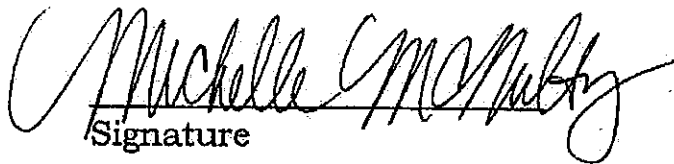


AFFIDAVIT OF POSTING

Case Number: 2008-125

I, Michelle McNulty, 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 Zoning Map Amendment. The notice was posted on September 4, 2008 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.

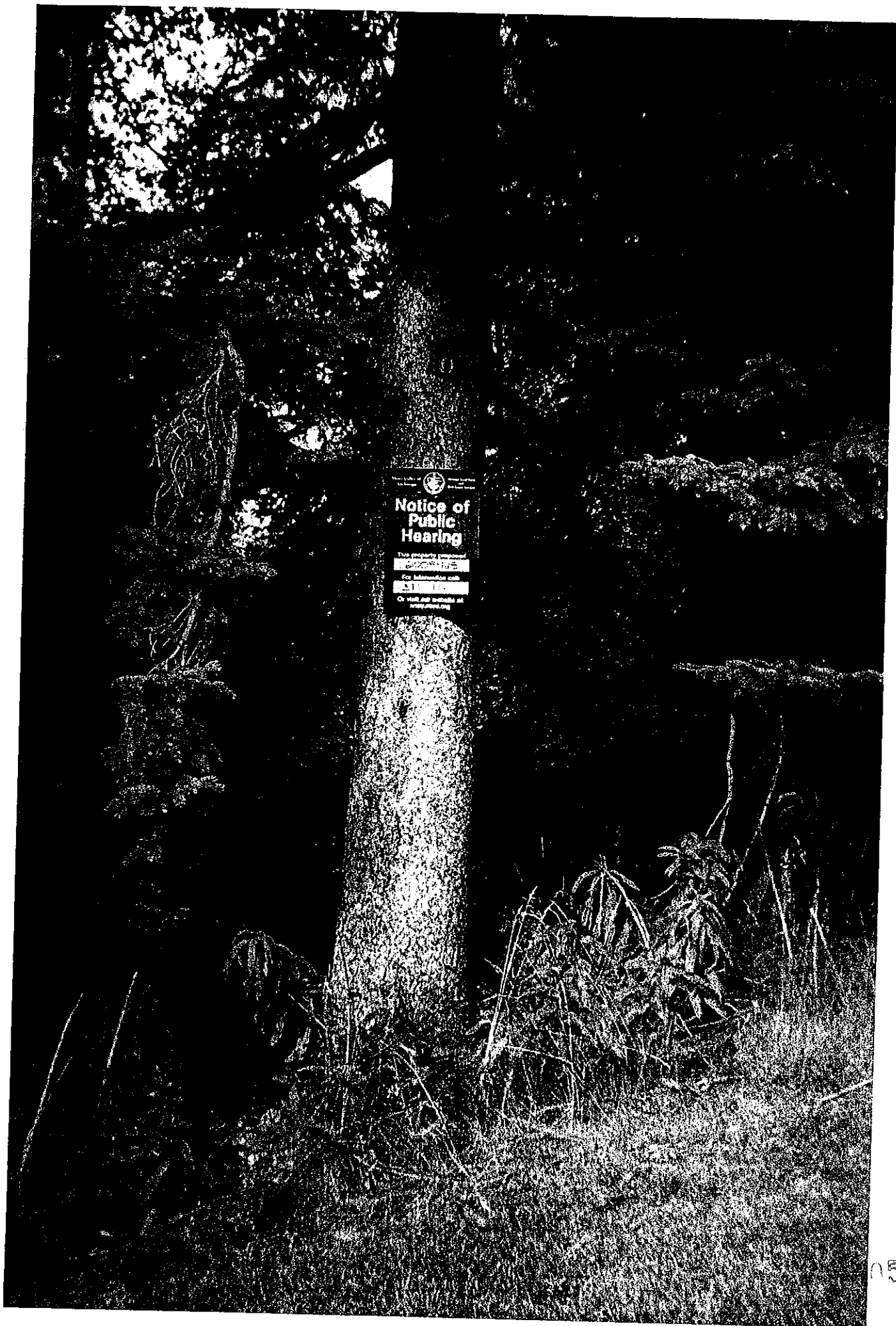
Affirmed and signed this 4 day of September, 2008


Signature

LEGAL DESCRIPTION

Tract or Lot A1
Block
Subdivision Glenn Heights





**Notice of
Public
Hearing**
The property proposed
for the
For information call
On all the details at

**PLANNING & ZONING
COMMISSION
MEETING**

September 29, 2008

**Supplemental Comments
Received After Packet Delivery**

**G.2., Case 2008-125
Rezoning to R-OSL Residential-
office district with special
limitations**

Double-sided

TO: MOA Planning Department
Assembly Members Ossiander and Starr
Jeff Judd, Vice President, Cook Inlet Housing Authority

FROM: Mary Pedlow, President Northeast Community Council
334-9882 or 632-6135

SUBJECT: Rezoning to R-OSL Residential-Office district with special limitations
Case: 2008-125

DATE: September 23, 2008

SEP 26 2008

On Sept 18, 2008, Mr. Jeff Judd with Cook Inlet Housing Authority presented a proposal to create a community center and additional housing project at the end of Peck adjacent to their other housing. They want to divide the lot into two lots and rezone from T to RO-SL. The discussion ended with the following motion:

Motion voted on: "NECC approves the replat of 4.5 acres in Eklutna Estates Senior Housing Development to allow the construction of a community center. We also approve of the rezoning from T (transitional) to RO-SL for both the housing and community center."

The motion in support of the above recommendations passed with a vote of 20 in favor, 1 opposed, and 7 abstaining.

Please ensure this motion is included in your proposal to the Planning and Zoning Commission regarding changes to the proposed replat in Eklutna Estates.

Please contact me if you have questions.

mlpedlow

Mary Pedlow, President

STATE OF ALASKA

SARAH PALIN, GOVERNOR

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

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

September 19, 2008

RE: MOA Zoning Review

SEP 24 2008

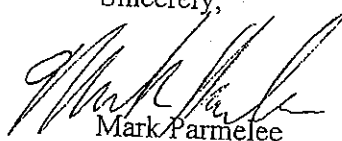
Mr. Jerry Weaver, Platting Officer
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

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

2008-122; Tudor Centre; Southcentral Foundation
2008-125; Glenn Heights Subdivision; Cook Inlet Housing Authority
2008-126; Hanson Acres #1; Harbottle
2008-127; Title 21 for Wind Energy Conversion Systems; All Community Councils
2008-129; Alyeska Basin #7 Subdivision; West Alta Holdings, LLC
2008-130; Birchwood Spur Road; Eklutna Inc.
2008-131; Eklutna-Chugiak Site; Eklutna Inc.

Sincerely,



Mark Parmelee
Area Planner

/mm

Scott Thomas, P.E. Regional Traffic Engineer

Content ID: 007073**Type:** Ordinance - AO

Title: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.24 ACRES, FROM T (TRANSITION) TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS FOR GLENN HEIGHTS SUBDIVISION, TRACT A-1; GENERALLY LOCATED NORTHEAST OF BOUNDARY AVENUE AND NORTHWEST OF PECK AVENUE.

Author: weaverjt

Initiating Dept: Planning

Description: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.24 ACRES, FROM T (TRANSITION) TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS

Date Prepared: 11/5/08 1:36 PM

Director Name: Tom Nelson

Assembly Meeting Date: 11/25/08

Public Hearing Date: 1/6/09

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	11/14/08 10:40 AM	Exit	Heather Handyside	Public	007073
MuniMgrCoord_SubWorkflow	11/14/08 10:40 AM	Approve	Heather Handyside	Public	007073
MuniManager_SubWorkflow	11/14/08 10:27 AM	Approve	Michael Abbott	Public	007073
Legal_SubWorkflow	11/7/08 6:55 PM	Approve	Rhonda Westover	Public	007073
Finance_SubWorkflow	11/7/08 4:24 PM	Approve	Sharon Weddleton	Public	007073
OMB_SubWorkflow	11/7/08 9:55 AM	Approve	Wanda Phillips	Public	007073
ECD_SubWorkflow	11/6/08 7:22 PM	Approve	Jennifer Allen	Public	007073
Planning_SubWorkflow	11/6/08 6:01 PM	Approve	Tom Nelson	Public	007073
AllOrdinanceWorkflow	11/5/08 1:40 PM	Checkin	Jerry Weaver Jr.	Public	007073