

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: December 2, 2008

CLERK'S OFFICE

APPROVED
Date: 1/6/09 Anchorage, Alaska
AO 2008-128

AN ORDINANCE REPEALING ANCHORAGE ORDINANCES 82-201 AND 2000-62 CONCERNING TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION, AND AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.82 ACRES, FROM R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO MODIFY THE MAXIMUM BUILDING HEIGHT FROM TWO TO THREE STORIES, FOR TRACT D-1A AND D-5A, TUDOR CENTER SUBDIVISION, GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND EAST OF ELMORE ROAD.

(University Area Community Council) (Planning and Zoning Commission Case 2008-122)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinances 82-201 and 2000-62 are hereby repealed as applied to Tracts D-1A and D-5A, Tudor Center Subdivision.

Section 2. The zoning map shall be amended by designating the following described property as R-O SL (Residential Office) with special limitations zone:

Tracts D-1A and D-5A, Tudor Center Subdivision, containing approximately 2.82 acres as shown on Exhibit "A."

Section 3. This zoning map amendment is subject to the following:

1) Permitted Principal Uses and Structures:

- a) Single-family, two-family and multi-family dwellings.
- b) Hotels, motels, and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be from streets of class 1 or greater designation on the Official Streets and Highways Plan. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is

permitted subject to the administrative site plan review standards in section 21.50.500.

- c) Private clubs and lodges. Uses involving the sale, dispensing or service of alcoholic beverages may be allowed by conditional use only.
- d) Parks, playgrounds and playfields, and municipal buildings in keeping with the character of the district.
- e) Museums, historic and cultural exhibits, libraries, and the like.
- f) Family residential care, and 24-hour child care and day care facilities.
- g) Public, private, and parochial academic schools, subject to a public hearing site plan review in accordance with section 21.15.030.
- h) Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like.
- i) Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
- j) Accounting, auditing, and bookkeeping services.
- k) Engineering, surveying, and architectural services.
- l) Attorneys and legal services.
- m) Real estate services and appraisers.
- n) Stock and bond brokerage services.
- o) Insurance services.
- p) Photographic services.
- q) Banks, savings and loan associations, credit unions and similar financial institutions.
- r) Private employment agencies, placement services, and temporary personnel services.
- s) Headquarters or administrative offices for such charitable or eleemosynary organizations such as the Red Cross, Tuberculosis

Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts, and similar quasi-public organizations of a noncommercial nature.

t) Veterinary clinics provided that such activities shall be conducted within a completely enclosed building.


2) Maximum height of structures. Maximum height of structures shall not exceed three stories.


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

Section 5. 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

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008-128

Title:

An Ordinance of the Anchorage Assembly repealing Ordinances 82-201 and 2000-62 concerning Tracts D-1A and D-5A, Tudor Center Subdivision, and amending the zoning map and providing for the rezoning of approximately 2.82 acres, from R-O SL (Residential Office) with special limitations to R-O SL (Residential Office) with special limitations to modify the maximum building height from two to three stories, for TRACTS D-1A and D-5A, Tudor Center Subdivision, generally located north of Tudor Centre Drive and east of Elmore Road.

Sponsor:

MAYOR

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>
Operating Expenditures				
1000 Personal Services				
2000 Non-Labor				
3900 Contributions				
4000 Debt Service				
TOTAL DIRECT COSTS:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Add: 6000 Charges from Others				
Less: 7000 Charges to Others				
FUNCTION COST:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezone should have no significant impact on the public sector. No additional public improvements are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

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

Prepared by: Jerry T. Weaver Jr.

Telephone: 343-7939

Validated by OMB: _____

Date:

Approved by: _____

Date:

(Director, Preparing Agency)

Concurred by: _____

Date:

(Director, Impacted Agency)

Approved by: _____

Date: _____

(Municipal Manager)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 819-2008

Meeting Date: December 2, 2008

FROM: MAYOR

SUBJECT: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY REPEALING ORDINANCES 82-201 AND 2000-62 CONCERNING TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION, AND AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.82 ACRES, FROM R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO MODIFY THE MAXIMUM BUILDING HEIGHT FROM TWO TO THREE STORIES, FOR TRACT D-1A AND D-5A, TUDOR CENTER SUBDIVISION, GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND EAST OF ELMORE ROAD.

On September 29, 2008, the Planning and Zoning Commission recommended approval to rezone the subject property, consisting of 2.82 acres, from R-O SL to R-O SL, to modify the maximum height of structures from two stories to three stories. The petitioner is Southcentral Foundation, and the property is located north of Tudor Center Drive behind the Alaska Native Medical Center.

Southcentral Foundation is an Alaska Native-owned healthcare organization serving Alaska Native and American Indian people living in Anchorage, the Mat-Su Valley, and 60 rural villages. They have consolidated many of the outpatient services to the campus of the Alaska Native Medical Center hospital, and plan to construct and operate an adolescent health care facility on the subject site with a building height of three stories.

The subject property consists of two parcels. Tract D-1A is affected by AO 2000-62; Tract D-5A is affected by AO 2000-62 and AO 82-201 (due to prior platting and zoning actions). The ordinances are similar with regard to special limitations uses and maximum height, but apply to different platted lot configurations and legal descriptions. Approving this ordinance will result in repealing AO 2000-62 and AO 82-201 as it affects the two subject parcels.

Both AO 1982-201 and AO 2000-62 have a special limitation limiting the height of buildings to two stories within 650 feet of the eastern boundary of the original 80-acre subdivision. The limitation came from a failed attempt in the early 1970s to rezone the property to I-2 (Light Industrial) for gravel extraction purposes. The 650-foot area was posed as a special limitation intended to serve as a height transition buffer between the industrial and residential uses. Later, when R-O SL zoning was approved for a mixed use residential-business center, the two-story height limitation within the 650-foot transition area was included in the ordinances. No residential uses ever developed within the 650-foot area. Over the years, the master development plan changed from a business park to a medical-office campus which is zoned B-3 (General Business).

The Planning and Zoning Commission determined that the two story height limitation was applied years ago for reasons related to gravel extraction. A three-story development is small in magnitude compared to uses that had originally been anticipated. Since that time, much more compatible uses have been developed adjacent to the residential uses. There is a large public park to the north with two paths along the creek and is a wooded area. The Commission concluded that a change to the height limitation of three stories has no direct or significant impact and/or effect upon the surrounding area or uses.

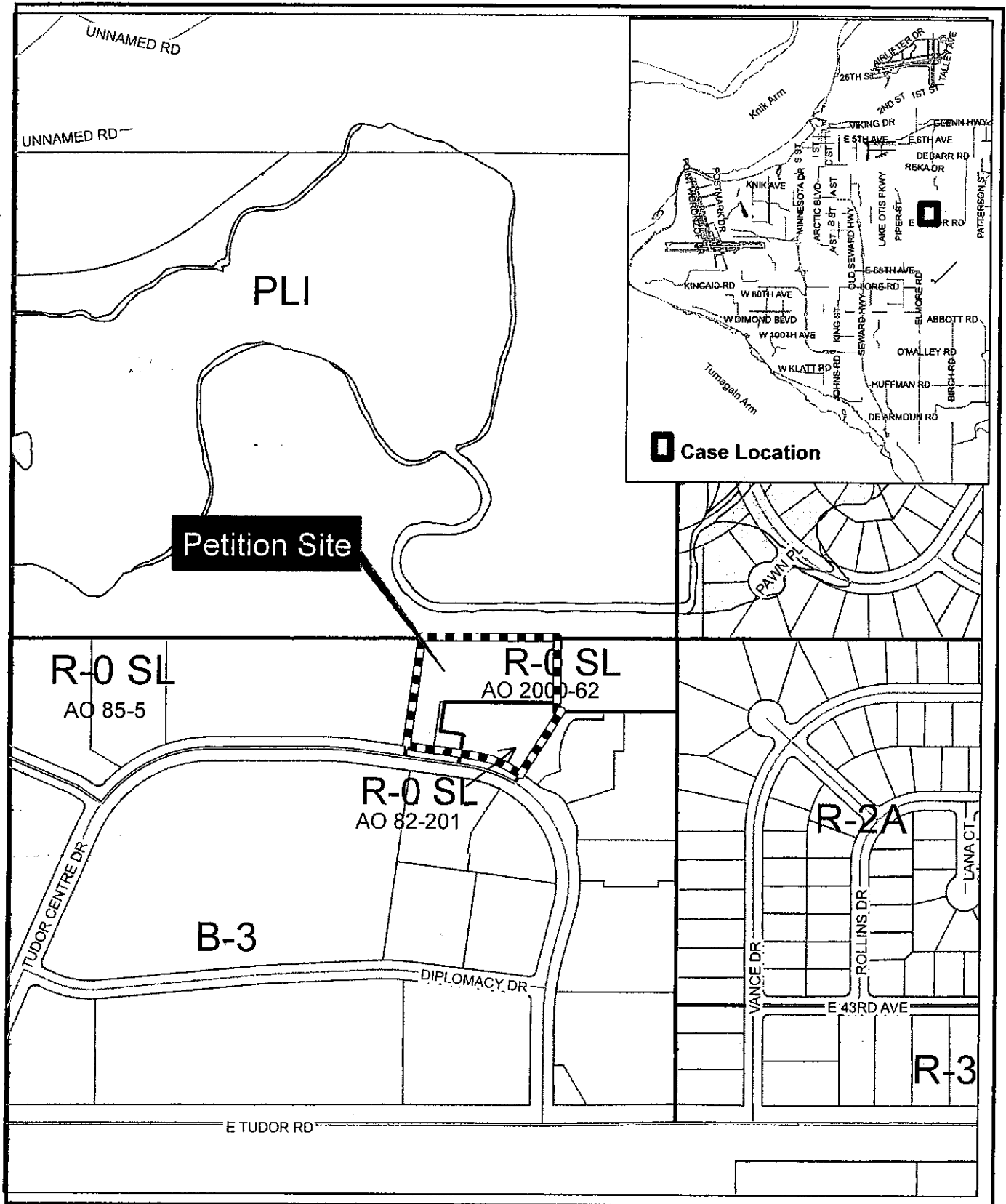
This rezoning to modify the height special limitation is generally consistent with the *Anchorage 2020 Comprehensive Plan* and meets the AMC 21.20.090 rezoning standards.

The Planning and Zoning Commission recommended APPROVAL of the subject rezone request by a unanimous vote.

THE ADMINISTRATION CONCURS WITH THE PLANNING AND ZONING COMMISSION RECOMMENDATION FOR REPEAL AND REZONING.

Prepared by:	Jerry T. Weaver Jr., Zoning Administrator, Planning Dept
Approved by:	Tom Nelson, Director, Planning Department
Concur:	Mary Jane Michael, Executive Director, Office of Economic and Community Development
Concur:	James Reeves, Municipal Attorney
Concur:	Michael K. Abbott, Municipal Manager
Respectfully submitted,	Mark Begich, Mayor

(Case 2008-122; Tax I.D. Number 008-011-61; -62)



Municipality of Anchorage
Planning Department
Date: October 22, 2008

Flood Limits
 100 Year
 500 Year
 Floodway

0 360 720 Feet



MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-069

A RESOLUTION APPROVING A REZONING FROM R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL-OFFICE) WITH SPECIAL LIMITATIONS TO MODIFY THE MAXIMUM BUILDING HEIGHT SPECIAL LIMITATION FROM TWO TO THREE STORIES, FOR TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION, CONSISTING OF 2.82 ACRES; GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND EAST OF BRAGAW STREET.

(Case 2008-122; Tax I.D. No. 008-011-61;-62)

WHEREAS, a request has been received from Southcentral Foundation, petitioner, and DOWL Engineers, representative, to rezone R-O SL to R-O SL to modify the special limitation from two stories to three stories, for Tracts D-1A and D-5A, Tudor Center Subdivision, consisting of 2.82 acres; generally located north of Tudor Centre Drive and east of Bragaw Street; and

WHEREAS, notices were published, posted, twenty-seven (27) 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. The subject property is a part of a former 80-acre parcel and resource extraction area that had subsequently been rezoned and subdivided for a development as a business park. The intent was to reclaim the previously existing resource extraction area and replace it with a combination of offices and residential developments. Development began with a five-story office building at the northwest corner of Tudor Road and Tudor Center Drive. Development stalled, in part due to the turn in the economy. In 1988, most of the site was purchased by the United States Government for development of a new Alaska Native Services, Alaska Native Medical Center hospital. Southcentral Foundation has consolidated many of its outpatient services to this hospital campus, and is planning to construct and operate an adolescent health care facility on the subject site. The petitioner wishes to increase the building height of the new facility from two to three stories.
2. At its September 3, 2008 meeting the University Area Community Council voted unanimously to support modifying the height limitation not to exceed three stories.
3. Based on the pattern of past zoning and platting of the original 80-acre parcel, and subsequent subdividing, the subject property is affected by split lot zoning. This rezone will result in the repeal of AO 1982-201,


which applies to Tract D-5A, and AO 2000-62, which applies to Tract D-1A. All other conditions of the pre-existing zoning ordinances are proposed to remain in place.

4. Both AO 1982-201 and AO 2000-62 have a special limitation limiting the height of buildings to two stories within 650 feet of the eastern boundary of the subdivision stemming from an early 1970's failed attempt to rezone the property from Unrestricted to I-1 and I-2 for gravel extraction purposes, and later, to R-O to allow mixed residential with hotels, hospitals, and office uses. No residential ever developed. Development of the 80-acre parcel as a business park stalled, and with the sale of the property to the US Government, ultimately the master development plan changed from a business park to a medical-office campus. As the zoning and development of the 80-acre tract developed over time, building heights also changed.
5. This zoning amendment, to modify height from two to three stories, will provide a height transition from the residential area to the east to the west where a six-story height is allowed. The Commission determined that the height limitation of three stories has no obvious effect on the surrounding area.
6. The Commission concluded that the two story height limitation was applied years ago for reasons related to the gravel extraction. Since that time, much more compatible uses have been developed on the original 80-acre site. The addition of one story is small in magnitude compared to what was anticipated by nearby property owners.
7. The subject property is separated from residential development to the east by another tract developed with a day care use. If the petition site were directly adjoining residential property it might be a concern. The adjacent park to the north is large, and while there are two paths along the creek, this is a wooded area. A third story will not significantly impact surrounding uses.
8. The property is classified Commercial in the 1982 General Land Use Map and as a Major Employment Center, Redevelopment/Mixed use Area in the Anchorage 2020 Plan. The 2003 U-Med Framework Master Plan classifies the property as Mixed-Use Commercial. This rezone and development proposal is generally consistent with the Comprehensive Plan, and meets the AMC 21.20.090 rezoning standards.

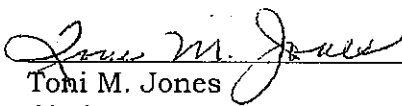
9. The Commission recommended approval of the request by a unanimous vote, 6-yes, 0-no.
- B. The Commission recommends to the Anchorage Assembly to rezone the subject property from R-O SL to R-O SL, to modify the special height limitation from two stories to three stories, for Tracts D-1A and D-5A, Tudor Center Subdivision, consisting of 2.82 acres; generally located north of Tudor Centre Drive and east of Bragaw Street to R-OSL; and recommend to the Anchorage Assembly that Assembly Ordinances 82-201 and 2000-62 be repealed as they affect the two subject lots.

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 10th day of November, 2008.



Tom Nelson
Secretary



Toni M. Jones
Chair

(Case 2008-122; Tax I.D. No. 008-011-61;-62)

ma

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

PASSED

COMMISSIONER PHELPS noted that he would depart at 10:30 p.m.

F. REGULAR AGENDA – None

G. PUBLIC HEARINGS

1. **2008-122** Southcentral Foundation. A request to rezone approximately 2.82 acres from R-O SL (residential office with special limitations) to R-O SL(residential office with modified special limitations) to allow for a maximum building height of three stories. Tudor Centre Subdivision, Tracts D-1A & D-5A. Generally located north of Tudor Centre Drive behind the Alaska Native Medical Center.

Staff member ANGELA CHAMBERS stated this site is part of a former 80-acre parcel that was, at one time, a natural resource extraction area. It has since been subdivided for development, primarily as a medical/office complex business park. The intent at the time of the rezone was to reclaim the previously existing resource extraction area and replace it with a combination of offices and residential developments. In 1988 most of the site was purchased by the US Government for development of a new Alaska Native Services, Alaska Native Medical Center hospital. Southcentral Foundation has consolidated many of its outpatient services to this hospital campus, and is planning to construct and operate an adolescent health care facility on the subject site, which is permitted in the exiting zoning district. The site is made up of two tracts with R-O SL zoning and has a height limitation of two stories within 650 feet of the eastern boundary of the subdivision. The 650-foot requirement stems from an early 1970's attempt to rezone the property from unrestricted to I-1 and I-2 when the property was used for gravel operations and this property was considered far away from the developed part of town. Ultimately, the area was zoned I-1 and I-2, but the northern 200 feet of the tract was zoned R-3, keeping the operation 650 feet from the eastern boundary. There were no special limitations attached to this

rezoning. No residential development occurred on this property and it is not likely to occur. The development of Tudor Center as a business park stalled, and the new owners changed the master development plan from a business park to a medical-office campus. The petitioner proposes to change the height limitation from two stories to three stories to allow for development and construction of a hospital on the subject property. This rezone will result in the repeal of AO 82-201, which applies to Tract D-5A, and AO 2000-62, which applies to Tract D-1A. All other conditions of the pre-existing zoning ordinances are proposed to remain in place. She noted that page 4 of the packet gives a clear overview of the site. The northeast corner of the Tudor Centre development has been developed. There have been concerns over the years with the height impact on surrounding uses. There is unlimited height outside of the R-O SL area. This area has been long established with a recent development of a childcare center. There have also been long-established buffers between the park area and the neighborhood to the east. There is also a topographic difference to many of the neighborhood to the east. The Department believes that the change in number of stories permitted will have negligible, if any, impact on the surrounding area.

COMMISSIONER PEASE found the history on this site confusing and was unable to find the reason for the two-story height limitation. She believed some parts of this site have a 6-story height limitation. MS. CHAMBER explained that there had been a gravel operation and the intent was to separate that use as much as possible from residential uses. The intent was to make the gravel operations more palatable. The Department only reviews the request as presented by the petitioner when a rezone request is submitted, so many of the conditions were carried over as various rezones occurred. As the property has developed over time, there was no concern with the height limitations, until the master plan unfolded. With the build-out of the residential and of the medical/office complex it has been determined that the height limitation of two stories has no obvious effect on the surrounding area. This request would allow an additional story of height, but it will not be noticeably different than other development on the overall site, many of which have much greater height. There is also a grade differential between the petition site and the neighborhood, as well as a tree buffer to the northeast by virtue of the park.

COMMISSIONER WEDDLETON asked what is a an eleemosynary organization. MS. CHAMBERS replied that this term refers to a

nonprofit organization. COMMISSIONER WEDDLETON asked why the request is for three stories and not five or six. MS. CHAMBERS responded that height limitations can be imposed to create a tiered effect between disparate uses. With the other restrictions on development of this site, as well as cost considerations, the Department does not feel it is necessary on this site.

COMMISSIONER PEASE confirmed that the Division of Parks did not make comment on the petitioner's request. MS. CHAMBERS replied that this is the case. She has spoken with people at the Parks Department, but had nothing in writing.

The public hearing was opened.

MARYELLEN TUTTELL, representing the petitioner, expressed appreciation to the Commission for considering this rezone application. The zoning on this site predates the current *Comprehensive Plan*, which identifies University-Medical (U-Med) District as a major employment center. This property has developed over time into a major medical/office facility. Southcentral Foundation provides a variety of health and social services in this area and wishes to expand in their campus to provide an adolescent health facility. Southcentral Foundation has a good relationship with its neighbors, thus there is support by the University Area Community Council for this project. Southcentral Foundation has a history of constructing high quality facilities and operating them in a manner that results in this good relationship. The requested height is consistent with the area and it provides a transition from the residential area to the east to the west where a six-story height is allowed. The parcel between this parcel and the residential parcel is constructed at one story. It also provides transition from the park to the north to the five-story Alaska Native hospital facility to the south and would be consistent with the three-story development to the west.

COMMISSIONER JOSEPHSON asked if the nature of the use is adolescents with medical problems. MS. TUTTELL replied that it is an adolescent psychiatric health facility. COMMISSIONER JOSEPHSON asked for discussion of the security offered at the facility. MS. CHAMBERS called for a point of order, noting that this is a rezoning and the use by-right in this zoning district. COMMISSIONER JOSEPHSON understood there would be a site review. MS. CHAMBERS replied that a site review is required if a conditional use is required, but she believed this could be a by-right use.

LORNA NOSS stated she is interested in purchasing a residential home adjacent to this site. She was curious how much this rezoning would affect

the value of the property. She thought that having a home exposed to a commercial use rather than a wooded area would reduce its value because of noise and visual impact. She asked how she could find out what impact would exist on the home in which she is interested. VICE CHAIR ISHAM felt that a realtor would be able to provide that information. MS. NOSS explained she is dealing directly with the owner. VICE CHAIR ISHAM stated that the Commission is not privy to that information. MS. NOSS indicated that the Commission's action will affect the value of property in the area. VICE CHAIR ISHAM explained that the Commission makes its decision based on its purview, the information it receives, and to testimony that is given. MS. NOSS indicated that snow has been stored on this site in the past and she would question where snow would now be stored. VICE CHAIR ISHAM was not aware of a proposed snow storage location.

COMMISSIONER EARNHART noted that the petitioner can already build a two story building on this location without the approval of the Commission and the only change before the Commission is to allow a third story. MS. NOSS stated that there is a bike trail and a creek and both would be affected. COMMISSIONER EARNHART asked how three stories would be worse than two stories. MS. NOSS replied that it would be visually more intrusive.

COMMISSIONER WEDDLETON asked the location of the house in question. MS. NOSS replied that it is on Pawn Place. COMMISSIONER WEDDLETON asked what is the view from that home. MS. NOSS replied that it has a direct view of the petition property. COMMISSIONER WEDDLETON asked what is the location of the trail. MS. NOSS replied that it is located due east. MS. CHAMBERS noted that page 4 of the packet shows the creek. She added that economic value is not a criteria for rezoning. The applicable criteria are intended to provide locations for appropriate uses throughout the municipality and to mitigate incompatible uses. The creek is north of the petition site and Pawn Place is at a diagonal from the petition site. There are also trails in the park area. The Department has looked at the shadow impact and the visual impact of the proposed building. This property has the lowest height restriction at the southeast corner only because of the time it was zoned the intent was to have a transitional area. The area is now built out. An additional story is not an impact on the trail, which is some distance away.

VICE CHAIR ISHAM asked if Ms. Noss is considering purchasing the property on Pawn Place or owns it. MS. NOSS replied that she is negotiating with the current owners.

In rebuttal, MS. TUTTELL noted that photographs of the area are included on pages 32 through 37 of the packet. There is quite a bit of vegetation between Pawn Place and the petition site. She displayed an enlarged photograph of the new one-story day care development and explained that the petition site is further to the west. She discussed a photograph of the three-story building to the west. She also discussed a photograph showing the vegetation on University Lake Park that provides buffer to the residential area and the petition site.

The public hearing was closed.

COMMISSIONER PEASE moved for approval of a rezoning from R-O SL to R-O SL in order to amend the two-story height limitation established by AO 2000-62, A.O. 82-201, and AO 80-156. COMMISSIONER EARNHART seconded.

COMMISSIONER PEASE felt this was a fairly straightforward case. She commented that a height limitation was applied years ago for reasons related to the gravel extraction. Since that time, much more compatible uses have been developed on the larger site. The addition of one story is small in magnitude compared to what was anticipated by nearby property owners. The corner of the park is well vegetated and provides visual screening for the residential development in the Pawn Place/ Wesleyan Drive area. It is unfortunate that the Park Department did not provide comment, but the Planning Department has referenced their analysis of shadow effects and visual effects.

COMMISSIONER EARNHART clarified that there is an entire platted lot to the east of the petition site and it does not directly adjoin residential properties. If the petition site were directly adjoining residential property, one additional story might be a concern. The adjacent park to the north is large and, while there are two paths along the creek, this is a wooded area. He did not think that adding a third story would significantly impact surrounding uses.

COMMISSIONER JOSEPHSON supported this motion, finding that the rezoning is confined in its size and benign in its effect.

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

PASSED

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
PLANNING STAFF ANALYSIS
REZONING

DATE: September 29, 2008

CASE NO.: 2008-122

APPLICANT: Southcentral Foundation, Owner
DOWL Engineers, Representatives

REQUEST: To rezone 2.81 acres from R-O SL to R-O SL
(Residential Office) in order to amend the two story
height special limitation established by AO 2000-
62, A.O. 82-201, and AO 80-156

LOCATION: Tracts D-1A and D-5A, Tudor Center Subdivision,
generally located north of Tudor Centre Drive and
east of Bragaw Street.

SITE ADDRESS: 4105 Tudor Center Drive

**COMMUNITY
COUNCIL:** University Area

TAX NUMBER: 008-011-61; -62/Grid SW1736

ATTACHMENTS:

1. Zoning Analysis & Location Maps
2. Historical Maps and As-built Surveys
3. Department, Agency and Public Comments
4. Application
5. Affidavit of Notice Posting
6. Historical Information

RECOMMENDATION SUMMARY: Approval.

SITE:

Acres: 2.82 acres

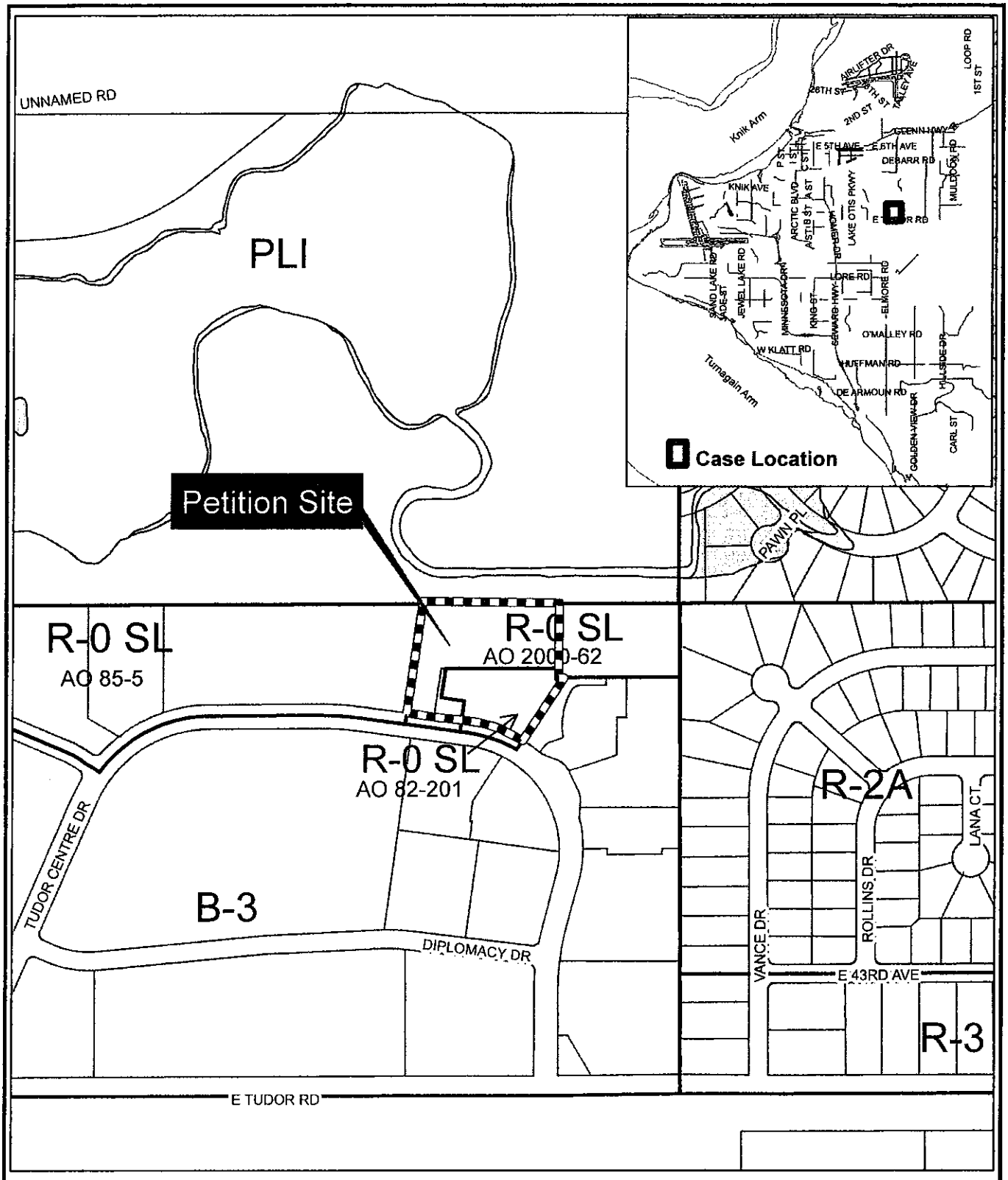
Vegetation: Commercial Landscaping

Zoning: R-O SL

Topography: Generally level

Existing Use: Office Building; vacant

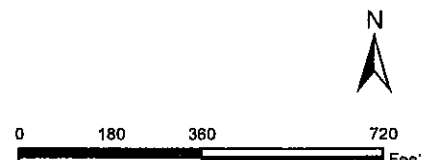
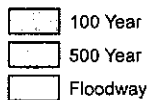
Soils: Public Water and Sanitary Sewer Available



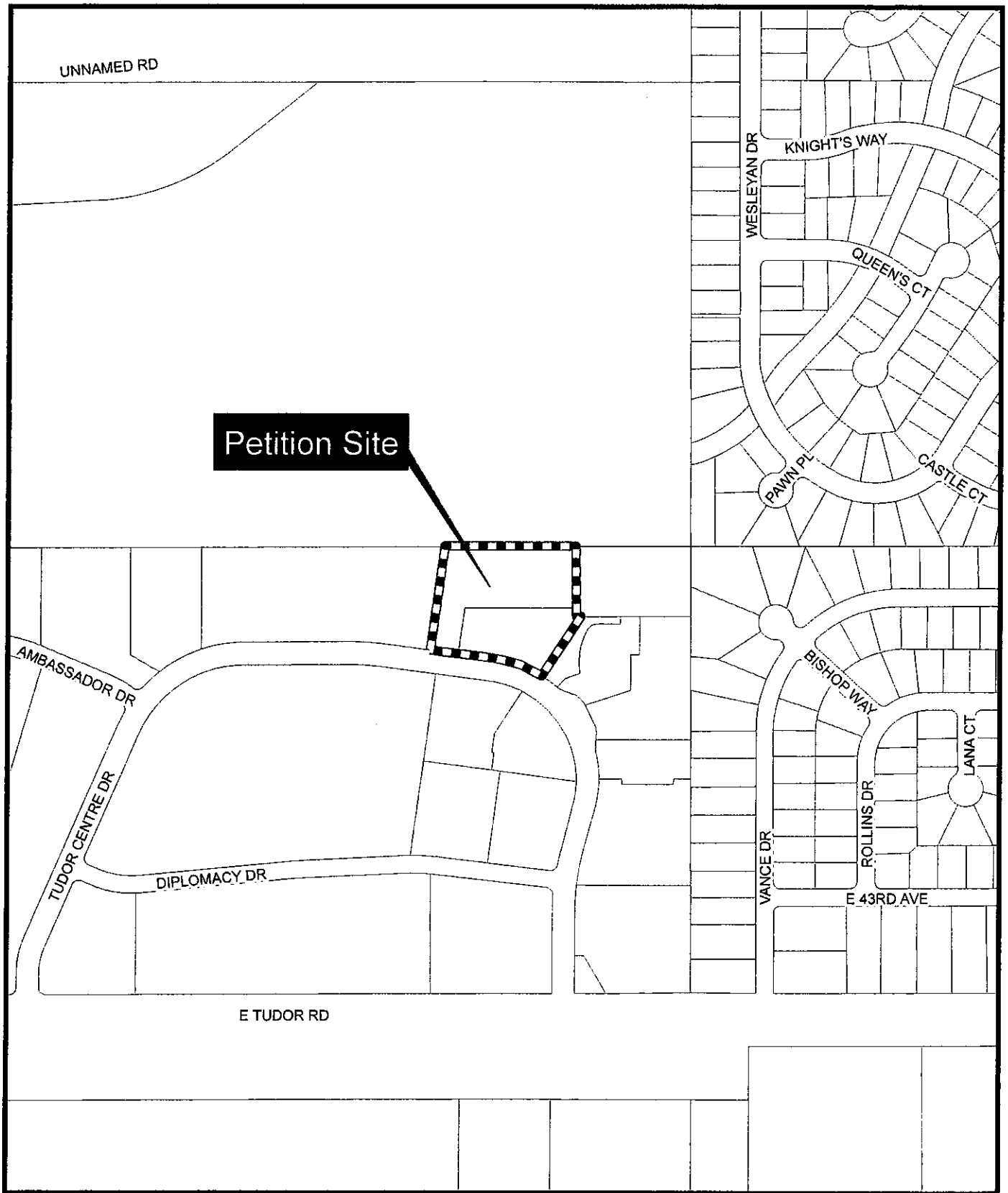
Municipality of Anchorage
Planning Department

Date: August 18, 2008

Flood Limits



2008-122



Municipality of Anchorage
Planning Department

Date: August 18, 2008

Single Family

Multi-Family



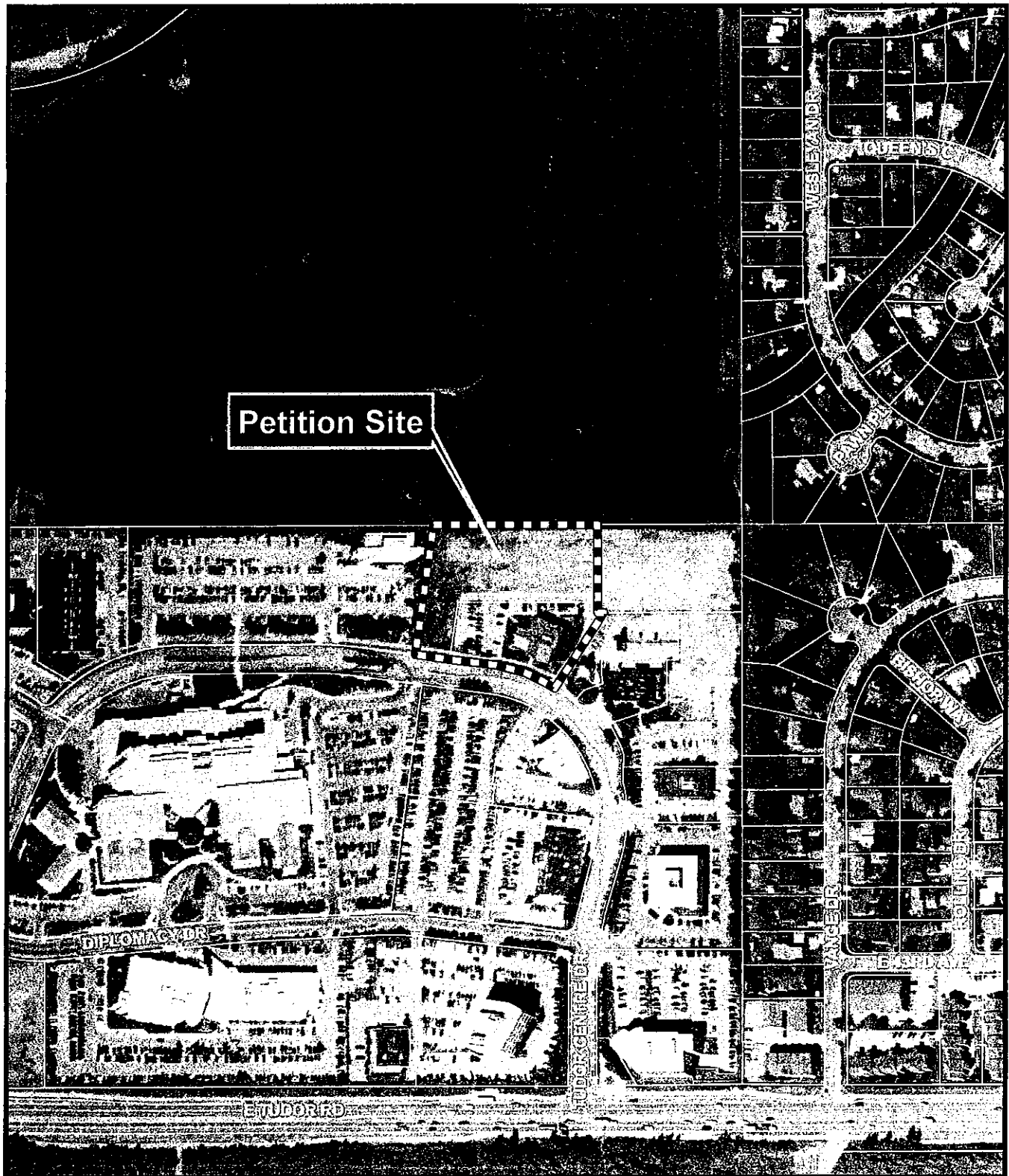
Mobile Home Park

012



0 350 700 Feet

2008-122



Municipality of Anchorage
Planning Department
Date: August 18, 2008

0 270 540 Feet



013

COMPREHENSIVE PLAN:

1982 General Land Use Classification

Classification: Commercial
Density: N/A

Anchorage 2020

Land Use Policy Map Major Employment Center, Redevelopment/Mixed-use Areas

2003 U-Med Framework Master Plan

Classification: Mixed-Use Commercial

SURROUNDING AREA

	<u>NORTH</u>	<u>EAST</u>	<u>SOUTH</u>	<u>WEST</u>
Zoning:	PLI	R-O SL/R-2A	B-3	R-O SL
Land Use:	Vacant	Residential	Commercial and Office	Vacant

PROPERTY AND REPEATED HISTORY

01-31-72	R-3 GAAB OR 7-72	Greater Anchorage Area Borough Ordinance 7-72 rezoned approximately the north 200 feet of the subject property from U (Unrestricted) to R-3. Note: the rest of the 80 acre parcel was zoned I-1 and I-2. (Case Z-715)
10-21-80	R-O SL AO 80-156	AO 80-156 rezoned 16.15 acres (located to the west of the subject property) from R-3 to R-O SL. (Case P80-42)
10-21-80	B-3 SL AO 80-155	AO 80-155 rezoned 9.88 acres (located to the southwest of the subject property from R-3 to B-3 SL. (Case P80-42)
12-07-82	R-O SL AO 82-201	AO 82-201 rezoned a triangular shaped portion of Tract A-1, Tract D-1 and Tract D-5 Tudor Center Subdivision from I-1 to R-O SL to eliminate split lot zoning. (Case ZP 82-89).
06-20-00	R-O SL AO 2000-62	AO 2000-62 zoned Tract D-1 (now Tract D-1A) to R-O SL and repealed AO 80-156 and 82-201 concerning Tracts D-1, D-2, D-3 and D-4, Tudor Center Subdivision (Plat 82-271) and provided for rezoning to R-O SL. New uses were added: family residential care and day care facilities; 24-hour child care; public private and parochial academic schools subject to public hearing site plan review; private employment agencies, placement services and temporary personnel

		services; headquarters or administrative offices for charitable or eleemosynary organizations; veterinary clinics. (Case 99-166)
06-21-02	Plat 2002-62	This plat created Tracts D-1A and D-5A, Tudor Center Subdivision, a resubdivision of Tracts D-1-D-2, and D-5, Tudor Centre according to Plat 82-271.

PUBLIC NOTICE AND COMMENT:

Twenty-seven public hearing notices were mailed September 5, 2008. No public notices have been returned. The property was posted September 4, 2008. An email has been received from the University Area Community Council noting that at its September 3, 2008 meeting, the community council voted unanimously to support the construction of a new adolescent in-patient building not to exceed three (3) stories.

SITE DESCRIPTION:

The site is a part of a former 80-acre parcel and resource extraction area that has subsequently been rezoned and subdivided for a development as a business park. The intent was to reclaim the previously existing resource extraction area and replace it with a combination of offices and residential developments. Development began with a five-story office building at the northwest corner of Tudor Road and Tudor Center Drive. Development stalled, in part due to the turn in the economy. In 1988, most of the site was purchased by the United States Government for development of a new Alaska Native Services, Alaska Native Medical Center hospital. Southcentral Foundation has consolidated many of its outpatient services to this hospital campus, and is planning to construct and operate an adolescent health care facility on the subject site.

The site is made up of two tracts with R-O SL zoning and has a height limitation of two stories within 650 feet of the eastern boundary of the subdivision. The 650 foot requirement stems from an early 1970's attempt to rezone the property from unrestricted to I-1 and I-2 when Rogers and Babler used the property for its gravel operations (extraction, stockpiling, crushing, etc.) when this property was "way out in the country." Ultimately, the Greater Anchorage Area Borough granted Rogers and Babler I-1 and I-2, but zoned the northern 200 feet of the tract R-3, keeping the operation 650 feet from the eastern boundary. There were no special limitations attached to this rezoning. The R-3 property was rezoned in 1980 to R-O SL by the Tudor Fund (developer John Nabors). In addition to the R-O uses, (hotels, hospitals, and offices) it specified single family and two-family residential, thought to be developed within the eastern most 650 feet of the property. No residential developed on this property at all. The development of Tudor Center as a business park stalled, and the new owners changed the master development plan from a business park to a medical-office campus.

REZONING PROPOSAL:

The petitioner proposes to change the height limitation from two stories to three stories to allow for development and construction of a hospital on the subject property.

AO 2000-62 approved R-O SL for Tracts D-1, D-2, D-3 and D-4, Tudor Center Subdivision, and repealed Ordinances 80-156 and 82-201 concerning said tracts. AO 82-201 approved R-O SL for Tract D-1, D-2 and D-5, now subdivided into Tract D-1A and Tract D-5A.

This rezone will result in the repeal of AO 82-201 which applies to Tract D-5A, and AO 2000-62 which applies to Tract D-1A. All other conditions of the pre-existing zoning ordinances are proposed to remain in place.

FINDINGS:

21.30.090 Standards for Zoning Map Amendments.

A. Conformance to the 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 or approval concerning such matters as access, landscaping, screening, design standards and site planning.**
 - c. **The proposed use does not conflict with the applicable comprehensive plan development goals and policies.**

The above section is not applicable. The proposed uses conform to the commercial designation for the area.

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.**

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.

University Lake: The lake is located on university owned land to the north. The open space surrounding the lake is preserved open space and includes trails. Ambassador Drive connects to Tudor Centre Drive and intersects with Bragaw Street. There are existing sidewalks and trails along these streets and a connection on the east side of the campus that connects north to the university trail system.

Land Use Patterns

The rezone area is a portion of a former resource extraction site and business park master development plan. It is adjacent to commercially developed R-O SL properties to the east, and over 325 feet east from R-2A development. The north side is undeveloped university land and University Lake. The area south of the rezone site is developed with hospital uses and commercial/office structures. In addition, the recently constructed Alaska Native Medical Center has become a significant development in the surrounding Tudor Centre Subdivision. Similarly zoned R-O SL land is located to the west.

Transportation/Drainage

Tudor Centre Drive is a local street which provides access to the rezone site. This road connects with Tudor Road to the south a Class III Major Arterial in the OS&HP and Ambassador Drive to the west, another local street which then connects with Bragaw Street further west. Bragaw Street is a Class II Minor Arterial at the Bragaw/Ambassador intersection.

Drainage on the site will not be affected by the proposed increase in building height.

Public Services and Facilities

All of the public services and facilities are in place to serve the proposed additional uses. These services and facilities will not be affected by the proposed change of uses.

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 proposed amendment is not a substantial change from the existing R-O SL standards. The amendments will not change the supply of land in the economically relevant area.

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.**

There is no time frame for development included with the petition to amend the zoning. Building design options are being evaluated pending approval of this rezoning to change the building height limitation from two to three stories.

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.**

Not Applicable. The amendments proposed in this request are not a substantial change from the existing R-O SL district for this area.

DEPARTMENT RECOMMENDATION:

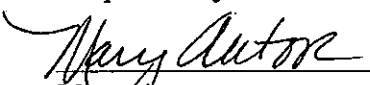
The Department recommends approval of a rezone from R-O SL to R-O SL, in order to amend the special limitations to increase the building height from two to three stories.

Reviewed by:



Tom Nelson
Director

Prepared by:



Mary Autor
Senior Planner

**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary Case No.: 2008-122

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PF			
Anchorage Police Department			
AWWU	X		
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention		X	
Flood Hazard		X	
ML&P			
On-Site Water & Wastewater		X	
Parks and Recreation			
Project Mgt & Engineering	X		
Right-of-Way		X	
School District			
Transit	X		
Treasury			
Traffic & Transportation Planning		X	



**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



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

Development Services
Department

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.

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

2008-122
2008-125

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

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



FLOOD HAZARD REVIEW SHEET

RECEIVED

AUG 19 2008

Date: 08/19/08

Case: 2008-122

Flood Hazard Zone: C

Map Number: 0242B

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

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

"Portions of this subdivision are situated within the flood hazard district as it exists on the date hereof. The boundaries of the flood hazard district may be altered from time to time in accordance with the provisions of Section 21.60.020 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.60 (Anchorage Municipal Code)."

☐ A Flood Hazard permit is required for any construction in the floodplain.

☐ Other:

☒ I have no comments on this case.

Reviewer: Jeffrey Urbanus

**Municipality Of Anchorage
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
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

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

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
Traffic Department



MEMORANDUM

RECEIVED

DATE: August 21, 2008
TO: Jerry T. Weaver, Platting Supervisor, 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

AUG 21 2008

2008-08-21 10:00 AM
J. T. Weaver

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.

TO: MOA Planning: Zoning & Platting Division & Urban Design Commission
Mayor Mark Begich
Amy Karn, DOWL Engineers

RECEIVED

SEP 16 2008

FROM: Robert McClung, President, University Area Community Council

1000 North 1st Avenue
Anchorage, Alaska 99503
(907) 562-1234

SUBJECT: SouthCentral Foundation Tudor Centre Rezone

At the UACC general membership meeting of September 3, 2008, Tim Potter and Amy Karn of DOWL Engineers gave a presentation on the proposed development of a planned adolescent hospital building. The developers are requesting a zoning exemption from a two story to a three story facility.

Members of UACC made the following motion in support of the proposed building.

UACC September 3, 2008 Motion Passed

The UACC supports the construction of a new adolescent in-patient building not to exceed three (3) stories

We ask that you consider our motion as you make decisions in the best interests of the UACC and the community of Anchorage as a whole. Please contact me if you have any questions.

Signed: September, 2008
Robert McClung, President

3

APPLICATION

Application for Zoning Map Amendment

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

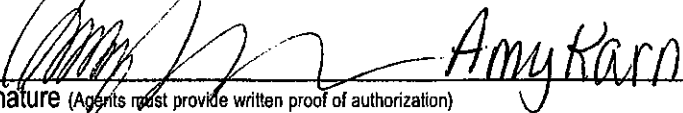
Please fill in the information asked for below.

PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Southcentral Foundation	Name (last name first) DOWL Engineers
Mailing Address 4501 Diplomacy Drive #200 Anchorage, AK 99508	Mailing Address 4041 B Street Anchorage, AK 99503
Contact Phone: Day: (907) 729-4955 Night:	Contact Phone: Day: 562-2000 Night:
FAX:	FAX: (907) 563-3953
E-mail: jsears@southcentralfoundation.com	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): 008-011-61; 008-011-62		
Site Street Address:		
Current legal description: (use additional sheet if necessary) Tudor Centre TR D-1A and TR D-5A		
Zoning: R-O/SL	Acreage: 2.81 Acres	Grid # SW1736

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff, the Planning and Zoning Commission or the Assembly for administrative reasons.

Date 7/17/08	Signature (Agents must provide written proof of authorization)  Amy Karn
-----------------	---

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:

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

Girdwood- Turnagain Arm

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

ENVIRONMENTAL INFORMATION (All or portion of site affected)

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

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

- ☐ Rezoning - Case Number:
☐ 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.

**SOUTHCENTRAL FOUNDATION
ZONING MAP AMENDMENT APPLICATION
PROJECT OVERVIEW**

DOWL Engineers (DOWL) is submitting this application on behalf of Southcentral Foundation (SCF) for a zoning map amendment. SCF is proposing to operate an adolescent health care facility located in the Tudor Centre Subdivision. This site is located in the University-Medical (U-Med) District of Anchorage and identified as Tract D-1A and Tract D-5A, Tudor Centre Subdivision.

The Tudor Centre tracts were originally zoned for Light Industrial (I-1). The Residential Office with Special Limitations (R-O/SL) designation was placed on a portion of Tract A-2, Tract D-1, and Tract D-5 in 1982 by AO 82-201. The special limitations restricted the permitted uses for the tracts and allowed a maximum height limit of two stories within 650 feet of the eastern subdivision boundary. In 2000, AO 2000-62 repealed AO 82-201 as it related to Tracts D-1, D-2, D-3, and D-4 and provided for a rezoning of these tracts to R-O/SL with amended special limitations. The new limitations included additional permitted uses allowed on these tracts and retained the height limitation. This zoning amendment will rezone Tracts D-1A and D-5A from R-O/SL to R-O/SL with modified special limitations allowing for an additional one story of building height, for a maximum height of three stories, on Tracts D-1A and D-5A, Tudor Centre.

This proposal is for an adolescent health care facility, providing mental health services in an institutional setting. Hospitals and like facilities are permitted uses under the R-O/SL zoning in effect at this site. The facility is proposed to be approximately 43,000 to 45,000 square feet and house 44 beds, 12 of which would be used for acute care. The facility may be designed as two structures; one housing the treatment facility and one housing the administration facility, or as one facility housing both uses. The existing structure on Tract D-5A is being considered for use as the administrative facility for this program.

Zoning Map Amendment Standards (AMC 21.20.090)

Approval of the zoning map amendment application is based on the following standards:

- 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.*

Both parcels at this site are zoned R-O/SL. The site is surrounded by Public Lands and Institution (PLI) zoning to the north, an R-O/SL parcel to the east, then R-2A beyond that, B-3 to the south, then PLI south of Tudor Road, and R-O/SL to the west, and R-3 west of Elmore Road. The R-O/SL district adjacent to the west has a height limit of six stories.

The surrounding properties are largely developed, consisting of a mix of parkland to the north and office and medical structures to the south and west. To the east is a one-story daycare facility, and further east is a low-density residential subdivision. The proposed use is a mental health facility, which is a permitted use in this zoning district and is compatible with the nearby Alaska Native Medical Center (ANMC) and other SCF behavior treatment facilities.

The proposed change to the height limitation will provide for a transition in height from the low-rise residential area to the east toward the five-plus-story heights of the ANMC and other Tudor Centre facilities. Similarly, a three-story limit would provide for a transition from the park to the north to the hospital to the south. Thus, the proposed special limitation is considered to address compatibility with adjacent land uses by creating a tiered transition between the heights of the surrounding structures.

This site is served by all public utilities. There will be no adverse effect on public facilities or services. This site is not expected to generate any substantive environmental pollutants. The site is located on Tudor Centre Drive, which is an unclassified road in the

Official Streets and Highways Plan (OS&HP). Traffic generation to and from this site is expected to be minimal, based on the 44 beds planned for this facility.

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.*

As noted previously, this request is to amend the special limitations for the R-O zoning designation on this site. This amendment would allow for an increase in the maximum height of structures from two stories to three. There is a limited supply of vacant R-O/SL land available within the project area. This rezone will help meet the growing demand for R-O facilities within the U-Med District.

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.*

All public services are available to serve the site. The proposed development includes the redevelopment of the site for a new adolescent health care facility. Development is proposed to begin upon approval of this action. Operations would commence upon completion of construction.

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 Anchorage Bowl Comprehensive Plan (Anchorage 2020) and its supporting land use policies, as well as the University-Medical District Framework Plan (U-Med District Plan), are applicable to this site.

Anchorage 2020 identifies this site as a Major Employment Center and Redevelopment/Mixed-Use Area. The Major Employment Center designation recommends for the highest concentrations of office employment (greater than 50 employees/acre). This designation emphasizes connectivity among land uses to integrate pedestrian and transit facilities along with traditional automobile access. The Redevelopment/Mixed-Use classification emphasizes the redevelopment of underutilized parcels and infill of vacant parcels, focusing on pedestrian-oriented development that supports and connects to major employment centers. This project will redevelop a currently underutilized parcel in a Redevelopment/Mixed-Use area. This facility will benefit from its proximity to the ANMC and SCF behavioral health services in the area. In addition, pedestrian connectivity exists throughout this Tudor Centre area. Specifically, this site has a trail easement on the west side of Tract D-1A that connects to the new Chester Creek Trail extension along the south side of University Lake. This amenity can easily be accessed and used by employees of this facility.

The U-Med District Plan designates this area for Mixed-Use/Commercial development. According to the plan, *"...these lands should be developed with a compact mix of uses that collectively supports the needs of the institutions and those who inhabit them. Offices, institutions, homes, hotels and motels, entertainment, and retail are all encouraged in this classification."*

The proposed use for this site is a health care facility as defined in Title 21. This use is compatible with the medical and institutional uses currently present in the area and consistent with Anchorage 2020 and the U-Med District Plan. The proposed zoning amendment and development are not anticipated to result in any substantive change in the allocation of land uses in the region.

RECEIVED

SEP 17 2008

PLANNING DEPARTMENT

MEMORANDUM

To: Mary Autor, Senior Planner, Municipality of Anchorage
From: Amy Karn, Land Use Planner *AK*
Date: September 17, 2008
Subject: Tudor Centre Rezone - Supplemental Information

W.O.: D59962

In the 1970's, the area presently known as the Tudor Centre subdivision was used for gravel extraction, and was eventually sold. During that time, a Tudor Centre Master Plan was developed which called for a mixed-use area with residential development. The current special limitations restricting the height limits along the eastern portion of the subdivision was tied to the proposed residential uses for Tudor Centre. The limitations capped the height of structures in this area to two-stories to protect the adjacent residential neighborhood's tall multi-family structures.

A large portion of Tudor Centre was eventually rezoned to B-3, and at that time the special limitations on height were removed from those properties to the south of Tudor Centre Drive. The five-plus story Alaska Native Medical Center (ANMC) opened in 1997, and Tudor Centre has developed as a campus medical/office park with Southcentral Foundation (SCF) and the Alaska Native Tribal Health Consortium (ANTHC) being the primary property owners. The prevalent development pattern for Tudor Centre has been low- to mid-rise medical offices and facilities serving Alaska's native community. The area has since been developed with building heights ranging up to five stories.

The Southcentral Foundation Facilities Master Plan was published in 2005 and is an internal document guiding SCF's development and growth. The plan includes growth projections and facility needs, and makes a number of recommendations for the future development of SCF's various statewide facilities and programs through 2015. The SCF Facilities Master Plan references the University-Medical District Framework Plan (U-Med District Plan), which was adopted by the Assembly in 2003 and incorporated as an element of the Municipality of Anchorage's (MOA) comprehensive plan. The U-Med District includes the Tudor Centre Subdivision in the district boundaries. The SCF Facilities Master Plan notes that the U-Med District Plan supports the growth and competition of educational and medical institutions within the district. A limit of two stories on this site makes it difficult for SCF to compete for medical office facilities, which typically require a more intensive density.

At the regular University Area Community Council (UACC) meeting on September 3 2008, the council voted to support the proposed rezoning request to amend the height restrictions from two stories to three stories for a medical building (UACC resolution attached). The council was supportive of the need for

the facility and determined there would be no adverse impact from a one-story increase in height.

Photographs from a recent site visit to the area have been attached. The photos were all taken from the Pine Street utility corridor that follows the eastern boundary of the Tudor Centre Subdivision. As you can see from the photos, there is a solid wood fence along the Tudor Centre property line, which partially obstructs the view of the existing structures. In addition, it is clear that the subject property is buffered by existing structures, such as the child care center, to minimize any impacts that may be present.

The current height limitations on this site are no longer applicable in the present day due to the shift in development that has occurred in the area, from mixed-use and residential to medical campus. In addition, the one-story height limit increase is more appropriate for a medical or office development, and is consistent with the current development pattern of Tudor Centre.

TO: MOA Planning: Zoning & Platting Division & Urban Design Commission
Mayor Mark Begich
Amy Karn, DOWL Engineers

FROM: Robert McClung, President, University Area Community Council

SUBJECT: SouthCentral Foundation Tudor Centre Rezone

At the UACC general membership meeting of September 3, 2008, Tim Potter and Amy Karn of DOWL Engineers gave a presentation on the proposed development of a planned adolescent hospital building. The developers are requesting a zoning exemption from a two story to a three story facility.

Members of UACC made the following motion in support of the proposed building.

UACC September 3, 2008 Motion Passed

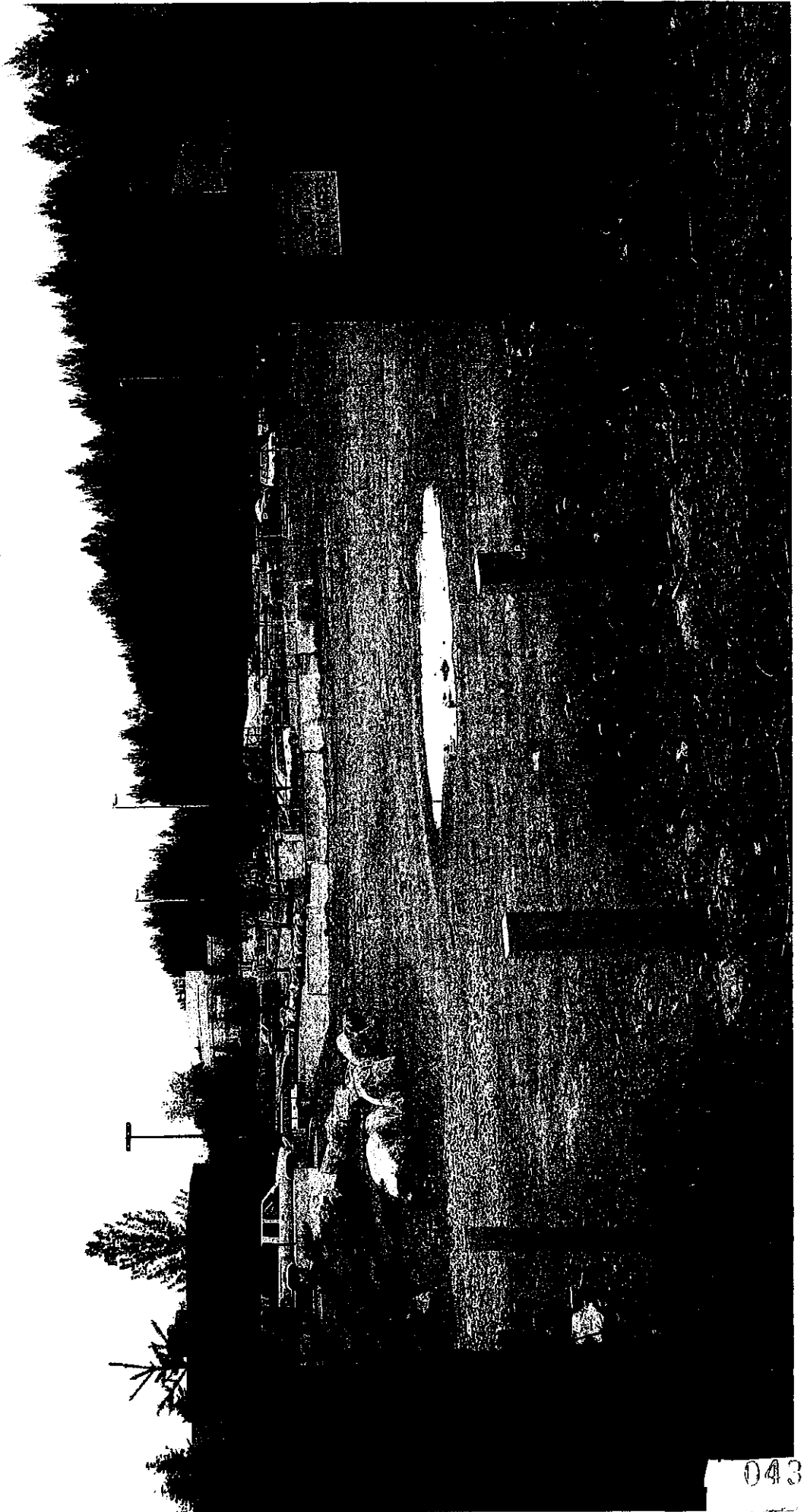
The UACC supports the construction of a new adolescent in-patient building not to exceed three (3) stories

We ask that you consider our motion as you make decisions in the best interests of the UACC and the community of Anchorage as a whole. Please contact me if you have any questions.

Signed: September, 2008
Robert McClung, President

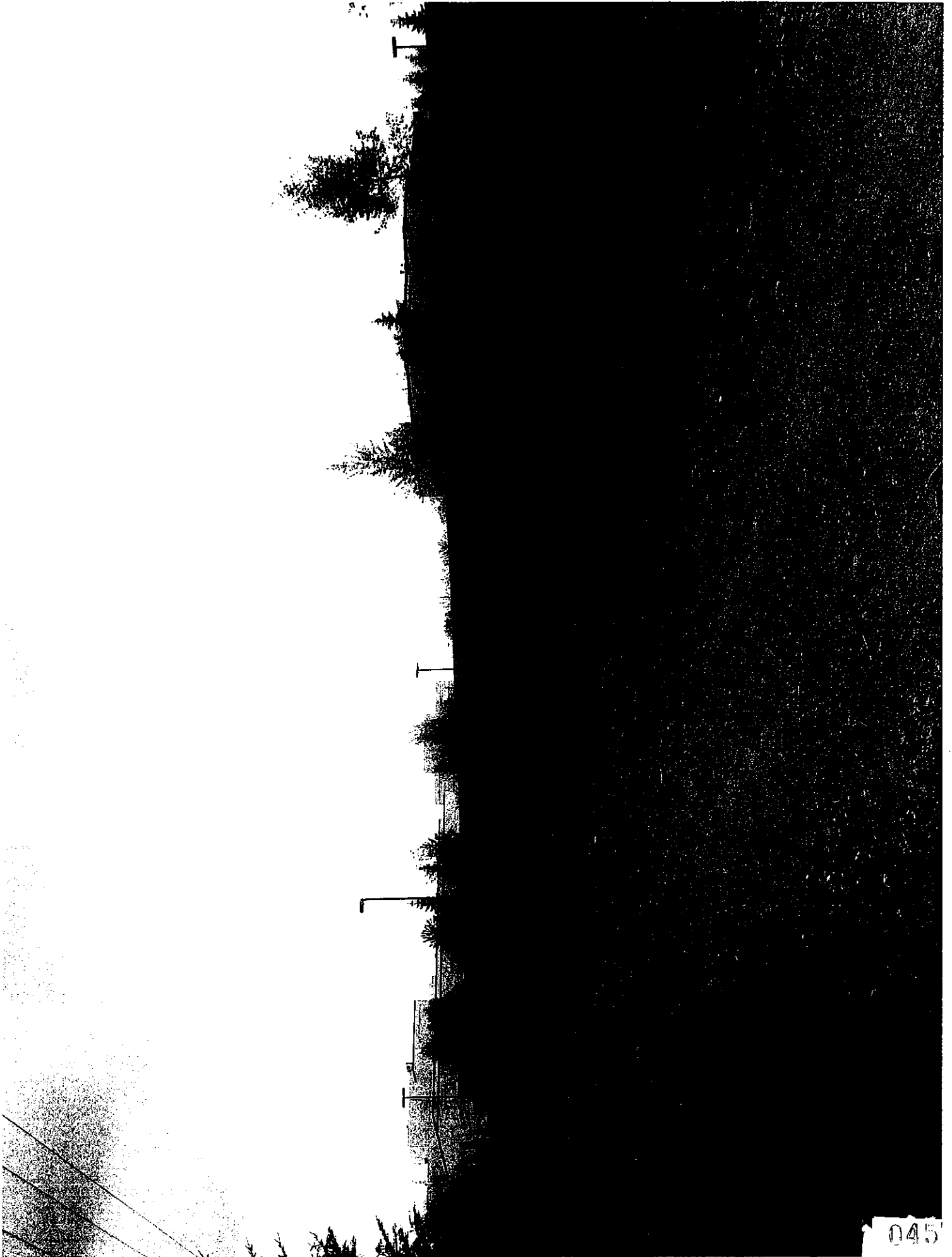


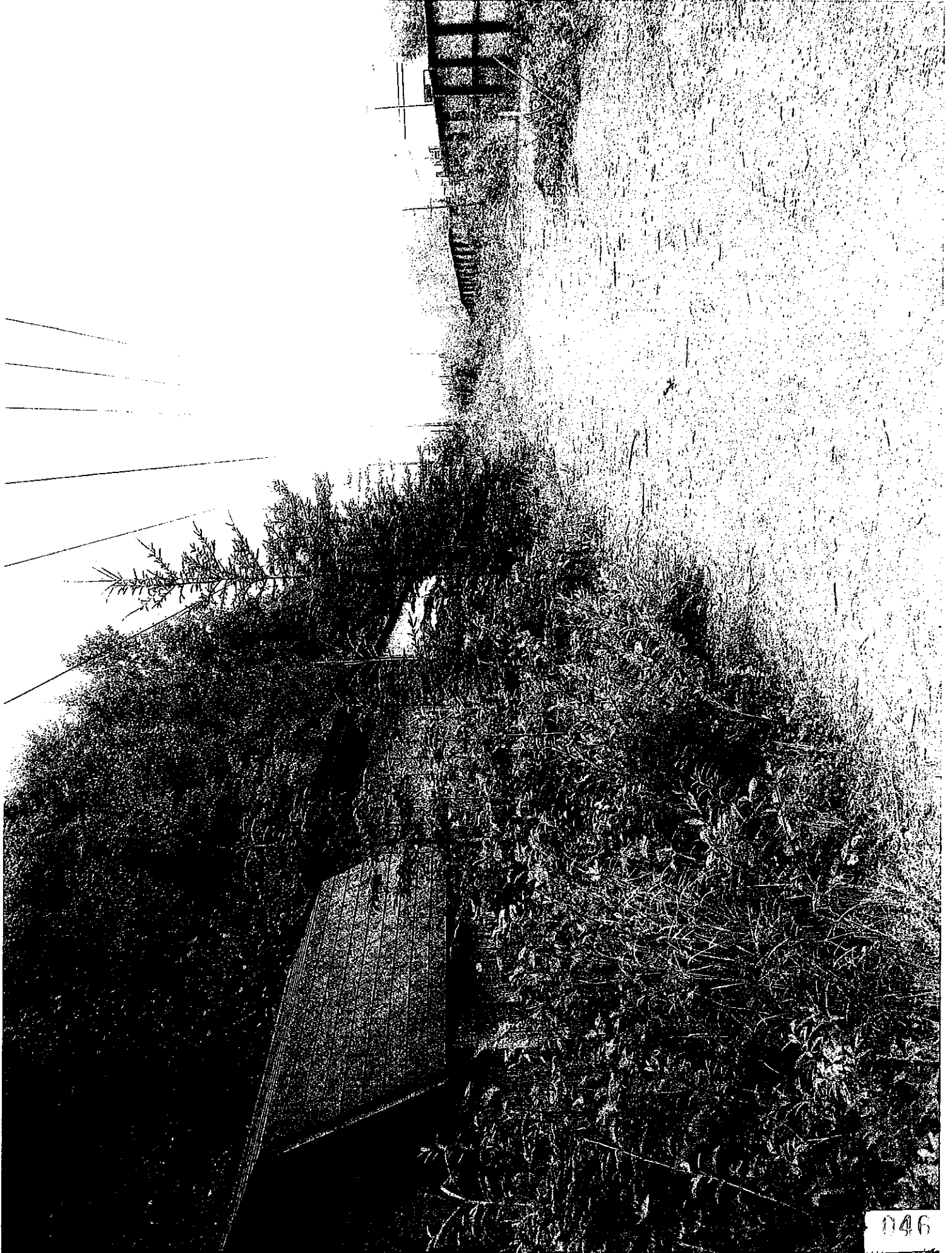


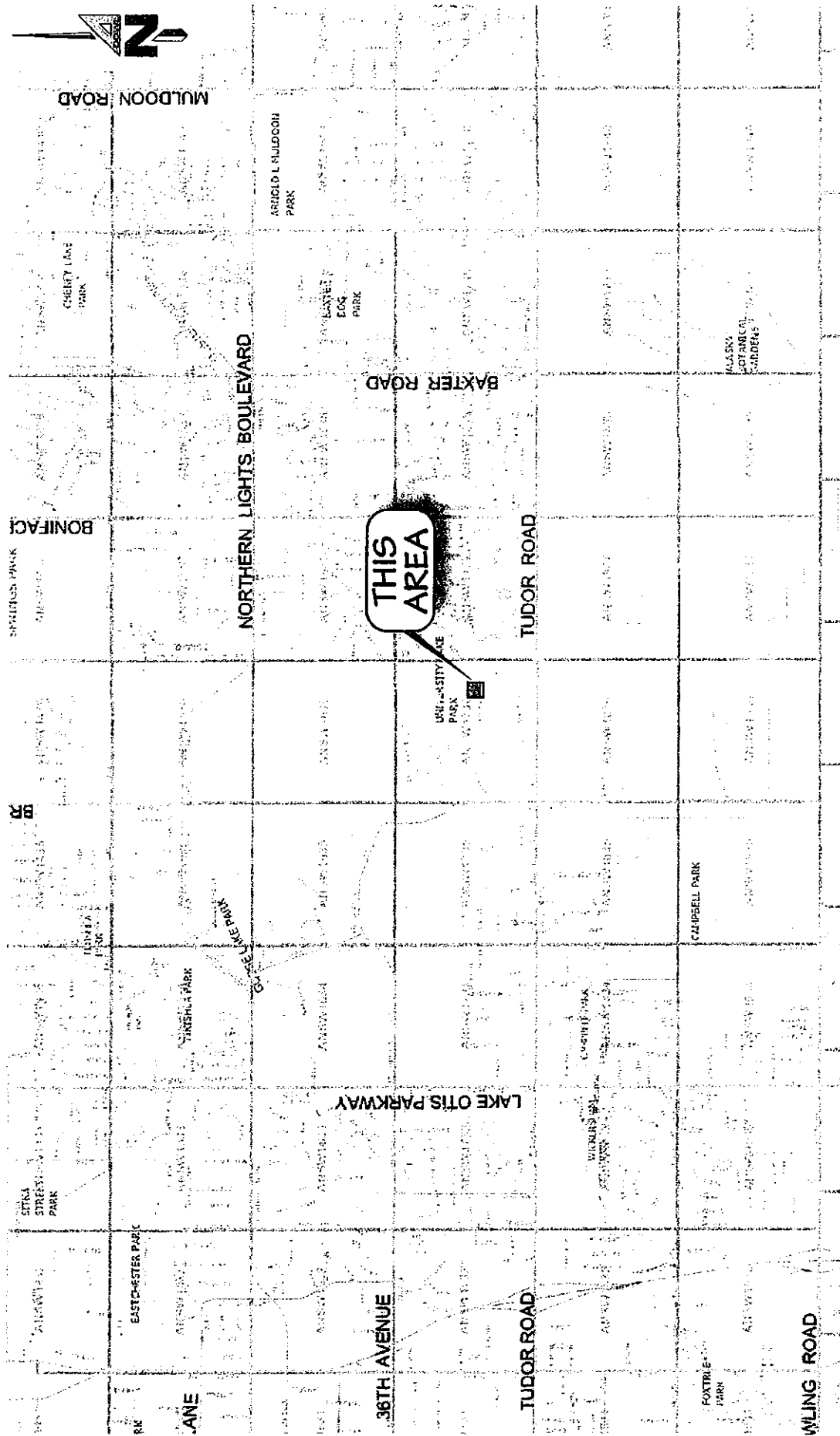




044







Legend

Vicinity Map

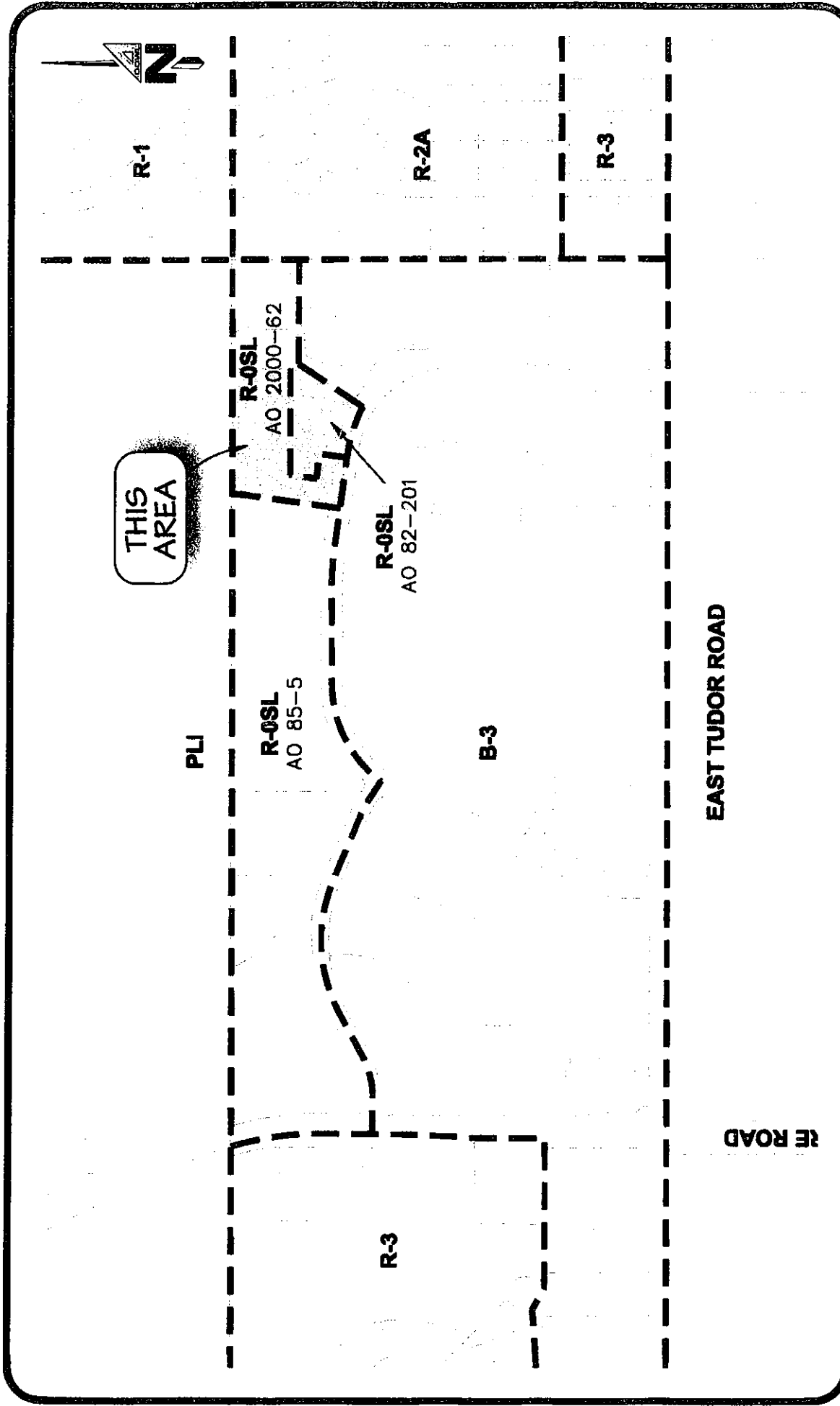
Tracts D-5A and D-1A;
Tudor Centre Subdivision

FIGURE 1

July 15, 2008

DOWL
ENGINEERS

047




Legend	
Location Map	
Tracts D-5A and D-1A; Tudor Centre Subdivision	
FIGURE 2	 048
July 15, 2008	



FIGURE 3





July 15, 2008

DOWL
ENGINEERS

Building Height Study

Tracts D-5A and D-1A;
Tudor Centre Subdivision

Legend

-  5 Stories
-  3 Stories
-  2 Stories
-  1 Story

Southcentral
Foundation



July 9, 2008

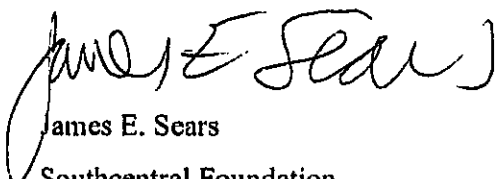
Mr. Jerry Weaver
Zoning Division Administrator
Municipality of Anchorage
4700 Elmore Street
Anchorage, AK 99508

Subject: Tract D-1A and Tract D-5A, Tudor Centre Subdivision
Letter of Authorization

Dear Mr. Weaver:

Southcentral Foundation authorizes DOWL Engineers to act on our behalf regarding any land use actions associated with the property referenced above. If you have any questions, please feel free to call me at 729-4928.

Sincerely,


James E. Sears
Southcentral Foundation

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 REPEALING ORDINANCES 82-201 AND 2000-62 CONCERNING TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION, AND AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING FROM R-O/SL (RESIDENTIAL OFFICE WITH SPECIAL LIMITATIONS) TO R-O/SL (RESIDENTIAL OFFICE WITH SPECIAL LIMITATIONS) FOR TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND EAST OF ELMORE ROAD.

(University Community Council) (Planning and Zoning Case 2008-0xx)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. As to Tracts D-1A and Tracts D-5A described in Section 2 of this ordinance, but only as to said Tracts, Anchorage Ordinances 82-201 and 2000-62 are hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as R-O/SL (Residential Office with Special Limitations) zone:

Tracts D-1A and D-5A, Tudor Centre Subdivision as shown on Exhibit A, attached.

Section 3. The zoning map described in Section 2 above shall be subject to the following listed restrictions and design standards (special limitations)

A. Permitted principal uses and structures

1. Single family, two family and multi-family dwellings;
2. Hotels, motels, and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be from streets of class 1 or greater designation on the Official Streets and Highways Plan;*
3. Private clubs and lodges;*
4. Parks, playgrounds and playfields, and municipal buildings in keeping with the character of the district;
5. Museums, historic and cultural exhibits, libraries, and the like;
6. Family residential care, and 24-hour child care and day care facilities;
7. Public, private, and parochial academic schools, subject to a public hearing site plan review in accordance with AMC 21.15.030;
8. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics,

- 1 medical and dental laboratories, research centers, and the like;
- 2 9. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other
- 3 practitioners of the healing sciences;
- 4 10. Accounting, auditing, and bookkeeping services;
- 5 11. Engineering, surveying, and architectural services;
- 6 12. Attorneys and legal services;
- 7 13. Real estate services and appraisers;
- 8 14. Stock and bond brokerage services;
- 9 15. Insurance services;
- 10 16. Photographic services;
- 11 17. Banks, savings and loan associations, credit unions and similar financial institutions;
- 12 18. Private employment agencies, placement services, and temporary personnel services;
- 13 19. Headquarters or administrative offices for such charitable or eleemosynary
- 14 organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart
- 15 Association, Boy Scouts, Girl Scouts, and similar quasi-public organizations of a
- 16 noncommercial nature;
- 17 20. Veterinary clinics, provided that such activities shall be conducted within a
- 18 completely enclosed building.
- 19

20 *Uses involving the retail sale, dispensing, or service of alcoholic beverages may be
21 permitted by conditional use only.
22

23 B. Design Standards:

24 Height of structures: Unrestricted, except that structures shall not interfere with Federal
25 Aviation Administration regulations on airport approaches. However, the maximum height of
26 any structure within this petition area shall not exceed three stories.
27

28 **Section 4.** The special limitations set forth in this ordinance prevail over any inconsistent
29 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All
30 provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special
31 limitation set forth in this ordinance shall apply in the same manner as if the district classification
32 applied by the ordinance was not subject to special limitations.
33

34 **Section 5.** The Director of Community Planning and Development shall change the zoning map
35 accordingly.
36

37 **Section 6.** The ordinance referenced in Sections 1 and 2 above shall become effective on such
38 date as the Director of the Department of Community Planning and Development determines that the
39 special limitations set forth in Section 3 above have the written consent of the owners of the property
40 within the area described in Section 2 above. The Director of the Department of Community

1 Planning and Development shall make such a determination only if he/she receives evidence of the
2 required consent within 120 days after the date on which this ordinance is passed and approved.

3
4 PASSED AND APPROVED by the Anchorage assembly this ____ day of _____ 2008.

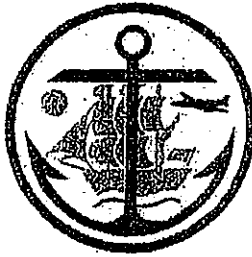
5
6
7
8 _____
Chair of the Assembly

9 ATTEST:

10
11
12 _____
13 Municipal Clerk

POSTING

AFFIDAVIT




SEP 08 2008

AFFIDAVIT OF POSTING

Case Number: 2008-122

I, Amy Karn, 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 Rezone. 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 5th day of Septmeber, 2008


Signature

LEGAL DESCRIPTION

Tract or Lot D-1A and D-5A
Block _____
Subdivision Tudor Centre

Municipality of
Anchorage



Herring Landbank
and
Real Estate Services

Notice of Public Hearing

This property proposed

2008-122

For information call:

343-7941

Or visit our website at
www.muni.org

Municipality of
Anchorage



Heritage Land Bank
and
Real Estate Services

Notice of Public Hearing

This property proposed
2008-122

For information call:
343-7941

Or visit our website at
www.muni.org

HISTORICAL INFORMATION

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 6-20-00

Submitted by Chairman of the Assembly at the
Request of the Mayor
Prepared by Department of Community
Planning and Development
For reading: March 21, 2000

Anchorage, Alaska
AO 2000-62

1 AN ORDINANCE REPEALING ORDINANCES 80-156 AND 82-201 CONCERNING
2 TRACTS D-1, D-2, D-3 AND D-4, TUDOR CENTRE SUBDIVISION AND AMENDING THE
3 ZONING MAP AND PROVIDING FOR THE REZONING FROM R-O/SL (RESIDENTIAL
4 OFFICE WITH SPECIAL LIMITATIONS) TO R-O/SL (RESIDENTIAL OFFICE WITH
5 SPECIAL LIMITATIONS) FOR TRACTS D-1, D-2, D-3 AND D-4, TUDOR CENTRE
6 SUBDIVISION GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND
7 EAST OF BRAGAW STREET.

8 (University Community Council) (Planning and Zoning Commission Case 99-166)

9 THE ANCHORAGE ASSEMBLY ORDAINS:

10 Section 1. As to Tracts D-1, D-2, D-3 and D-4 described in Section 2 of this ordinance, but only
11 as to said Tracts, Anchorage Ordinances 80-156 and 82-201 are hereby repealed.

12 Section 2. The zoning map shall be amended by designating the following described property as
13 R-O/SL (Residential Office with special limitations) zone:

14 Tracts D-1, D-2, D-3 and D-4, Tudor Centre Subdivision as shown on exhibit A attached
15 (Planning and Zoning Commission Case 99-166).

16 Section 3. The zoning map described in section 2 above shall be subject to the following listed
17 restrictions and design standards (special limitations)

18 A. Permitted principal uses and structures

- 19 1 Single family, two family and multi-family dwellings;
- 20 2 Hotel, motels, and motor lodges on sites with minimum area of 14,000 square feet,
21 provided that principal access to such uses shall be from streets of class 1 or greater
22 designation on the official streets and highways plan;*
- 23 3 Private clubs and lodges;*
- 24 4 Parks, playgrounds and playfields, municipal buildings in keeping with character of the
25 district;
- 26 5 Museums, historic and cultural exhibits, libraries and the like;
- 27 6. Family residential care, ~~and 24 hour child care~~ and day care facilities;

28 a. 24-hour child care only on Tracts D-1, D-2 and D-3

29 Public, private and parochial academic schools on Tracts D-1, D-2 and D-3 subject to a
30 public hearing site plan review in accordance with AMC 21.15.030;

- 2 8. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics,
3 medical and dental laboratories, research centers, and the like;
- 4 9. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners
5 of the healing sciences;
- 6 10. Accounting, auditing and bookkeeping services;
- 7 11. Engineering surveying and architectural services;
- 8 12. Attorneys and legal services;
- 9 13. Real estate services and appraiser;
- 10 14. Stock and bond brokerage services;
- 11 15. Insurance services;
- 12 16. Photographic services;
- 13 7. Banks, savings and loan associations, credit unions and similar financial institutions;
- 14 18. Private employment agencies, placement services and temporary personnel services;
- 15 19. Headquarters or administrative offices for such charitable or eleemosynary organizations
16 as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts,
17 Girl Scouts, and similar quasi-public organizations of a noncommercial nature;
- 18 20. Veterinary clinics, provided that such activities shall be conducted within a completely
19 enclosed building.
20 *Uses involving the retail sale, dispensing or service of alcoholic beverages may be
21 permitted by conditional use only.

21 B. Design Standards:

22 Height of structures: Unrestricted, except that structures shall not interfere with Federal
23 Aviation Administration regulations on airport approaches. However, the maximum height
24 of any structure within 650 feet of eastern boundary of petition area shall not exceed 2
25 stories.

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

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

Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective on such date as the director of the Department of Community Planning and Development determines that the special limitations set forth in Section 3 above have the written consent of the owners of the property within the area described in Section 2 above. The Director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 30th day of June, 2000.

ATTEST:

Fay Van Hemmingen
Chairman

Leyana Ferguson
Municipal Clerk

(99-166)
(008-011-14, 008-011-16, 17, 18)

99-166 REZONING

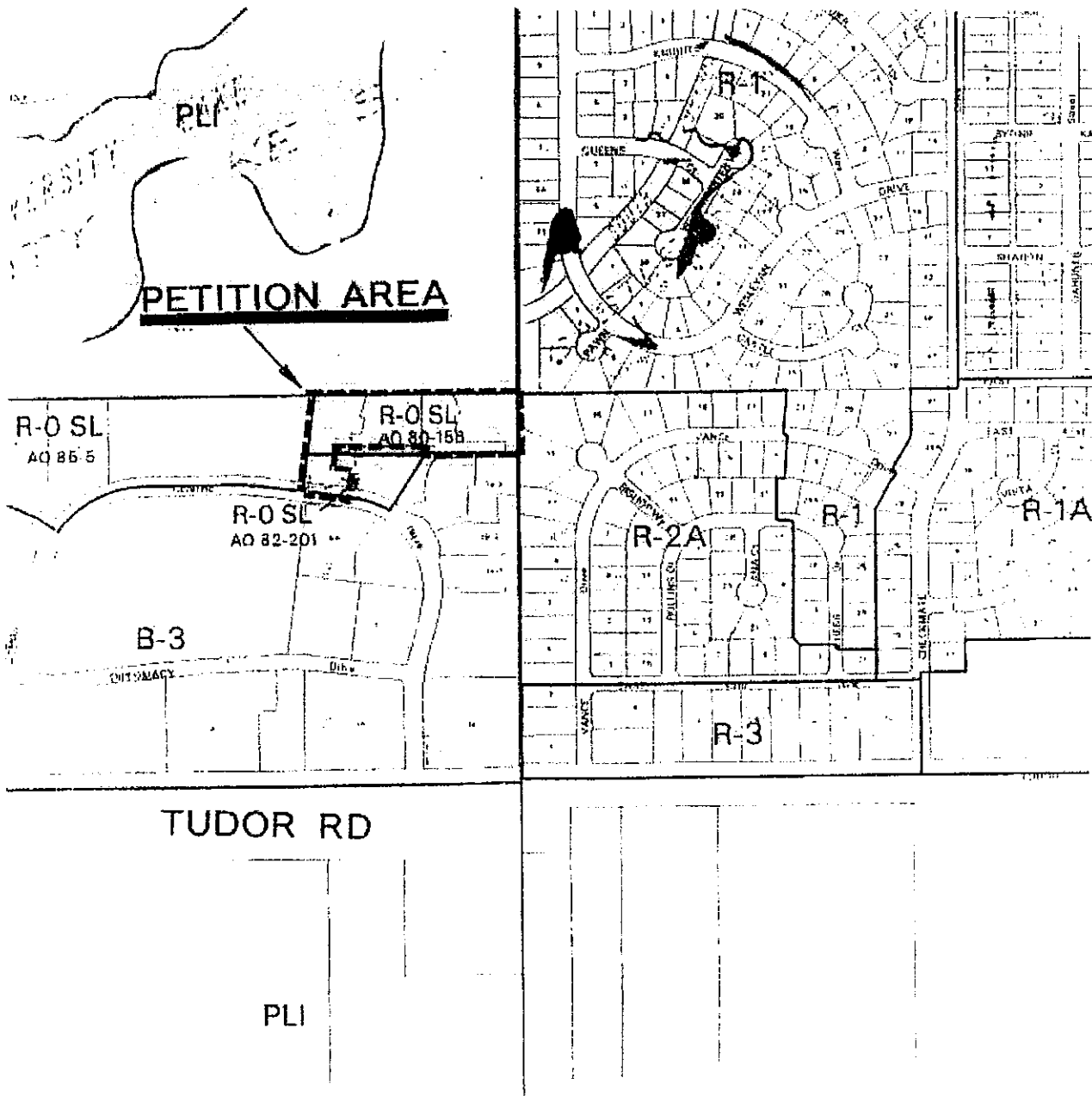
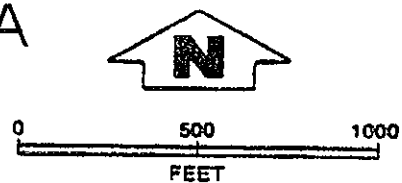
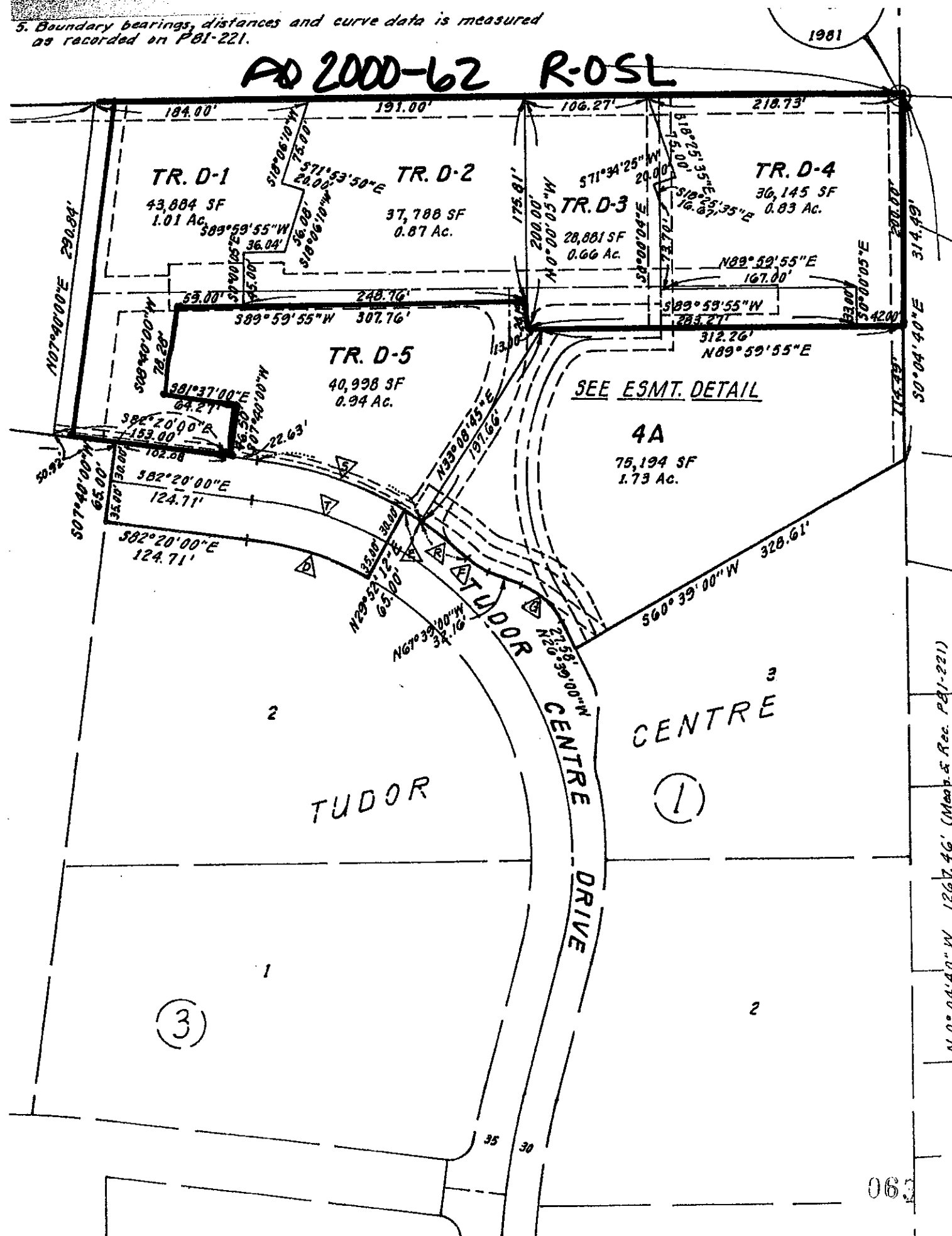


EXHIBIT A

-  100 Year Floodplain
-  500 Year Floodplain



AD 2000-62 R-OSL



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

Prepared by: Department of
Community Planning

For Reading: November 16, 1982

APPROVED

Date: 12-7-82

Anchorage, Alaska
AO No. 82-201

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM I-1 (LIGHT INDUSTRIAL DISTRICT) TO R-O (RESIDENTIAL OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR A PARCEL OF LAND BEING A PORTION OF TRACT A-1 TR D-1 AND TRACT D-5 TUDOR CENTRE SUBDIVISION, PLAT NO. 82-271 SECTION 27 T13N, R3W, S.M., ANCHORAGE RECORDING DISTRICT, ANCHORAGE ALASKA (UNIVERSITY AREA COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. That the zoning map be amended by designating the following described property as a R-O (Residential Office District) with special limitations zone:

Commencing at the center south one sixteenth corner Section 27 T13N, R3W, SM said corner also being the northeast corner of Tudor Centre Subdivision Plat No. 82-271;

Thence S0°04'40"E along the east boundary of Plat No. 82-271 200.00';

Thence S89°59'55"W 312.26, to the true point of beginning

Thence continuing S89°-59'-55"W 1008.31;

Thence S00°03'28"E 31.36; to a point on a tangent curve concave to the south having a radius of 1400.00', a central angle of 09°59'20" and a cord bearing of S87°19'40"E;

Thence easterly 244.08 along said curve to the point of tangent;

Thence S82°-20'-00"E 516.70; to a point of tangent of tangent curve concave southwest, having a radius 350.00', a central angle 25°28'45" and chord bearing of S69°35'38"E'

Thence along said curve 155.64'; to a point on said curve,

The area of the above described land is 75,789 square feet or 1.74 ac.

SECTION 2. The zoning map amendment for the R-O (Residential Office District) with special limitation use district designation for the property described in Section 1 above is restricted with the following limitations:

A m 1264-82

1. Only the following principal uses and structures shall be permitted:
 1. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided that the principal access to such uses shall be from streets of Class 1 or greater designation on the Official Streets and Highways Plan;*
 2. Single family, two family and multi-family dwellings;
 3. Private clubs and lodges;*
 4. Parks, playgrounds and play fields, municipal buildings in keeping with the character of the district;
 5. Museums, historic and cultural exhibits, libraries and the like;
 6. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers and the like;
 7. Offices of physicians, surgeons, dentists, osteopath, chiropractors and other practitioners of the healing sciences;
 8. Accounting, auditing and bookkeeping services;
 9. Engineering, surveying and architectural services;
 10. Attorneys and legal services;
 11. Real estate services and appraisers;
 12. Stock and bond brokerage services;
 13. Insurance services;
 14. Photographic services; and
 15. Banks, savings and loan associations, credit unions and other similar financial institutions.

* Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only.

Page 3


2. The maximum height of any structure within 650 feet of the eastern boundary of Tudor Centre Subdivision shall not exceed two stories.

SECTION 3. In accordance with Section 21.20.045 (I) of the Municipal Code of Ordinances, all district and supplemental district regulations applicable to an R-O (residential office district) zone not specifically effected by the restrictions and standards set forth in Section 2 above shall apply to the subject property in the same manner as if the district were not subject to special limitations.

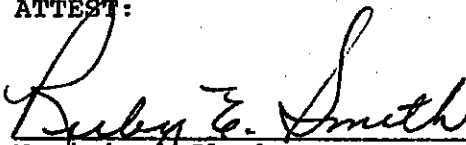
SECTION 4. The Director of Community Planning is hereby directed to change the zoning map accordingly.

SECTION 5. This Ordinance shall become effective 10 days after approval.

PASSED AND APPROVED by the Anchorage Assembly this
7th day of December, 1982.


Chairman

ATTEST:


Municipal Clerk

js2/rol6

(ZP82-89)

AMENDED AND APPROVED

DATE 10-21-80

Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Planning Department
For Reading: September 30, 1980 *TH*

Anchorage, Alaska
AO No. 80-156

AN ORDINANCE AMENDING A ZONING MAP AND PROVIDING FOR THE REZONING FROM R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO R-O (RESIDENTIAL OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR A PORTION OF SECTION 27, T13N, R3W, S.M. GENERALLY LOCATED APPROXIMATELY 600 FEET NORTH OF TUDOR ROAD AND FROM BRAGAW STREET EAST FOR APPROXIMATELY ONE HALF MILE.
(UNIVERSITY AREA COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS:

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

A portion of Section 27 T13N R3W S.M. as depicted in Exhibit A attached.

SECTION 2. The zoning map amendment for the R-O (Residential Office District) with special limitations use district designation for the property described in Section 1. is restricted with the following limitations.

B. Permitted principal uses and structures;

1. hotels, motels, and motor lodges on sites with a minimum area of 14,000 square feet, provided that principal access to such uses shall be from streets of Class 1 or greater designation on the Official Streets and Highways Plan;*
2. private clubs and lodges;*
3. parks, playgrounds and playfields, municipal buildings in keeping with the character of the district;
4. museums, historic and cultural exhibits, libraries and the like;
5. hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like;

Amended: To reinstate as a permitted use as written in AMC 21.05.050(i) single family, two family and multi-family dwellings and a six story height limitation.

6. offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
7. accounting, auditing and bookkeeping services;
8. engineering, surveying and architectural services;
9. attorneys and legal services;
10. real estate services and appraisers;
11. stock and bond brokerage services;
12. insurance services;
13. photographic services;
14. banks, savings and loan associations, credit unions and similar financial institutions.

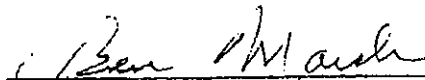
*Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by special exception only.

- I. Height of structures: Unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches. However, the maximum height of any structure within 650 feet of the eastern boundary of the petition area shall not exceed 2 stories.

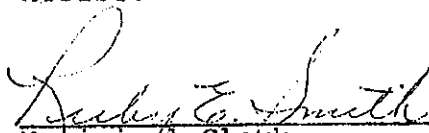
SECTION 3. In accordance with Section 21.20.045(I) of the Municipal Code of Ordinances, all district and supplementary district regulations that are applicable to an R-O (Residential Office District) zone not specifically affected by the restrictions and standards set forth in Section 2. above shall apply to the subject property in the same manner as if the district were not subject to special limitations.

The Planning Director is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this
21st day of October, 1980.


Chairman

ATTEST:


Municipal Clerk

(P80-42)

2

TRYCK
NYMAN
& HAYES

EXHIBIT M
EXHIBIT A

8373.0

October 30, 1984

TUDOR CENTRE
LEGAL DESCRIPTION
Request for R-0 SL and B-3 SL to R-0 SL

That portion of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 27, Township 13 North, Range 3 West of the Seward Meridian, State of Alaska, more particularly described as follows:

Beginning at the northwest corner of said $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 27;
Thence $N89^{\circ}59'55''E$ along the north line of said $S\frac{1}{2}$ of the $SW\frac{1}{4}$, 37.10 feet, to the northwest corner of Tract A-1 of the subdivision plat of "Lot 4A, Block 1, and Tracts A-1, D-1, D-2, D-3, D-4 and D-5, Tudor Centre" as filed under Plat No. 82-271, records of the Anchorage Recording District, Third Judicial District, State of Alaska;
Thence, continuing along said north line, $N89^{\circ}59'55''E$, 1903.90 feet, to the northeast corner of said Tract A-1;
Thence $S07^{\circ}40'00''W$, 290.84 feet, to the southwest corner of Tract D-1 of said subdivision plat filed under Plat No. 82-271;
Thence $S82^{\circ}20'00''E$, 50.92 feet, to the northeast corner of Tract B-1 of the subdivision plat of "Tracts A-1A and B-1, Tudor Centre" as filed under Plat No. 84-357, said records of the Anchorage Recording District;
Thence $S07^{\circ}40'00''W$, 30.00 feet, along the easterly line of said Tract B-1;
Thence $N82^{\circ}20'00''W$, 175.29 feet, to the point of beginning of a curve to the left having a radius of 870.00 feet;
Thence westerly along the arc of said 870.00 foot radius curve to the left, through a central angle of $08^{\circ}00'00''$, a distance of 121.48 feet (the chord of this arc bears $N86^{\circ}20'00''W$, 121.38 feet), to a point of tangency;
Thence $S89^{\circ}40'00''W$, 285.00 feet, to the point of beginning of a curve to the left having a radius of 370.00 feet;
Thence westerly and southeasterly along the arc of said 370.00 foot radius curve to the left, through a central angle of $53^{\circ}40'00''$, a distance of 346.56 feet (the chord of this arc bears $S62^{\circ}50'00''W$, 334.03 feet), to a point;
Thence, leaving said 370.00 foot radius curve radially, $N54^{\circ}00'00''W$, 47.58 feet, to the point of beginning of a curve to the left having a radius of 300.00 feet;
Thence westerly along the arc of said 300.00 foot radius curve to the left, through a central angle of $13^{\circ}00'00''$, a distance of 68.07 feet (the chord of this arc bears $N60^{\circ}30'00''W$, 67.92 feet), to a point of tangency;
Thence $N67^{\circ}00'00''W$, 207.49 feet, to the point of beginning of a curve to the left having a radius of 475.00 feet;

TRYCK
NYMAN
& HAYES

Thence westerly along the arc of said 475.00 foot radius curve to the left, through a central angle of $52^{\circ}00'00''$, a distance of 431.10 feet (the chord of this arc bears $S87^{\circ}00'00''W$, 416.45 feet), to a point of tangency;

Thence $S61^{\circ}00'00''W$, 134.51 feet, to the point of beginning of a curve to the right having a radius of 270.00 feet;

Thence westerly along the arc of said 270.00 foot radius curve to the right, through a central angle of $29^{\circ}46'53''$, a distance of 140.34 feet (the chord of this arc bears $S75^{\circ}53'27''W$, 138.77 feet), to a point of tangency;

Thence $N89^{\circ}13'07''W$, 45.00 feet, to a point on the easterly right-of-way line of Bragaw Street;

Thence $N89^{\circ}13'07''W$, 69.66 feet, to a point on the west line of said $S\frac{1}{4}$ of the $S\frac{1}{4}$ of Section 27;

Thence $N00^{\circ}02'15''W$, 424.52 feet, to the point of beginning.

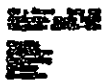
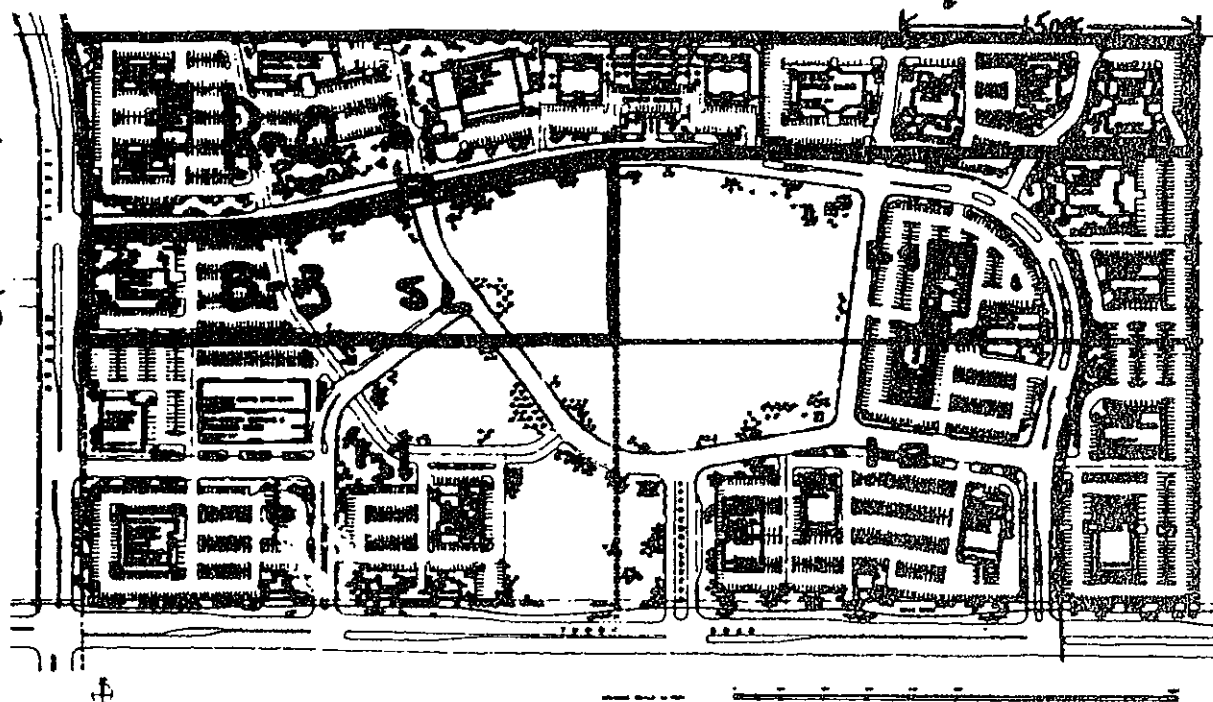
Containing in all 14.67 acres, more or less.

Subject to all roads, easements and rights-of-way, existing and/or of record.

A080-156
R-05L

A080-155
B-35L

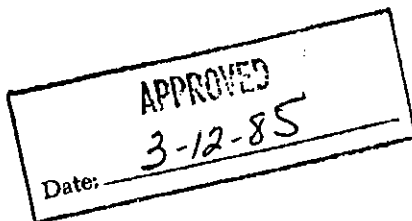
2 Story Height Restr.



DAUM Forssen

TUDOR FARM: AN ALASKAN LIMITED PARTNERSHIP
1000 BARRETT ROAD, ANCHORAGE, ALASKA 99503
THE PARKWOOD COMPANY

TUDOR CENTRAL
MASTERPLAN 1980-1985



Submitted by: Chairman of the Assembly
At the Request of
the Mayor
Prepared by: Department of
Community Planning
For Reading: January 15, 1985

Anchorage, Alaska
AO No. 85-5

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS AND B-3 SL (GENERAL AND STRIP COMMERCIAL DISTRICT) WITH SPECIAL LIMITATIONS TO R-O (RESIDENTIAL OFFICE DISTRICT) WITH SPECIAL LIMITATIONS FOR 14.67 ACRES, MORE PARTICULARLY DESCRIBED IN EXHIBIT A (ATTACHED) AND REZONING FROM I-1 (LIGHT INDUSTRIAL DISTRICT), I-2 (HEAVY INDUSTRIAL DISTRICT), B-3 (GENERAL AND STRIP COMMERCIAL DISTRICT) WITH SPECIAL LIMITATIONS AND R-O (RESIDENTIAL OFFICE DISTRICT) WITH SPECIAL LIMITATIONS TO B-3 (GENERAL AND STRIP COMMERCIAL DISTRICT) FOR 47.1 ACRES, MORE PARTICULARLY DESCRIBED EXHIBIT B (ATTACHED) AND ZONING DISTRICT BOUNDARY AS DEPICTED ON THE MAP ATTACHED AS EXHIBIT C. (UNIVERSITY AREA COMMUNITY COUNCIL)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1. That the zoning map be amended by designating the following described property as an R-O (Residential Office District) with Special Limitations zone:

A portion of the South one-half of the Southwest one-quarter of Section 27, T13N, R3W S.M. as described in Exhibit A (attached).

SECTION 2. That the zoning map amendment described in Section 1 is subject to the following Special Limitations encompassing permitted uses for the property.

Permitted principal uses and structures:

1. Hotels, motels and motor lodges on sites with a minimum area of 14,000 square feet, provided the principal access to such uses shall be from streets of Class 1 or greater designated on the official street and highway plan;*
2. Private clubs and lodges;*
3. Parks, playgrounds and playfields, municipal buildings in keeping with the character of the district;

4. Museums, historic and cultural event exhibits, libraries and the like;
5. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research center and the like;
6. Offices of physicians, surgeons, and dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
7. Accounting, auditing and bookkeeping services;
8. Engineering, surveying and architectural services;
9. Attorneys and legal services;
10. Real estate services and appraisers;
11. Stock and bond brokerage services;
12. Insurance services;
13. Photographic services;
14. Banks, savings and loan associations, credit unions and similar financial institutions;
15. Single family, two family, and multiple family dwellings.

*Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only.

SECTION 3. The zoning map amendment described in Section 1 is subject to the following Special Limitations establishing design standards for the property.

Height of structures:

Height shall limited to a maximum of six-story height.

SECTION 4. Special Limitations in this Ordinance prevail over any inconsistent provisions of Title 21 of the

Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this Ordinance shall apply in the same manner as if the District classification applied by this Ordinance were not subject to Special Limitations.


SECTION 5. That the zoning map be amended by designating the following described property as a B-3 (General and Strip Commercial District) zone:

That portion of the South one-half of the Southwest one-quarter of Section 27, T13N, R3W S.M. as described in Exhibit B (attached).

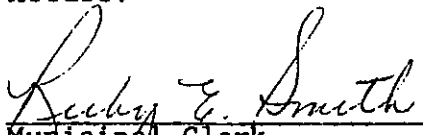
SECTION 6. The Director of Community Planning is hereby directed to change the zoning map accordingly.

SECTION 7. This ordinance becomes effective ten days after passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this
12th day of March, 1985.


Chairman

ATTEST:


Municipal Clerk

(80-042-2)

js13/sor9

TRYCK
NYMAN
& HAYES

8373.0

October 30, 1984

TUDOR CENTRE
LEGAL DESCRIPTION

Request for R-0 SL and B-3 SL to R-0

That portion of the $S\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 27, Townsh
3 West of the Seward Meridian, State of Alaska, more pa
described as follows:

Beginning at the northwest corner of said $S\frac{1}{2}$ of the
Thence $N89^{\circ}59'55''E$ along the north line of said $S\frac{1}{2}$
feet, to the northwest corner of Tract A-1 of the s
"Lot 4A, Block 1, and Tracts A-1, D-1, D-2, D-3, D-
Centre" as filed under Plat No. 82-271, records of
Recording District, Third Judicial District, State
Thence, continuing along said north line, $N89^{\circ}59'55''$
to the northeast corner of said Tract A-1;
Thence $S07^{\circ}40'00''W$, 290.84 feet, to the southwest c
of said subdivision plat filed under Plat No. 82-27
Thence $S82^{\circ}20'00''E$, 50.92 feet, to the northeast co
of the subdivision plat of "Tracts A-1A and B-1, T
filed under Plat No. 84-357, said records of the Ar
District;
Thence $S07^{\circ}40'00''W$, 30.00 feet, along the easterly
B-1;
Thence $N82^{\circ}20'00''W$, 175.29 feet, to the point of be
to the left having a radius of 870.00 feet;
Thence westerly along the arc of said 870.00 foot r
left, through a central angle of $08^{\circ}00'00''$, a dista
(the chord of this arc bears $N86^{\circ}20'00''W$, 121.38 fe
tangency;
Thence $S89^{\circ}40'00''W$, 285.00 feet, to the point of be
to the left having a radius of 370.00 feet;
Thence westerly and southwesterly along the arc of
radius curve to the left, through a central angle c
distance of 346.56 feet (the chord of this arc bear
334.03 feet), to a point;
Thence, leaving said 370.00 foot radius curve radiu
47.58 feet, to the point of beginning of a curve to
radius of 300.00 feet;
Thence westerly along the arc of said 300.00 foot r
left, through a central angle of $13^{\circ}00'00''$, a dista
(the chord of this arc bears $N60^{\circ}30'00''W$, 67.92 fee
tangency;
Thence $N67^{\circ}00'00''W$, 207.49 feet, to the point of be
to the left having a radius of 475.00 feet;

TRYCK
NYMAN
& HAYES

Thence westerly along the arc of said 475.00 foot radius curve to the left, through a central angle of $52^{\circ}00'00''$, a distance of 431.10 feet (the chord of this arc bears $S87^{\circ}00'00''W$, 416.45 feet), to a point of tangency;

Thence $S61^{\circ}00'00''W$, 134.51 feet, to the point of beginning of a curve to the right having a radius of 270.00 feet;

Thence westerly along the arc of said 270.00 foot radius curve to the right, through a central angle of $29^{\circ}46'53''$, a distance of 140.34 feet (the chord of this arc bears $S75^{\circ}53'27''W$, 138.77 feet), to a point of tangency;

Thence $N89^{\circ}13'07''W$, 45.00 feet, to a point on the easterly right-of-way line of Bragaw Street;

Thence $N89^{\circ}13'07''W$, 69.66 feet, to a point on the west line of said $S\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 27;

Thence $N00^{\circ}02'15''W$, 424.52 feet, to the point of beginning.

Containing in all 14.67 acres, more or less.

Subject to all roads, easements and rights-of-way, existing and/or of record.

TRYCK
NYMAN
& HAYES

8373.0

November 2, 1984

TUDOR CENTRE
LEGAL DESCRIPTION

Request for I-1, I-2, B-3 SL and R-0 SL to B-3

That portion of the S $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 13 North, Range 3 West of the Seward Meridian, State of Alaska, more particularly described as follows:

Beginning at the southwest corner of said Section 27;
Thence N00°02'15"W along the west line of said Section 27, 892.11 feet;
Thence S89°13'07"E, 69.66 feet, to a point on the easterly right-of-way line of Bragaw Street as said right-of-way line is established by the subdivision plat of "Lots 1-4, Block 1; Lot 1, Block 2, Lots 1, 2, Block 3, Tracts A, B, C, & D, Tudor Centre" as filed under Plat No. 81-221, records of the Anchorage Recording District, Third Judicial District, State of Alaska;
Thence S89°13'07"E, 45.00 feet, to the point of beginning of a curve to the left having a radius of 270.00 feet;
Thence easterly along the arc of said 270.00 foot radius curve to the left, through a central angle of 29°46'53", a distance of 140.34 feet, to a point of tangency (the chord of this arc bears N75°53'27"E, 138.77 feet);
Thence N61°00'00"E, 134.51 feet, to the point of beginning of a curve to the right having a radius of 475.00 feet;
Thence easterly along the arc of said 475.00 foot radius curve to the right, through a central angle of 52°00'00", a distance of 431.10 feet, to a point of tangency (the chord of this arc bears N87°00'00"E, 416.45 feet);
Thence S67°00'00"E, 207.49 feet, to the point of beginning of a curve to the right having a radius of 300.00 feet;
Thence easterly along the arc of said 300.00 foot radius curve to the right, through a central angle of 13°00'00", a distance of 68.07 feet, to a point of tangency (the chord of this arc bears S60°30'00"E, 67.92 feet);
Thence S54°00'00"E, 47.58 feet, to a point on a curve which is concave to the southeast having a radius of 370.00 feet (the center or radius point of the circle of which this curve is a part bears S54°00'00"E from said point);
Thence northeasterly and to the right along the arc of said 370.00 foot radius curve being concave to the southeast, through a central angle of 53°40'00", a distance of 346.56 feet, to a point of tangency (the chord of this arc bears N62°50'00"E, 334.03 feet);
Thence N89°40'00"E, 285.00 feet, to the point of beginning of a curve to the right having a radius of 870.00 feet;
Thence easterly along the arc of said 870.00 foot radius curve to the right, through a central angle of 08°00'00", a distance of 121.48 feet, to a point of tangency (the chord of this arc bears S86°20'00"E, 121.38 feet);

TRYCK
NYMAN
& HAYES

Thence S82°20'00"E, 175.29 feet, to a point lying S07°40'00"W, a distance of 30.00 feet from the northeast corner of Tract E of said subdivision plat filed under Plat No. 81-221, said point being the northwesterly end of the centerline of Tudor Centre Drive as established by the subdivision plat of "Lot 4A, Block 1 and Tracts A-1, D-1, D-2, D-3, D-4 and D-5, Tudor Centre" as filed under Plat No. 82-271, said records of the Anchorage Recording District;

Thence S82°20'00"E along said centerline of Tudor Centre Drive, 124.71 feet, to the point of beginning of a curve to the right having a radius of 320.00 feet;

Thence southeasterly and southerly along the arc of said 320.00 foot radius curve to the right, through a central angle of 97°30'00", a distance of 544.54 feet, to a point of tangency (the chord of this arc bears S33°35'00"E, 481.18 feet);

Thence S15°10'00"W, 123.38 feet, to the point of beginning of a curve to the left having a radius of 670.00 feet;

Thence southerly along the arc of said 670.00 foot radius curve to the left, through a central angle of 07°34'30", a distance of 88.58 feet, to a point (the chord of this arc bears S11°22'45"W, 88.52 feet);

Thence, leaving said centerline of Tudor Centre Drive, N82°24'30"W along the centerline of Diplomacy Drive as established by said subdivision plat filed under Plat No. 81-221 and by the subdivision plat of "Lots 1A & 2, Block 2; Lot 1A, Block 3; and Tract C-1, Tudor Centre" as filed under Plat No. 83-504, said records of the Anchorage Recording District, a distance of 361.12 feet, to the point of beginning of a curve to the left having a radius of 670.00 feet;

Thence westerly along the arc of said 670.00 foot radius curve to the left, through a central angle of 05°03'14", a distance of 59.10 feet (the chord of this arc bears N84°56'07"W, 59.08 feet), to the westerly end of said centerline as established by said subdivision plat filed under Plat No. 83-504;

Thence S07°40'00"W, 25.10 feet, to a point on the northerly line of Lot 2, Block 2, of said subdivision plat, said point being on a curve which is concave to the south, having a radius of 645.00 feet (the center or radius point of the circle of which this curve is a part bears S02°20'19"W from said point);

Thence westerly and to the left along the arc of said 645.00 foot radius curve being concave to the south, through a central angle of 05°07'33", a distance of 57.70 feet (the chord of this arc bears S89°46'32"W, 57.68 feet), to the northwest corner of said Lot 2, Block 2;

Thence S00°01'00"W, 140.90 feet;

Thence N89°59'00"W, 62.00 feet;

Thence S00°01'00"W, 206.00 feet, to the southwest corner of said Lot 2, Block 2;

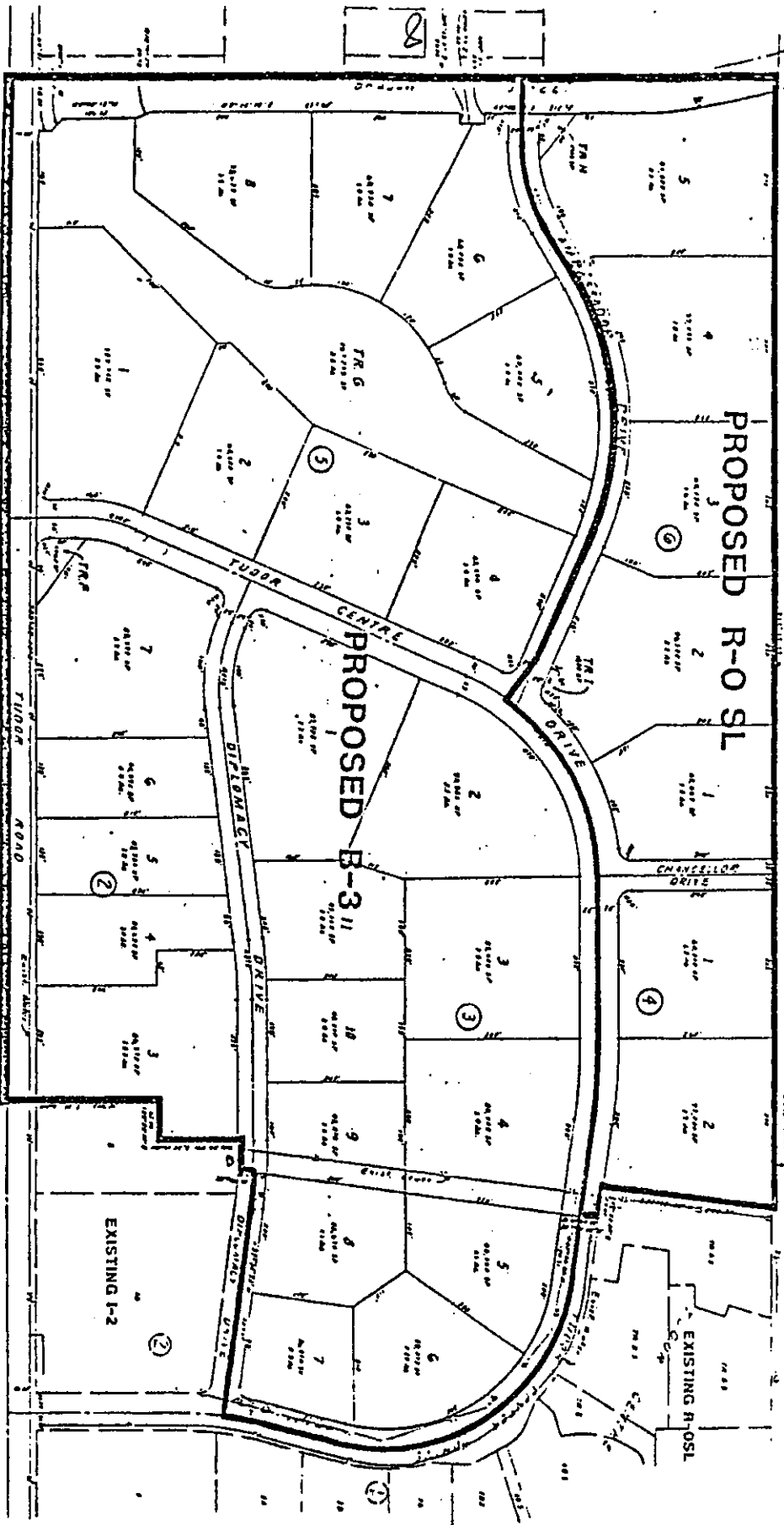
Thence S00°01'00"W, 50.00 feet, to the south line of said SW¼ of Section 27, said line also being the centerline of Tudor Road;

Thence N89°59'00"W, 1747.86 feet, to the point of beginning.

Containing in all 47.14 acres, more or less.

Subject to all road, easements and rights-of-way, existing and/or of record.

DATE: _____



NRJ

8. Having no other by which to
 2. Public which are available to persons

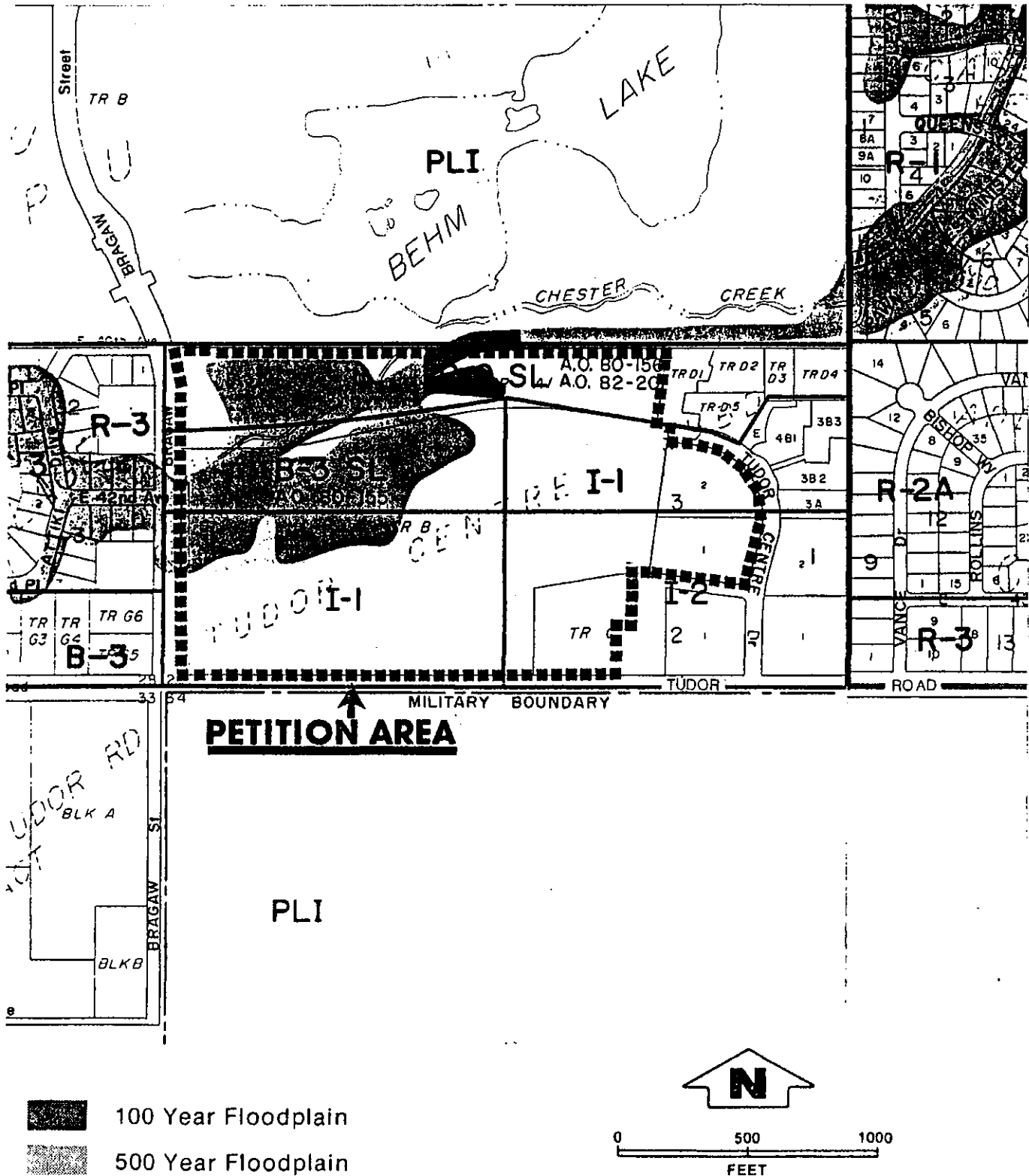
RECEIVED 11-10-68

[illegible]

MAP2

80-042-2

REZONING



**PLANNING & ZONING
COMMISSION
MEETING**

September 29, 2008

Supplemental Information

**G.1., Case 2008-122
Rezoning to R-OSL Residential-
office district with special
limitations**

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

PRESENTED
FIRST CLASS



UNITED STATES POSTAGE
02 FIRST CLASS MAIL 394
0004223700 SEP 05 2008
MAILED FROM ZIP CODE 99501

005-152-13-000
HAMILTON THOMAS D &
LIND DONNA M LIVING TRUST
3918 WESLEYAN DRIVE
ANCHORAGE, AK 99508

SEP 16 2008

NOTICE OF PUBLIC HEARING - - Monday, September 29, 2008

Planning Dept Case Number: 2008-122

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

CASE: 2008-122
PETITIONER: Southcentral Foundation
REQUEST: Rezoning to R-OSL Residential-office district with special limitations
TOTAL AREA: 2.820 acres
SITE ADDRESS: NO ADDRESS
CURRENT ZONE: R-OSL Residential-office district with special limitations
COM COUNCIL(S): 1---University Area

LEGAL/DETAILS: A request to rezone approximately 2.82 acres from R-O SL (residential office with special limitations) to R-O SL(residential office with modified special limitations) to allow for a maximum building height of three stories. Tudor Centre Subdivision, Tracts D-1A & D-5A. Generally located north of Tudor Centre Drive behind the Alaska Native Medical Center.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, September 29, 2008 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

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

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

Name: Thomas Hamilton & Donna Lind
Address: 3918 Wesleyan Dr, Anchorage 99508
Legal Description: Lot 13, Block 1, Castle Heights Subdivision
Comments: We feel that a 3-story building at this site would adversely affect our property and that part of the University Lakes Trail system that borders both sides of upper Chester Creek. Whereas a 1- or 2-story building could nest within trees, a 3-story building would rise higher and be very conspicuous.
We urge you to reject this petition by Southcentral Foundation

REZONING/RESIDENTS-PLANNING COMMISSION

2008-122

083

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

PRESTON
FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS MAIL 394
0004223700 SEP 05 2008
MAILED FROM ZIP CODE 99501

007-161-39-000
PATON WILLIAM A & CARRIE A
4036 VANCE DR
ANCHORAGE, AK 99508

SEP 19 2008

NOTICE OF PUBLIC HEARING - -

Monday, September 29, 2008

Planning Dept Case Number: 2008-122



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LEGAL/DETAILS: A request to rezone approximately 2.82 acres from R-O SL (residential office with special limitations) to R-O SL(residential office with modified special limitations) to allow for a maximum building height of three stories. Tudor Centre Subdivision, Tracts D-1A & D-5A. Generally located north of Tudor Centre Drive behind the Alaska Native Medical Center.

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Name: WILLIAM PATON, M.D.
Address: 4036 VANCE DR, ANCHORAGE, AK 99508
Legal Description: LOT 14 BLOCK 9 CASTLE HEIGHTS ADDN 5
Comments: WE HAVE NO OBJECTION TO THIS CHANGE IN
ZONING THAT WILL HELP SOUTHCENTRAL FOUNDATION
FURTHER THEIR GOALS.

William Paton, M.D.
Carrie Paton

REZONING/RESIDENTS-PLANNING COMMISSION
2008-122

084

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SARAH PALIN, GOVERNOR

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

September 19, 2008

RE: MOA Zoning Review

SEP 24 2008

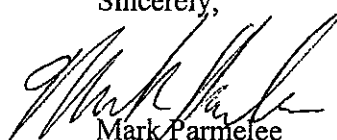
Mr. Jerry Weaver, Platting Officer
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

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

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

085

UNIVERSITY AREA COMMUNITY COUNCIL
Meeting Minutes
September 7, 2008

The meeting was called to order by President Susan Klein at 7:05 pm.

May minutes were amended due to an incorrect date and then approved.

June minutes approved.

Announcements

The UACC elected new officers.

President	Robert McClung	remrrm@ak.net	929-1426
Vice-President	Craig Valentine	craigval@gci.net	
Secretary/Treasurer	vacant		
Member-at-large	Tyler Grosshuesch	tyleranchorage@yahoo.com	
Member-at-large	Sally Cox		
Past President	Susan Klein	susan_uacc@mac.com	258-3787

Appointed positions:

FCC Representative	Betty Adkison	bettyadkison6@msn.com
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Public Officials

Assembly member Elvi Gray-Jackson

Elvi Gray-Jackson spoke to the council. She discussed the curbside recycling program. It was asked if citizens have to take the bins.

The assembly is reviewing Chapter 5 of Title 21.

IM program was reinstated.

The 48th extension will be renamed the DR. Martin Luther King Jr. Avenue, this is between Elmore and Boniface, during a ceremony on 11 September.

Chugiak Electric and Municipal Power and Light are exploring a joint venture.

Tim Neal gave accolades to Mrs. Gray-Jackson for involvement in inspecting homeless camps.

Assembly is working on the fall budget.

State Representative Sharon Cissna

Sharon Cissna spoke to us about the special session.

Recommended youth learn skills for the needed for the gas pipeline. Workforce development is needed by the schools. Gas pipeline is 14 years away from being done.

She spoke of the energy and infrastructure needs of the state.

Cost of fuel and fixed income of seniors.

Attended a 3-hour hearing on Medicare and the lack of doctors.

Informed group of the UMED Fest to be held on September 13.

State Senator Bettie Davis represented by Tom Obermeyer

Spoke on the Medicare increases and graduation rates.

Business

Parks –Teri Peters

Spoke on the numerous parks that were cleaned up during the summer. Weed control done in the Goose lake area, specifically bird vetch.

Introduced a program called Rate the Park. Citizens are able to rate the parks. More information is available on-line.

Tim Potter and Amy Karn - Tudor Centre Rezone

Southcentral Foundation is planning to build an adolescent in-patient facility. The area is zoned for buildings not exceeding two stories. They are requesting an exemption not to exceed three stories. Council approved a resolution in support of exemption.

Community Council Survey –Capital Projects Needs Ranking Survey

Members did not rank one of the projects earlier in the year because we thought it was already funded. Council was asked to rank the project because it had not received full funding. We placed the project at the bottom of the list.

The meeting was adjourned by Susan at 9:00 P.M.

The next meeting will be October 1st.

Content ID: 007112

Type: Ordinance - AO

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY REPEALING ORDINANCES 82-201 AND 2000-62 CONCERNING TRACTS D-1A AND D-5A, TUDOR CENTER SUBDIVISION, AND AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.82 ACRES, FROM R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO MODIFY THE MAXIMUM BUILDING HEIGHT FROM TWO TO THREE STORIES, FOR TRACT D-1A AND D-5A, TUDOR CENTER SUBDIVISION, GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND EAST OF ELMORE ROAD.

Author: weaverjt

Initiating Dept: Planning

Description: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.82 ACRES, FROM R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL OFFICE) WITH SPECIAL LIMITATIONS

Date Prepared: 11/13/08 4:13 PM

Director Name: Tom Nelson

Assembly Meeting Date: 12/2/08

Public Hearing Date: 1/6/09

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
Clerk_Admin_SubWorkflow	11/21/08 9:09 AM	Exit	Joy Maglaqui	Public	007112
MuniMgrCoord_SubWorkflow	11/21/08 9:09 AM	Approve	Joy Maglaqui	Public	007112
MuniManager_SubWorkflow	11/21/08 9:04 AM	Approve	Joy Maglaqui	Public	007112
Legal_SubWorkflow	11/20/08 11:00 AM	Approve	Rhonda Westover	Public	007112
Finance_SubWorkflow	11/20/08 9:07 AM	Approve	Nina Pruitt	Public	007112
OMB_SubWorkflow	11/19/08 4:44 PM	Approve	Wanda Phillips	Public	007112
ECD_SubWorkflow	11/14/08 8:04 AM	Approve	Tawny Klebesadel	Public	007112
Planning_SubWorkflow	11/13/08 5:24 PM	Approve	Tom Nelson	Public	007112
AllOrdinanceWorkflow	11/13/08 4:18 PM	Checkin	Jerry Weaver Jr.	Public	007112