

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: May 25, 2010

CLERK'S OFFICE

APPROVED

Date: 6-8-10

Anchorage, Alaska
AO 2010-45

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION
21.45.310H.2 REGARDING BUFFER LANDSCAPING REQUIREMENTS FOR
CHILD CARE CENTERS.**

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Section 21.45.310H.2. is hereby amended to read as follows (*the remainder of the section is not affected and therefore is not set out*):

21.45.310 Child care centers.

*** *** ***

H. Landscaping. Landscaping shall be provided as follows:

1. All areas not occupied by buildings, structures, storage yards, drives, walks, off-street parking installations, play yards required for child care, or other authorized installations shall be planted with visual enhancement landscaping, as described in Section 21.45.125;
2. Buffer landscaping, as described in Section 21.45.125C.2., shall be planted along the length of each lot line which abuts a lot within a residential district. If the child care center is on a site where it is not a primary use, the Planning Director may determine that an alternative landscape or fencing plan allows for sufficient buffering of adjacent uses, or that landscaping is unnecessary because the lot size is sufficiently large in relation to the use and that it will not create a high impact at the lot perimeter abutting the residential district.; and
3. The property owner shall maintain all landscaping in good condition.

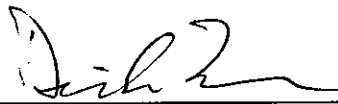
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(AO No. 2005-185(S), § 33, 2-28-06)

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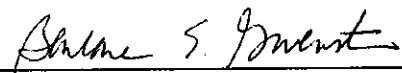
Section 2. This ordinance shall be effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 8th day of June 2010.



Chair

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-45

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
 SUBSECTION 21.45.310H.2 REGARDING BUFFER LANDSCAPING
 REQUIREMENTS FOR CHILD CARE CENTERS.

Sponsor: MAYOR
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	<u>FY10</u>	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

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

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant impact on the private sector.

Prepared by: Angela C. Chambers Telephone: 343-7940



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 303-2010

Meeting Date: May 25, 2010

From: MAYOR

**Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
SUBSECTION 21.45.310H.2 REGARDING BUFFER
LANDSCAPING REQUIREMENTS FOR CHILD CARE CENTERS.**

1 On April 5, 2010, the Planning and Zoning Commission (Commission)
2 recommended approval of the ordinance amending buffer landscaping
3 requirements for child care centers.

4
5 In 2006, the Assembly approved new development standards for child care
6 centers and child care homes. Child care centers are child care facilities with nine
7 or more children in care at one time.

8
9 The ordinance required enhanced landscaping for child care facilities, as these
10 facilities are frequently in larger structures. Buffer landscaping planting is required
11 along the length of each lot line which abuts a residential district.

12
13 Over the past several years since adoption of the ordinance, it has been brought
14 to the Planning Department's attention that the requirement for buffer landscaping
15 along all lot lines adjoining a residentially zoned lot is onerous and unnecessary
16 when the child care facility is only a small percentage of the overall development.
17 The initial reason for the requirement was to provide for visual buffering and sound
18 attenuation on typically sized lots, usually smaller in size.

19
20 The Commission proposed amendments to the Planning Department's ordinance
21 that limit the buffer landscape reduction where the child care center is not a
22 primary use. This would apply to either an existing structure such as a strip mall
23 where the child care center is not the principal use, or a new structure that houses
24 other uses, such as a church.

25
26 The Commission recommended APPROVAL of the ordinance as amended by a
27 vote of seven yeas and zero nays.

28
29

1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
2 **AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.45.310H.2**
3 **REGARDING BUFFER LANDSCAPING REQUIREMENTS FOR CHILD CARE**
4 **CENTERS.**

5
6 Prepared by: Angela C. Chambers, Zoning Administrator, Planning
7 Department

8 Approved by: Jerry T. Weaver Jr., Director, Planning Department

9 Concur: Greg Jones, Executive Director, Office of Community
10 Planning and Development

11 Concur: Dennis A. Wheeler, Municipal Attorney

12 Concur: George J. Vakalis, Municipal Manager

13 Respectfully submitted, Daniel A. Sullivan, Mayor

14
15 (Case 2010-033)
16

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2010-010

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE TITLE 21 SECTION 21.45.310H.2 REGARDING BUFFER LANDSCAPING REQUIREMENTS FOR CHILD CARE FACILITIES.

(Case 2010-033)

WHEREAS, the Planning Department has submitted a draft ordinance which proposes amendments to Anchorage Municipal Code Title 21 modifying the landscaping requirements for buffer landscaping along lot lines for child care facilities and,

WHEREAS, a public hearing was held on April 5, 2010.

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

- A. The Commission makes the following findings of fact:
1. In 2006, the Assembly approved new development standards for child care centers and child care homes. Child care centers are child care facilities with nine or more children in care at one time.
 2. The ordinance required enhanced landscaping for child care facilities, as these facilities are frequently in larger structures, and not in a residential structure. Among these requirements, buffer landscaping is required to be planted along the length of each lot line which abuts a lot within a residential district.
 3. Over the past several years since adoption of the ordinance, it has been brought to the Planning Department's attention that this requirement for buffer landscaping along *all* lot lines adjoining a residentially zoned lot is onerous and unnecessary on many occasions. The initial reason for the requirement was to provide for visual buffering and sound attenuation on typically sized lots, usually smaller in size.
 4. The Commission finds that child care is an essential service for the well-being of our economy and our families in Anchorage. The Commission further finds that it hears quality child care is expensive and hard to find, at the same time recognizes that child care can be a fairly intensive use, including outdoor intensive activity.
 5. The Commission finds that this ordinance, with proposed amendments that also limit the buffer landscape reduction where it is not a primary use and takes into account adjacent property impacts, strikes a good balance by enabling additional sites to host child care centers with a

little bit of latitude as to the buffering so that child care centers can be a secondary or ancillary use on a site without requiring a huge amount of buffering where it is probably not needed.

6. The Commission finds that the Planning Director is placed in charge of making that determination of reduction of buffering, so there will be a review at that level when these situations come forth.
 7. The Commission recommended approval of the ordinance as amended, by a vote of seven (7) in favor and none opposed.
- B. The Commission recommends to the Anchorage Assembly approval of the amendments to the Anchorage Municipal Code 21.45.310H.2 regarding buffer landscaping requirements for child care facilities.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 5th day of April, 2010.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this ____ day of ____, 2010.

Jerry T. Weaver, Jr.
Secretary

Tohi M. Jones
Chair

(Case 2010-033)

ac

6. CASE: 2010-033

PETITIONER: Municipality of Anchorage

REQUEST: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE
CHAPTERS 21.45.310H.2 REGARDING BUFFER LANDSCAPING REQUIREMENTS
FOR CHILD CARE CENTERS

ANGELA CHAMBERS presented the staff report and recommendations on behalf of the Municipality of Anchorage's Planning Department. The proposed amendment changes requirement for buffering landscaping along all lot lines adjoining a residentially zoned lot. The initial reason for the requirement was to provide visual buffering and sound attenuation on typically sized lots, usually smaller in size. Since approval, there have been situations where the buffer landscaping has been found to be onerous and unnecessary, such as a child care facility in multi-use structures where the use is permitted by-right, but the existing development prevents sufficient area for additional landscaping to be installed. Although no written comments were received from the Department of Health and Human Services, the Department has discussed this proposed ordinance change with them at length, and DHHS supports the change. The Department supports the proposed ordinance as written.

RICHARD ERWIN, Senior Pastor of Anchorage City Church, and MARYELLEN FRITZ, founder and director of the Anchorage Vineyard Family Resource Center and the Vineyard Early Learning Center, spoke in support of the proposed ordinance change. In particular, MR. ERWIN addressed licensing for the Vineyard Early Learning Center, and the problems encountered with regard to landscape buffering which he noted would be extremely costly to put around the entire church property. The Commission discussed with MR. ERWIN the square footage to be devoted to the child care center, and if the Church's Tract B were backed by housing, MR. ERWIN noted they would work with staff to resolve landscape buffering requirements.

The Commission discussed the following topics/concerns with staff:

- Clarification of small or large lots, and a possible change noting landscaping would be unnecessary if lot size were sufficiently large.
- primary reason for the proposed change is not just lot size, but existing building locations such as strip malls with existing parking and landscaping that would not meet the current landscape buffering requirements for a child care facility.
- This is a special requirement rarely required in the current code of any other use, and the intent that child care facilities not be treated any differently than other similar types of facilities.

- Variance requests for child care buffer landscaping.
- Alternative for a non-public hearing site plan review before the Commission as opposed to an administrative review by the planning director.

Commissioner Pease moved to approve in Case 2010-030, an ordinance amending the buffer landscaping requirements for child care facilities (AMC 21.45.310H.2) with the following changes to Item H.2: in line 3, insert a period after "district", delete the word "unless", and insert "If the child care center is on a site where it is not a primary use," in line 4 insert "may" before "determine", in line 6 replace "due to" with "because" and after "lot size" insert "is sufficiently large", and in line 7, after "use" insert "that it will not create a high impact at the lot perimeter abutting the residential district". Commissioner Weddleton seconded.

Item H.2 would then read as follows: Buffer landscaping, as described in Section 21.45.125C.2., shall be planted along the length of each lot line which abuts a lot within a residential district. If the child care center is on a site where it is not a primary use, the Planning Director may determine that an alternative landscaping or fencing plan allows for sufficient buffering of adjacent uses, or that landscaping is unnecessary because the lot size is sufficiently large in relation to the use that it will not create a high impact at the lot perimeter abutting the residential district.

COMMISSIONER PEASE noted child care is an essential service for the well-being of our economy and our families in Anchorage. We frequently hear quality child care is expensive and hard to find, at the same time recognize child care can be a fairly intensive use including outdoor intensive activity. She believes this ordinance strikes a good balance by enabling additional sites to host child care centers with a little bit of latitude as to the buffering so that child care centers can be a secondary or ancillary use site without requiring a huge amount of buffering where it is probably not needed. She further noted the Planning Director is placed in charge of making that determination, so there will be a review at that level when these situations come forth.

AYE: Pease, Fredrick, Jones, Isham, Weddleton, Phelps, Dean

NAY: None

PASSED

**MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT**

G.6.

MEMORANDUM

DATE: April 5, 2010
TO: Planning and Zoning Commission
THRU: *JW* Jerry T. Weaver, Jr., Director
FROM: *AC* Angela C. Chambers, AICP, Zoning & Planning Administrator
SUBJECT: 2010-033 An Ordinance Amending the Buffer Landscaping Requirements for Child Care Facilities (AMC 21.45.310H.2).

In 2006, the Assembly approved new development standards for child care centers and child care homes. Child care centers are child care facilities with nine or more children in care at one time.

The ordinance required enhanced landscaping for child care facilities, as these facilities are frequently in larger structures, and not in a residential structure. Among these requirements, buffer landscaping is required to be planted along the length of each lot line which abuts a lot within a residential district.

Over the past several years since adoption of the ordinance, it has been brought to the Planning Department's attention that this requirement for buffer landscaping along *all* lot lines adjoining a residentially zoned lot is onerous and unnecessary on many occasions. The initial reason for the requirement was to provide for visual buffering and sound attenuation on typically sized lots, usually smaller in size.

Situations that have been brought to our attention are developed multi-use structures where the use is permitted by-right, but the existing development prevents sufficient area for additional landscaping to be installed. Another frequent example is a large site developed with a church and surrounded by residential lots, which would require a large amount of landscaping not otherwise required. This becomes especially onerous when the child care use is only in a smaller portion of the structure and is much smaller than the other use in the structure, and not proportional to the lot size in some cases. Even on an undeveloped lot this could be an issue, depending on the lot location, size of child care, and whatever other uses exist on the site.

Planning Staff Analysis
Case 2010-033

Land use regulations in the provisionally adopted use standards in the Title 21 rewrite only adopt the existing standards, as these standards are only 4 years old. The new language, as proposed, would allow an alternative landscape plan or fencing plan to be approved by the Planning Director, providing that the plan provides for sufficient buffering of adjacent uses, or that the petitioner can show that landscaping is unnecessary due to the lot size in relation to the child care center use size. All parking lot and other landscaping required by the zoning district (outside of this code section) will still be required. This type of allowance for approval of an alternate plan by the Planning Director is used in the provisionally adopted Title 21 sections, for example, health care facilities.

The Department has discussed this issue of landscaping on several occasions with the Department of Health and Human Services, as this issue has also come to their attention. At the time this report was written, they had not provided official comments to include in the packet. However, staff has spoken with the Child Care licensing staff and their management, and this ordinance will assist greatly with allowing for greater ease of locating these facilities while still providing a noise and/or visual buffer where needed adjacent to residential lots.

The Department supports the ordinance as written.

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

Anchorage, Alaska
AO 2010-

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS
21.45.310H.2 REGARDING BUFFER LANDSCAPING REQUIREMENTS FOR
CHILD CARE CENTERS.**

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 45.310H.2. is hereby amended to read as follows *(the remainder of the section is not affected and therefore is not set out)*:

21.45.310 Child care centers.

*** *** ***

H. Landscaping. Landscaping shall be provided as follows:

1. All areas not occupied by buildings, structures, storage yards, drives, walks, off-street parking installations, play yards required for child care, or other authorized installations shall be planted with visual enhancement landscaping, as described in Section 21.45.125;
2. Buffer landscaping, as described in Section 21.45.125C.2., shall be planted along the length of each lot line which abuts a lot within a residential district, unless the Planning Director determines that an alternative landscape or fencing plan allows for sufficient buffering of adjacent uses, or that landscaping is unnecessary due to the lot size in relation to the use; and
3. The property owner shall maintain all landscaping in good condition.

*** *** ***

(AO No. 2005-185(S), § 33, 2-28-06)

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

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2010.

Chair

ATTEST:

Municipal Clerk



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

RECEIVED

DATE: March 10, 2010

MAR 11 2010

TO: Jerry Weaver, Platting Officer

Municipality of Anchorage
Zoning Commission

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

SUBJECT: Comments for Planning & Zoning Commission Public Hearing date:
April 5, 2010

Case 2010-028 – Rezoning to I-2 Heavy industrial district

PM&E has no objection to the rezone for the proposed power generation plant. However, as development proceeds the petitioner is alerted to the requirement to coordinate submission of a drainage analysis and calculations to PM&E under the land use permit process. The petitioner is also alerted that – as part of the site plan approval - PM&E plans to require upgrade of Electron Drive and possibly portions of West Dowling Road to municipal standards under the provisions of 21.15.150.

Case 2010-031 – Site plan review for a large retail/commercial establishment

PM&E has no objection to this site plan.

The petitioner shall coordinate reconstruction of any road improvements within Benson Boulevard or the Seward Highway with the State of Alaska Department of Transportation.

The petitioner is alerted to the requirement to coordinate submission of a drainage analysis and calculations to PM&E under the land use permit process.

Case 2010-033 – An ordinance amending Title 21 for AMC 21.45 Supplementary District Regulations

PM&E has no objection to the proposed ordinance.



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

Phone: (907) 343-8240 Fax: (907) 343-8250



DATE: March 8, 2010
TO: Planning Department, Zoning and Platting Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Lynn McGee, Senior Plan Reviewer
SUBJ: Comments on Zoning Board of Examiners and Appeals case(s) for April 5, 2010.

RECEIVED

MAR 08 2010

Municipality of Anchorage
Zoning Division

Right of Way Division has reviewed the following case(s) due March 8, 2010.

10-028 International Industrial Center, Tract 2, grid 1929

(Rezoning Request, I-1 to I-2)

Right of Way Division has no comments at this time.

Review time 15 minutes.

10-031 Gregson, Lot 1, grid 1632

(Site Plan Review, Large Retail/Commercial Establishment)

The site plan and the traffic analysis are predicated on the on Benson Boulevard site and the larger plan set has the facility located on the Old Seward Highway.

Review time 30 minutes.

10-033 Ordinance Amendment

(Title 21 for Buffer Landscaping for Child Care Centers)

Right of Way Division has no comments at this time.

Review time 15 minutes.

10-036 Providence-Chester Creek, Tract A, grid 1634, 1635, 1734, & 1735

(Conditional Use, Master Plan Approval and Medical Buildings)

Right of Way Division has no comments at this time.

Review time 15 minutes.

10-038 Ordinance Amendment

(Title 21 for Wind Energy Conversion Systems)

A recent meeting and plan review has shown the Fire Island Wind Energy Project proposal is not a registered public utility as defined and controlled by the Regulatory Commission of Alaska. The RCA requirement is possibly germane to this rewrite because the installation of the connections to the utility grid in public places, as defined in Title 24, is limited to utilities providing service to the public.

Can't find the referenced section 21.45.410 to complete the review.

Review time 15 minutes.



FLOOD HAZARD REVIEW SHEET

Date: 03/04/10

Case: 2010-033

Flood Hazard Zone: AE/X-Shaded/X

Map Number: 0762D/0754D

RECEIVED

MAR 05 2010

Municipality of Anchorage
Zoning Division

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 21.04.080.D.4 (Anchorage Municipal Code). All construction activities and any land use within the flood hazard district shall conform to the requirements of Chapter 21.04.080.D (Anchorage Municipal Code)."

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

Other: Advisory Comment: The RV Parking area shown on Figure 3 may overlap the boundaries of the mapped floodplain for Chester Creek. A flood hazard permit may be required for construction in this area.

I have no comments on this case.

Reviewer: Jeffrey Urbanus, CFM



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



MEMORANDUM

DATE: March 4, 2010
TO: Jerry Weaver, Jr., Platting Officer, CPD
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due March 8, 2010

RECEIVED

MAR 04 2010

Municipality of Anchorage
Building Safety Division

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

2010-028 Rezoning to I-2 Heavy industrial district

No objection

2010-031 Site plan review

No objection

2010-033 Ordinance amending Title 21

No objection

2010-036 Master plan approval

No objection

2010-038 Amending Title 21, Wind energy conversion systems

No objection

2010-040 Conditional use for a water reservoir

No objection

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: March 2, 2010

TO: Jerry Weaver, Zoning Division Administrator, Planning Department

FROM: Paul Hatcher, Engineering Technician III, AWWU PAH

SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing April 5, 2010
Agency Comments due March 8, 2010

RECEIVED

MAR 04 2010

Municipality of Anchorage
Zoning Division

AWWU has reviewed the materials and has the following comments.

10-028 INTERNATIONAL INDUSTRIAL CNTR TR 2, Rezoning to I-2 Heavy industrial district, Grid SW1929

1. AWWU water main located in W. 56th Avenue is currently available to this parcel.
2. AWWU sanitary sewer main is currently not available to this parcel. Connection to the sanitary sewer main is through a private system connection in the Railroad ROW.
3. AWWU has no objection to this rezoning.

10-031 GREGSON LT 1, Site plan review for a large retail/commercial establishment, Grid SW1632

1. AWWU water main located in Northern Lights Boulevard is currently available to this parcel.
2. AWWU sanitary sewer main located in Northern Lights Boulevard is currently available to this parcel.
3. AWWU has no objection to this site plan review.

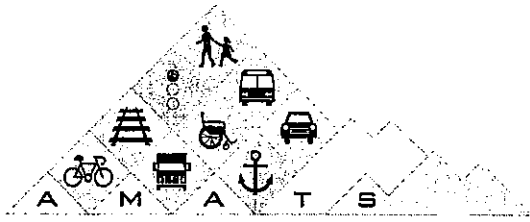
10-033 TITLE 21, An ordinance amending Title 21 for AMC 21.45 Supplementary District Regulations, Grid N/A

1. AWWU has no objection to this ordinance amendment.

10-036 PROVIDENCE-CHESTER CREEK TR A, Zoning conditional use for a master plan approval and medical buildings, Grid SW1735

1. AWWU water main located in Providence Drive is currently available to this parcel.
2. AWWU sanitary sewer mains located in Providence Drive and E. 40th Avenue are currently available to this parcel.
3. AWWU has no objection to this conditional zoning for a master plan.

013



Anchorage Metro Area Transportation Solutions

MUNICIPALITY OF ANCHORAGE

Traffic Department
Transportation Planning Division
Permit & Development Center, 4700 Elmore Road
P.O. Box 196650, Anchorage, AK 99519-6650
voice (907) 343-7994, facsimile (907) 343-7998
e-mail: *BrewerTM@muni.org*

Date: 17 February 2010

To: Department of Planning, Zoning & Platting Division

Thru: Mada Angell, Assistant Traffic Engineer

From: Teresa Brewer, Associate Planner

Subject: Title 21 Amendment AMC 21.45 Supplementary District Regulations,
Case No. 2010-033, *Agency Review comments*

RECEIVED

FEB 17 2010

**Municipality of Anchorage
Zoning Division**

Thank you for the opportunity to comment upon the above-referenced project. Transportation Planning staff has reviewed the Title 21 Amendment AMC 21.45 Supplementary District Regulations, Case No. 2010-033 and we have the following comments:

A. No comment.

Notes for the Planning and Zoning Commission Hearing Meeting 04/05/10 Loussac
Library 6:00 PM

Ladies and gentlemen of Planning and Zoning Commission:

Thank you for the privilege of allowing us to present to you tonight. My name is Richard Irwin, the Senior Pastor of Anchorage City Church and beside me is MaryEllen Fritz, the Founder and Director of the Anchorage Vineyard Family Resource Center and the Vineyard Early Learning Center.

Each of you should have a copy of this statement and an aerial view of the property of Anchorage City Church. Anchorage City Church is located on the corner of 100th avenue and Minnesota Boulevard.

Anchorage City Church is currently involved in several ways of assisting people in the Anchorage community; the following examples are a few:

- We currently provide groceries for nearly 450 people per month.
- In our facility we operate a high school completion program called the New Direction Resource Center. We are at a max capacity with a waiting list.
- We operate a ministry to homeless single mothers with children called Beacon Hill. We currently serve five families with a waitlist.
- At Mayor Sullivan's request to participate in the Mayor's Homeless Task Force, City Church has stepped up to offer it's facilities as an emergency cold weather shelter.
- We have met all of the licensing requirements to open the Vineyard Early Learning Center, a preschool and childcare center that prioritizes services for low income families and provides training and marketable job skill development for families in poverty.

Near the end of our process of licensing the preschool, we discovered that landscaping requirements were a problem for us. As you can see by the aerial photograph, we are surrounded by trees and natural landscaping.

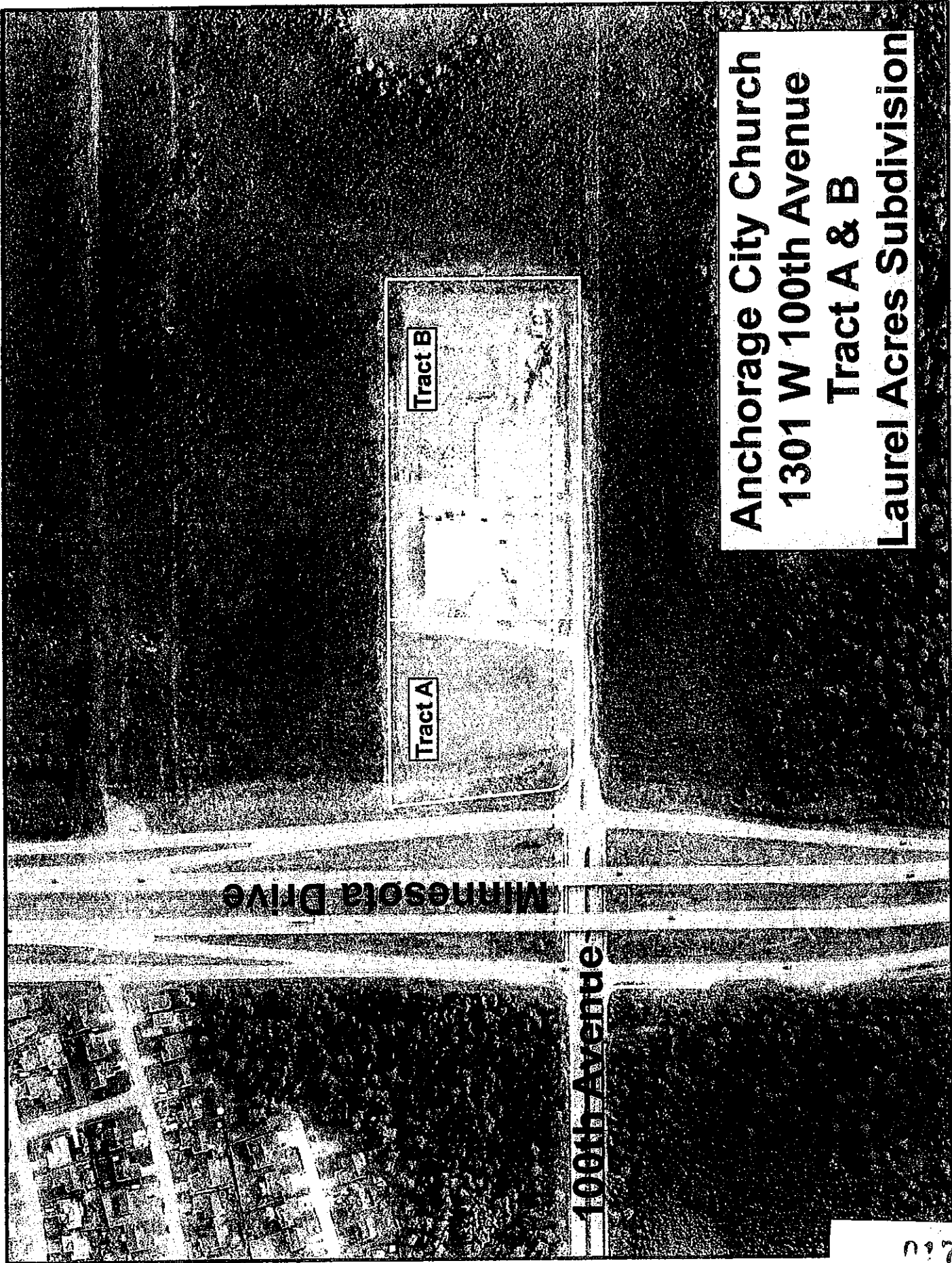
The existing code would require that our church provide a landscape buffer that would be extremely costly around our entire property, especially in light of the probability of this area being not further developed for housing in the foreseeable future.

We are here to support the amendment of Anchorage Municipal Code Chapter 21.45.310H.2 regarding buffer landscaping requirements for child care centers.

The proposed amendment provides an allowance for the Planning Director to approve an alternative landscape or fencing plan for the sufficient buffering of adjacent uses or make the determination that the landscaping is unnecessary due to the lot size in relation to the use.

For our situation, if this amendment is approved it would remove the barrier we are experiencing in opening our childcare center. We are humbly asking your approval of this amendment.

Thank you for hearing us tonight and we appreciate all that you do for our city.



**Anchorage City Church
1301 W 100th Avenue
Tract A & B
Laurel Acres Subdivision**

Minnesota Drive

100th Avenue

Content ID: 008959

Type: Ordinance - AO

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE

Title: SUBSECTION 21.45.310H.2 REGARDING BUFFER LANDSCAPING REQUIREMENTS FOR CHILD CARE CENTERS.

Author: chambersac

Initiating Dept: Planning

Date Prepared: 4/22/10 10:26 AM

Director Name: Jerry T. Weaver, Jr.

Assembly Meeting Date: 5/25/10

Public Hearing Date: 6/8/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/14/10 11:46 AM	Exit	Nina Pruitt	Public	008959
MuniManager_SubWorkflow	5/14/10 11:46 AM	Approve	Nina Pruitt	Public	008959
Legal_SubWorkflow	5/12/10 3:28 PM	Approve	Rhonda Westover	Public	008959
Finance_SubWorkflow	5/12/10 10:20 AM	Approve	Lucinda Mahoney	Public	008959
OMB_SubWorkflow	5/11/10 1:22 PM	Approve	Cheryl Frasca	Public	008959
OCPD_SubWorkflow	5/7/10 3:38 PM	Approve	Tawny Klebesadel	Public	008959
Planning_SubWorkflow	5/7/10 3:32 PM	Approve	Jerry Weaver Jr.	Public	008959
AllOrdinanceWorkflow	5/7/10 3:16 PM	Checkin	Angela Chambers	Public	008959
AllOrdinanceWorkflow	4/27/10 11:57 AM	Checkin	Angela Chambers	Public	008959
OCPD_SubWorkflow	4/27/10 10:47 AM	Reject	Tawny Klebesadel	Public	008959
Planning_SubWorkflow	4/22/10 10:42 AM	Approve	Jerry Weaver Jr.	Public	008959
AllOrdinanceWorkflow	4/22/10 10:29 AM	Checkin	Angela Chambers	Public	008959