

CLERK'S OFFICE
APPROVED

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Community Development
Department
For reading: August 30, 2011

Date: 9-27-11
Anchorage, Alaska
AO 2011-89

1
2
3
4
5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING OF APPROXIMATELY 4.15 ACRES FROM D-2 (RESIDENTIAL
7 DEVELOPMENT) DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH
8 SPECIAL LIMITATIONS) DISTRICT FOR PENLAND PARK SUBDIVISION,
9 TRACT D-1; GENERALLY LOCATED AT THE NORTHEAST CORNER OF
10 AIRPORT HEIGHTS DRIVE AND DEBARR ROAD.

11
12 (Airport Heights Community Council) (Planning and Zoning Commission Case 2011-059)

13
14 **THE ANCHORAGE ASSEMBLY ORDAINS:**

15
16 **Section 1.** The zoning map shall be amended by designating the following
17 described property as R-O SL (Residential-Office with Special Limitations) district:

18
19 Penland Park Subdivision, Tract D-1, consisting of approximately 4.15
20 acres, generally located at the northeast corner of Airport Heights Drive and
21 DeBarr Road, as shown on Exhibit "A" attached.


22
23 **Section 2.** The zoning map amendment described in Section 1 above shall be
24 subject to the following special limitations:

25
26 A. Design standards:

- 27
28 1. Building heights shall not exceed fifty (50) feet or four (4)
29 stories of non-residential uses, except by conditional use.
30
31 2. Transition buffer landscaping with a fifteen (15) foot planting
32 bed width shall be provided along the north and east property
33 boundaries. Landscaping meeting the requirements of AMC
34 21.45.125C.2 shall be installed with the development of the
35 property. Existing natural vegetation may be retained to meet
36 the transition buffer landscaping standards.
37
38

1 **Section 3.** This ordinance shall become effective 10 days after the Deputy
2 Director of the Planning Division has received the written consent of the owners of
3 the property within the area described in Section 1 above to the special limitations
4 contained herein. The rezone approval contained herein shall automatically
5 expire, and be null and void, if the written consent is not received within 120 days
6 after the date on which this ordinance is passed and approved. In the event no
7 special limitations are contained herein, this ordinance is effective immediately
8 upon passage and approval. The Deputy Director of the Planning Division shall
9 change the zoning map accordingly.

10
11 PASSED AND APPROVED by the Anchorage Assembly this 27th day of
12 September, 2011.

13
14 
15 _____
Chair

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2011-89 Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.15 ACRES FROM D-2 (RESIDENTIAL DEVELOPMENT) DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) DISTRICT FOR PENLAND PARK SUBDIVISION, TRACT D-1; GENERALLY LOCATED AT THE NORTHEAST CORNER OF AIRPORT HEIGHTS DRIVE AND DEBARR ROAD.

Sponsor: Mayor
 Preparing Agency: Community Development Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:						(In Thousands of Dollars)				
	<u>FY11</u>	<u>FY12</u>	<u>FY13</u>	<u>FY14</u>	<u>FY15</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. No additional public expenditures are required.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

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



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 467-2011

Meeting Date: August 30, 2011

From: MAYOR

Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 4.15 ACRES FROM D-2 (RESIDENTIAL DEVELOPMENT) DISTRICT TO R-O SL (RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) DISTRICT FOR PENLAND PARK SUBDIVISION, TRACT D-1; GENERALLY LOCATED AT THE NORTHEAST CORNER OF AIRPORT HEIGHTS DRIVE AND DEBARR ROAD.

1 This is a request from Cook Inlet Housing Authority to rezone approximately 4.15
2 acres from D-2 (Residential Development) district to R-O SL (Residential-Office
3 with Special Limitations) district. The D-2 zoning district is proposed to be
4 eliminated in the provisionally adopted Title 21 land use code. R-O is the
5 recommended zoning district for the petition site on the draft Land Use Plan.

6
7 The surrounding neighborhood has developed with mixed uses. The draft Land
8 Use Plan Map proposes Office-Low Intensity for this property. This use district is
9 described as:

10
11 "Small- to medium-sized office buildings with business, professional, and
12 medical outpatient services. Multi-family or a mix of office and multi-family
13 residential is encouraged. New development is compatible with nearby
14 residential uses in terms of scale, bulk, landscape setbacks and traffic
15 volume."
16

17 The Planning and Zoning Commission recommended approval of the rezoning,
18 subject to special limitations that limit building height and require transition buffer
19 landscaping to be installed with development of the site to soften the impact of
20 office uses on the adjoining residential uses.

21
22 The rezoning request is generally consistent with the *Anchorage 2020, Anchorage*
23 *Bowl Comprehensive Plan*, and generally meets the rezoning standards in AMC
24 21.20.090.
25
26

1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP**
2 **AMENDMENT, PROVIDING FOR THE REZONING OF APPROXIMATELY 4.15**
3 **ACRES FROM D-2 (RESIDENTIAL DEVELOPMENT) DISTRICT TO R-O SL**
4 **(RESIDENTIAL-OFFICE WITH SPECIAL LIMITATIONS) DISTRICT FOR**
5 **PENLAND PARK SUBDIVISION, TRACT D-1; GENERALLY LOCATED AT THE**
6 **NORTHEAST CORNER OF AIRPORT HEIGHTS DRIVE AND DEBARR ROAD.**

7
8 Prepared by: Angela C. Chambers, AICP, Current Planning Section
9 Supervisor, Planning Division

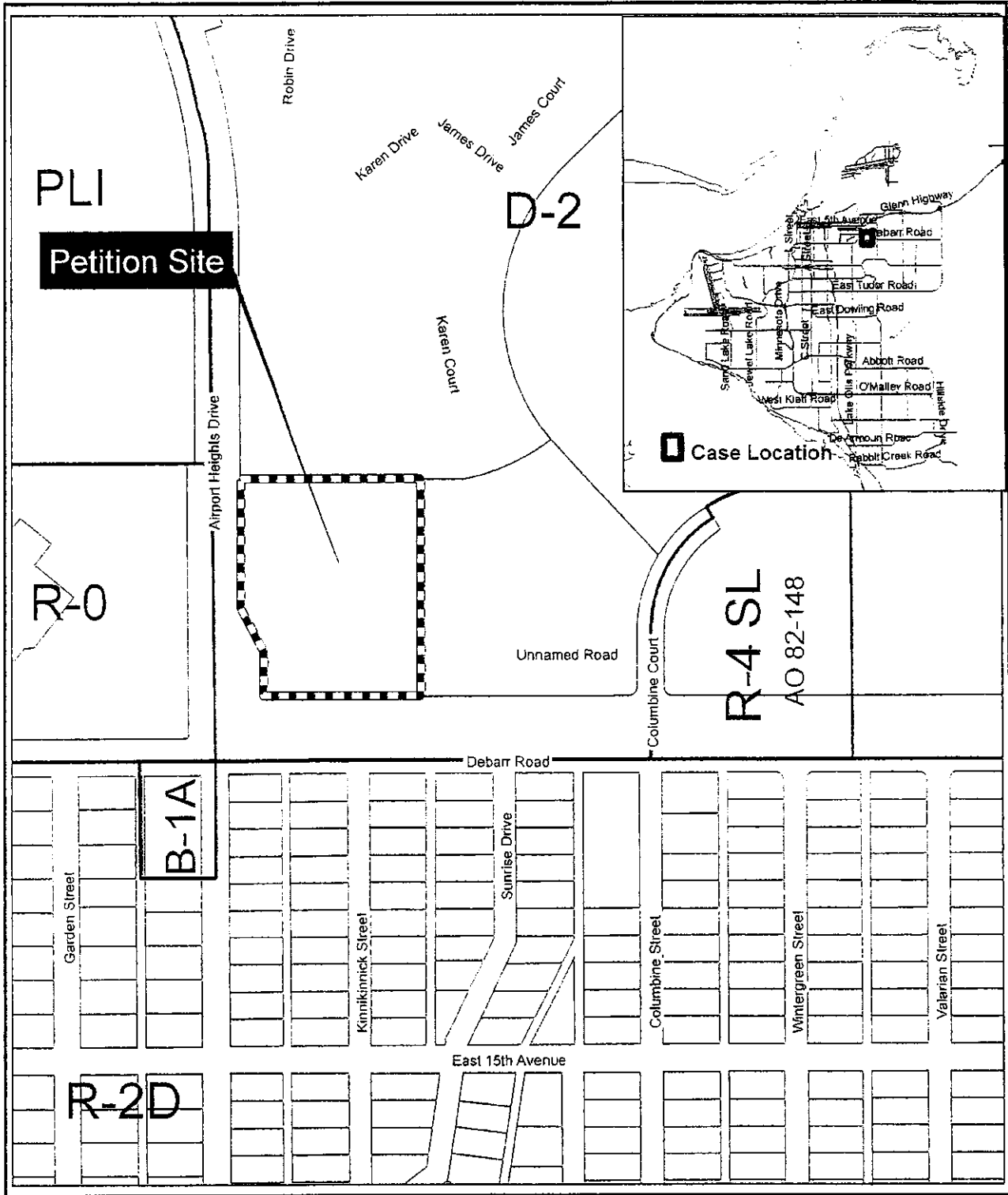
10 Approved by: Jerry T. Weaver Jr., Director,
11 Community Development Department

12 Concur: Dennis A. Wheeler, Municipal Attorney

13 Concur: George J. Vakalis, Municipal Manager

14 Respectfully submitted, Daniel A. Sullivan, Mayor

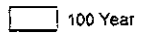
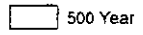

15
16 (Case 2011-059; Tax I.D. No. 004-091-16)



Municipality of Anchorage
Planning Department

Date: August 10, 2011

Flood Limits

-  100 Year
-  500 Year
-  Floodway



**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2011-025**

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 4.15 ACRES FROM D-2 (RESIDENTIAL DEVELOPMENT DISTRICT) TO R-O SL (RESIDENTIAL OFFICE DISTRICT WITH SPECIAL LIMITATIONS) ZONE FOR TRACT D1, PENLAND PARK SUBDIVISION (PLAT 75-83), GENERALLY LOCATED AT THE NORTHEAST CORNER OF THE AIRPORT HEIGHTS DRIVE – DEBARR ROAD INTERSECTION WITHIN THE SE ¼ OF SECTION 16, T13N, R3W, S.M., ALASKA.

(Case 2010-028; Tax I.D. No. 010-351-02)

WHEREAS, a request has been received from Cook Inlet Housing Authority to rezone approximately 4.15 acres from D-2 (Residential development District) to R-O SL (Residential Office District with Special Limitations) zone for Tract D1, Penland Park Subdivision (Plat 75-83), generally located at the northeast corner of the Airport Heights Drive – DeBarr Road intersection within the SE ¼ of Section 16, T13N, R3W, S.M., Alaska; and

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on June 13, 2011; and

WHEREAS, the D-2 zoning district is to be eliminated upon adoption of the revised Title 21; and

WHEREAS, upon adoption of the Title 21 rewrite, the Municipality will proceed to rezone all D-2 and D-3 zoned property to a zoning district that is appropriate based on the development of the area in which the property is located; and

WHEREAS, R-O is the zoning district recommended for the petition site on the draft Land Use Plan; and

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

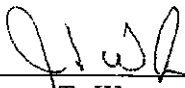
- A. The Commission makes the following findings of fact:
 - 1. The petitioner wishes to pursue this rezone petition now rather than wait for adoption of the revised Title 21 in order to determine the best use of the property and to develop plans accordingly.

2. The proposed R-O zoning is compatible with the mixed land use pattern of low density residential subdivisions, multi-family housing, medical, office and commercial uses that has developed in the surrounding neighborhood.
3. The *Anchorage 2020* Land Use Policy Map identifies this site as being located in the area recommended for urban services which is consistent with *Anchorage 2020* Policy 8. The petition site is served by all public utilities and services.
4. The petition site fronts onto DeBarr Road which is designated a Transit-Supportive Corridor on the Land Use Policy Map. Abutting rights-of-way are constructed to Municipal standards and maintained by the State of Alaska.
5. The petition site is in close proximity to a Town Center. Existing commercial development provides employment opportunities for the adjacent residential uses.
6. The proposed R-O zone conserves residential land for housing which is a high community priority in conformance with *Anchorage 2020* Policy 14.
7. The recommended special limitations are consistent with *Anchorage 2020* Policy 5 that rezones shall be compatible in scale with adjacent land uses.
8. The permitted density of the R-O district is consistent with *Anchorage 2020* Policy 9 that new residential development along a Transit-Supportive Corridor should achieve an overall density of equal to or greater than 8 dwelling units per acre.
9. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
10. The Commission recommended approval of the rezone petition to the petition site to R-O SL (Residential Office District with Special Limitations) zone by a unanimous vote of eight (8) in favor and none (0) opposed.

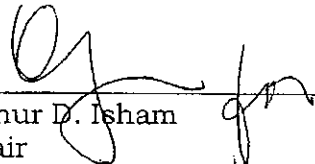
B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to R-O SL (Residential Office District with Special Limitations) zone subject to the following special limitations:

1. Building height shall not exceed fifty (50) feet or four (4) stories of non-residential uses, except by conditional use.
2. Transition buffer landscaping with a 15-foot planting bed width shall be provided along the north and east property boundaries. Landscaping meeting the requirements of AMC 21.45.200 shall be installed with the development of the property. Existing natural vegetation may be retained to meet the transition buffer landscaping standards.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11th day of July, 2011.



Jerry T. Weaver, Jr.
Secretary



Arthur D. Isham
Chair

(Case 2010-028; Tax I.D. No. 010-351-02)

mob

3. **CASE: 2011-059**
PETITIONER: Cook Inlet Housing Authority
REQUEST: Rezoning to R-O Residential-office district

This is a request to rezone Tract D-1, Penland Park (Plat 75-83) from D-2 (Residential Development District) zone to R-O (Residential-Office District) zone. The 4.15-acre petition site is located north of DeBarr Road and east of Airport Heights Drive.

MARGARET O'BRIEN presented the staff report and recommendations on behalf of the Planning Division. Planning recommended approval subject to special limitations. MS. O'BRIEN provided a revision to Special Limitation 1 dealing with building height to change the wording from "three" to "four stories" and to add at the end of the sentence "except by conditional use."

CHAIR ISHAM opened the public hearing.

TIM POTTER with DOWL HKM represented the petitioner, COOK INLET HOUSING AUTHORITY, and gave presentation on their behalf. Also present was TYLER ROBINSON with COOK INLET HOUSING AUTHORITY.

CHAIR ISHAM opened the hearing to testimony from the public. No one from the public testified.

There was no rebuttal testimony from the petitioner.

CHAIR ISHAM closed the public hearing.

COMMISSIONER PARKS moved to approve in Case 2011-059, request to rezone from D-2 to R-O, the request to rezone this property by the petitioner with the changes on Page 8 of the Staff Packet from the Department's recommendations of "4 stories" and "by a conditional use" if the petitioner wants to go higher than that. COMMISSIONER DEAN seconded.

Speaking to his motion, COMMISSIONER PARKS thinks it has been proven here today that this is more for the sake of getting this property into the market place with an effective use, and he thinks what the Commission has heard at this meeting is that this property does meet the requirements of this new zoning request. He thinks it should be moved from that standpoint.

CHAIR ISHAM finds this looks like it complies with Policy 5, 8 and 9 of the Comprehensive Plan and conforms to that.

AYE: Wilson, Pruhs, Parks, Dean, Isham, Yoshimura, Fredrick, Pease
NAY: None

PASSED

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
REZONING**

DATE: June 6, 2011

CASE NO: 2011-059

APPLICANT: Cook Inlet Housing Authority

REQUEST: Petition to rezone property from D-2 (Residential Development District) to R-O (Residential-Office District)

LOCATION: Tract D-1, Penland Park Subdivision (Plat 75-83), generally located at the northeast corner of the Airport Heights Drive-DeBarr Road intersection within the SE ¼ Section 16, T13N, R3W

SITE ADDRESS: No site address

COMMUNITY COUNCIL: Airport Heights

TAX NUMBER: 004-091-16

GRID: SW 1335

ATTACHMENTS:

1. Zoning & Locations
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical

RECOMMENDATIONS SUMMARY:

Approval with special limitations

SITE:

Acres: 4.15 acres
Vegetation: Birch, spruce and undergrowth
Zoning: D-2 (Residential Development District)
Topography: Relatively level
Existing Use: Undeveloped
Soils: Served by public utilities

COMPREHENSIVE PLAN:

Classification: Located on a Transit-Supportive Development Corridor per the *Anchorage 2020 Land Use Policy Map* Residential per the 1982 *Anchorage Bowl Comprehensive Development Plan*

Density: 7-10 DUA per the 1982 Generalized Residential Intensity Plan

APPLICABLE LAND USE REGULATIONS:

	Proposed R-O Zoning		Current D-2 Zoning	
Minimum lot size:	1-13 units >14 units	6,000 SF 14,000 SF	SF/Duplex 3 units 4 units 5 units 6 units 7 units 8 units	6,000 SF 8,500 SF 11,000 SF 13,500 SF 16,000 SF 18,000 SF 20,000 SF
Minimum lot width:	50 feet	minimum 100-foot frontage on a class I or greater street	50 feet	
Required yards	Front yard: 10 feet Side yard: Residential uses: 5 feet up to a 35-foot building height; the side yard is increased by 1 foot for each 5-foot increase in building height. All other uses: a minimum five-foot side yard if not built to the lot line. Rear yard: 10 feet Multiple family dwellings shall provide a 100-foot usable yard area for each dwelling unit.		Front yard: 20 feet Side yard: Five feet Rear yard: Ten Feet On lots with more than 3 dwelling units, a minimum 400 SF of useable yard per dwelling unit is required.	
Maximum lot coverage:	Single-two- and multiple family dwellings: 50 percent. All other permitted uses: unrestricted.		40 percent	

Height limitation:	Unrestricted subject to FAA regulations	35 feet; detached garages and carports shall not exceed 30 feet; all other accessory structures shall not exceed 12 feet.
Density/acre:	FAR 2.0	17 DUA

SURROUNDING AREA:

	NORTH	EAST	SOUTH	WEST
Zoning:	D-2/I-1	R-4 SL/R-O SL/D-2	R-2D/B-1A	R-O/I-1
Land Use:	Mobile Home Park/ Northway Mall	Multi-family/ undeveloped land/office/ restaurant	One- and two- family residential/ gas station	Regional Hospital/ Merrill Field

PROPERTY HISTORY:

04/20/65	City Ordinance 11-65	Petition site zoned D-2 (Residential Development) District.
12/10/71	Plat 71-311	Final plat recorded for Penland Park, Tracts A, B, C, D, E and E-1, generally located south of the Glenn Highway and east of Airport Heights Drive within Section 16, T13N, R3W, S.M., Alaska.
12/20/74	Plat 74-256 Refiled as	Final plat recorded for Penland Park, Tracts B-1, C-1, D-1, F, G-1, G-2, G-3, G-4, H, J, K, L, M, N, & N, a 93.07-acre subdivision of Tracts B & C, Penland Park, generally locate on the north side of DeBarr Road and the west side of Bragaw Street within the SE ¼ of Section 16, T13N, R3W, S.M., Alaska. (Case S-3350) <i>This plat created the current petition site.</i>
06/08/75	Plat 75-83	

SITE DESCRIPTION AND PROPOSAL:

The request before the Commission is a petition to rezone Tract D-1, Penland Park (Plat 75-83) from D-2 (Residential Development District) zone to R-O (Residential-Office District) zone. The 4.15-acre petition site is located north of DeBarr Road and east of Airport Heights Drive. The property is undeveloped and heavily forested with birch, spruce and undergrowth. The petition site is at a higher elevation than surrounding residential uses to the north. From a high point of 140 feet the petition site declines in elevation to 120 feet in the residentially developed property to the north and to the east.

21.20.090 Standards for Zoning Map Amendments.

A. Conformance to the Comprehensive Plan.

This standard has been met.

The 1982 Anchorage Bowl Comprehensive Development Plan recommended residential uses at a density of 7-10 dwelling units per acre.

Anchorage 2010 Land Use Policy Map identifies this site as being located in the area recommended for urban services. The petition site fronts onto DeBarr Road which is designated Transit - Supportive Development Corridor on the Land Use Policy Map. The petition site also is located in close proximity to the Northway Mall which is identified as a Town Center. The rezone petition conforms to the following Anchorage 2020 policy statements:

Policy 5: *Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.*

Policy 8: *Urban residential density, defined as greater than 1 dwelling unit per acre, is the optimum standard in the urban services area.*

Policy 9: *New residential development located with ¼ mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre.*

The D-2 zoning district is to be eliminated from the Title 21 rewrite. R-O is the recommended zoning district for the petition site on the draft Land Use Plan. The intent of the existing D-2 zoning district is to meet the residential density of the R-2M (Multiple-Family Residential District) zoning district. The surrounding neighborhood has developed with mixed uses. The proposed Land Use Plan Map proposes Office-Low Intensity for this property. This use district is described as:

“Small- to medium-sized office buildings with business, professional, and medical outpatient services. Multi-family or a mix of office and multi-family residential is encouraged. New development is compatible with nearby residential uses in terms of scale, bulk, landscape setbacks and traffic volume.”

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

1. The effect of development under the amendment, and the cumulative effect of similar development, on the surrounding neighborhood, the general area and the community; including but not limited to the environment, transportation, public services and facilities, and land use patterns, and the degree to which special limitations will mitigate any adverse effects.

Environment and Land Use Patterns

This standard has been met.

Environmental:

The property is not impacted by wetlands or streams per Map 11 of the *MOA Wetlands Atlas, Vol. 1 for the Anchorage Bowl*. The wetlands map does not indicate any natural drainageways crossing the property.

The property is located outside the Airport Height Zone for Merrill Field per the 500 scale Grid Map 50807.

The property is located in an area with the lowest ground failure susceptibility in the event of a seismic occurrence based on the 1979 Geotechnical Hazard Assessment Study prepared by Harding-Lawson Associates.

Land Use Patterns:

The 5.5-acre tract abutting the east petition site boundary is zoned D-2 and is developed with a 5-building apartment complex containing 46 dwelling units at a gross density of eight DUA. The tract further east across Columbine Court is zoned R-4 SL and is not developed. Tracts within Northway Business Park Subdivision located between Bragaw St. and Northwood Dr. are zoned R-O SL, I-1 SL and B-1A. Development on these tracts includes low-rise office buildings, restaurants, the Anchorage Daily News, a post-office interspersed with vacant R-O SL and I-1 SL tracts.

Regional Hospital and associated medical buildings are located to the west across Airport Heights Drive. The D-2 property to the north is the site of a mobile home park. The D-2 zoned property to the south across DeBarr Road is developed with one- and two family residential subdivisions.

The proposed R-O zoning is compatible with the mix of low density residential subdivisions, multi-family housing, medical and commercial uses that exist in the surrounding neighborhood.

Transportation/Drainage

This standard has been met.

Transportation:

Tract D-1 is located at the northeast corner of the DeBarr Road and Airport Heights intersection.

DeBarr Road is designated a Class III Major Arterial on the *Official Streets and Highways Plan* (OS&HP) requiring a minimum 100-foot wide right-of-way for a road experiencing over 20,000 average daily traffic (ADT). A 140-foot dedication exists north of the DeBarr Road centerline that accommodates two travel lanes and two turn pockets. DeBarr Road is a State-owned and maintained right-of-way. Future driveway access to DeBarr Road will require the approval of the Alaska Department of Transportation and Public Facilities (ADOT/PF), Right-of-Way Office.

Airport Heights Drive is a Class III Major Arterial on the OS&HP. A 110-foot wide right-of-way exists to accommodate right turns from DeBarr to Airport Heights which narrows to a 60-foot dedication mid-way along the west petition site boundary. Airport Heights Drive is a State-owned and maintained right-of-way. Future driveway access to Airport Heights Drive will require the approval of the Alaska Department of Transportation and Public Facilities (ADOT/PF), Right-of-Way Office.

The DeBarr Road-Airport Heights Drive intersection is stop-light controlled. The intersection is median controlled. Right- and left turns onto Airport Heights can be made. Right-turn maneuvers onto DeBarr Road allow westerly travel; left turns onto DeBarr Road cannot be made.

A separated sidewalk has been constructed on the north side of the DeBarr Road right-of-way abutting the south petition site boundary. An attached sidewalk is constructed in the south half of the DeBarr Road right-of-way.

Drainage:

The topography of the site is relatively level. From a high point of 140 feet in the center of the property, the elevation declines to 120 feet at the north property boundary and declines to 136 feet at the south boundary. A storm drain pipe extends eastward from the northeast corner of the property carrying surface runoff to a catch basin manhole located on Tract H that abuts the east petition site boundary.

Public Services and Facilities

This standard has been met.

The petition site is located in the Building Safety Service Area, the Fire Service Area and the Anchorage Roads and Drainage Service Area (ARDSA) and the Parks Service Area.

Public water and sanitary sewer services are available to the petition site.

Telephone, electric, gas and cable services are available to the petition site.

Storm drain facilities are located in the DeBarr Road right-of-way.

The adjoining rights-of-way have been constructed to Municipal standards.

The petition site is served by public transportation services.

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 D-2 property to the north is developed with a mobile home park. Tracts A-1, A-2 and B-1A have a combined acreage of 55.4 acres. The Draft Concept Land use Plan Map identifies this area as a Low/Medium Intensity (>8-15) and Medium Intensity (>15 - 35 or up to 40) dwelling units per acre.

The proposed R-O zoning will remove 4.15 acres from the D-2 residential category. Regional Hospital to the west is zoned R-O and contains 23.75 acres per Plat 2000-139. The proposed rezone will result in 28.90 acres of R-O zoned property in the immediate area. The R-O district is intended to include urban and suburban residential and professional office uses which are quite similar to the intent of the D-2 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 paragraph 2 above.

There are no development plans at this time. The property owner wishes to rezone the property in conformance with the Draft Concept Land Use Plan Map. If the rezone petition is approved,

the owner will be in a position to determine the use of the property and develop plans accordingly.

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

The proposed R-O zoning district is compatible with the mix of uses that exist in the surrounding neighborhood. The surrounding neighborhood is an area of mixed density residential, institutional and commercial uses. The permitted and conditional uses allowed in the R-O district are similar to the existing uses. The R-O district allows for flexibility in the future development of the property. The D-2 district will be eliminated upon adoption of the revised Title 21. The R-O zone is the recommended is the district based on the proposed revisions to Title 21.

DISCUSSION:

The petition site is at a higher elevation than the abutting property which is developed with residential uses. Special limitations are proposed to limit the building height of future development and to provide a transition buffering space. If approved, non-residential uses would be limited to a height of 45 feet and structures that shall not exceed three stories. A 15-foot transitional buffering space would be required adjacent to the residential uses abutting the north and east property boundaries. The site is heavily vegetated with mature trees and the most effective buffering would be to preserve the existing natural vegetation rather than clear cutting the property.

The recommended special limitations address land use issues that are intended to soften the impact of a more intense land use on the residential uses to the north and the east of the petition site.

DEPARTMENT RECOMMENDATION:

Approval of the petition to rezone the property from D-2 (Residential Development District) to R-O SL (Residential Office District) subject to the following special limitations:

1. Building height is limited to 50 feet and shall not exceed three (3) stories of non residential uses.
2. Transition buffer landscaping with a 15-foot planting bed width shall be provided along the north and east property boundaries. Landscaping meeting the requirements of AMC 21.45.200 shall be installed with the

development of the property. Existing natural vegetation may be retained to meet the transition buffer landscaping standards.

Reviewed by:



Jerry T. Weaver, Jr.
Director

Prepared by:



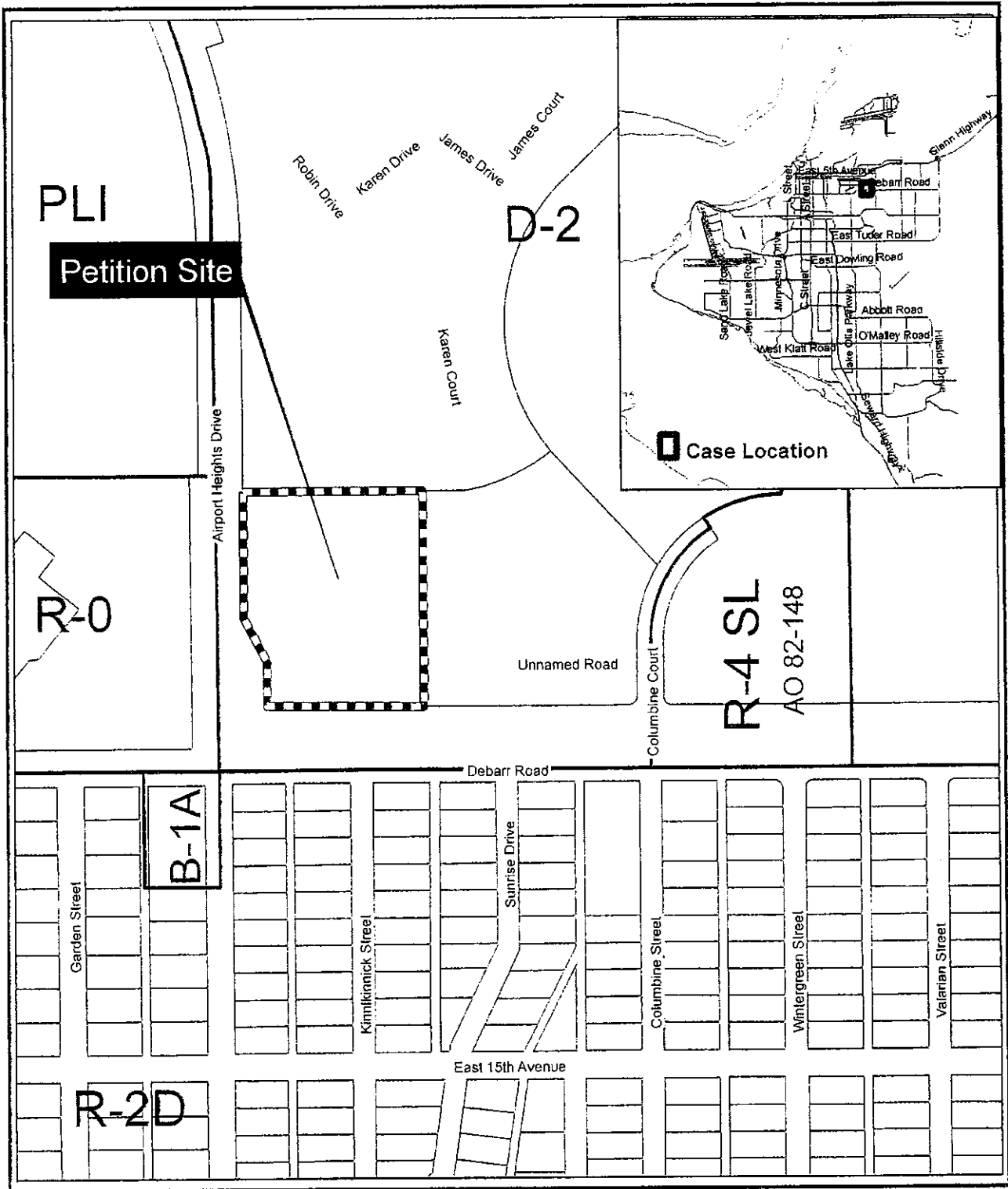
Margaret O'Brien
Senior Planner

(Case No. 2011-059)
(Tax ID No. 004-091-16)

1

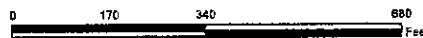
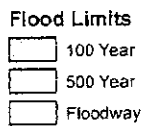
**ZONING AND
LOCATION
MAPS**

2011-059

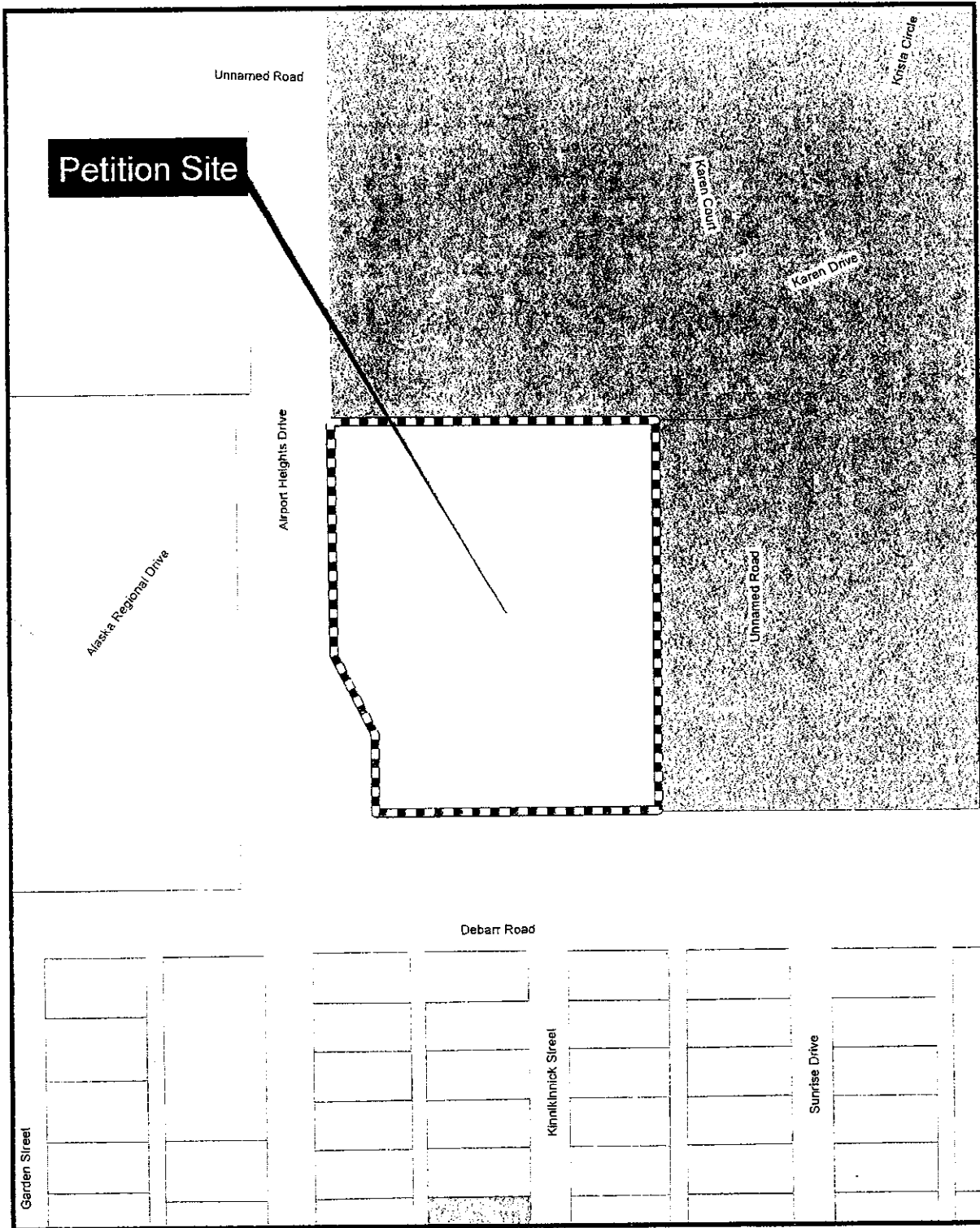


Municipality of Anchorage
 Planning Department

Date: April 18, 2011






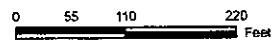
2011-059



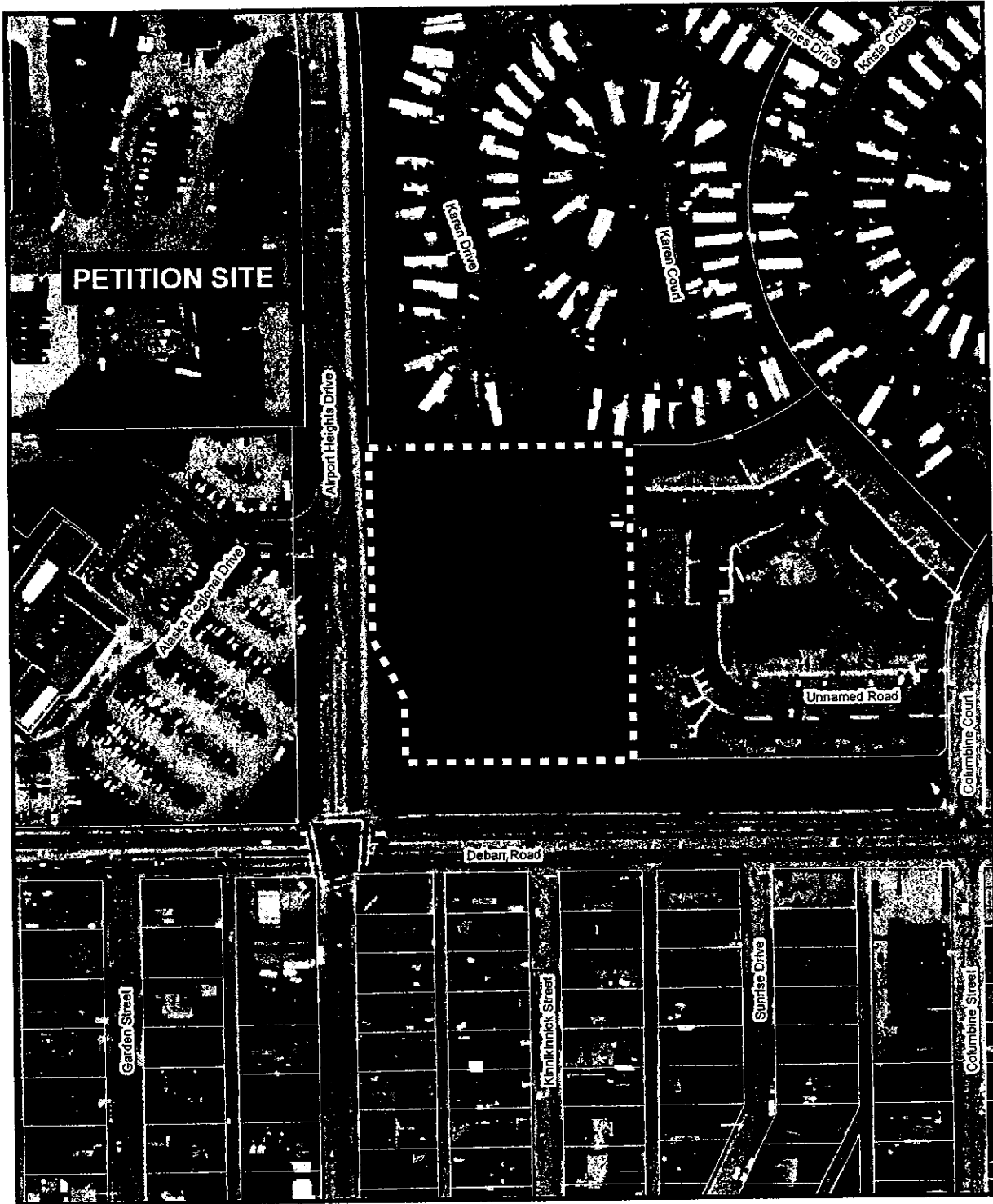
Municipality of Anchorage
Planning Department

Date: May 02, 2011

-  Mobile Home Park
-  Multi-Family
-  Single Family



2011-059



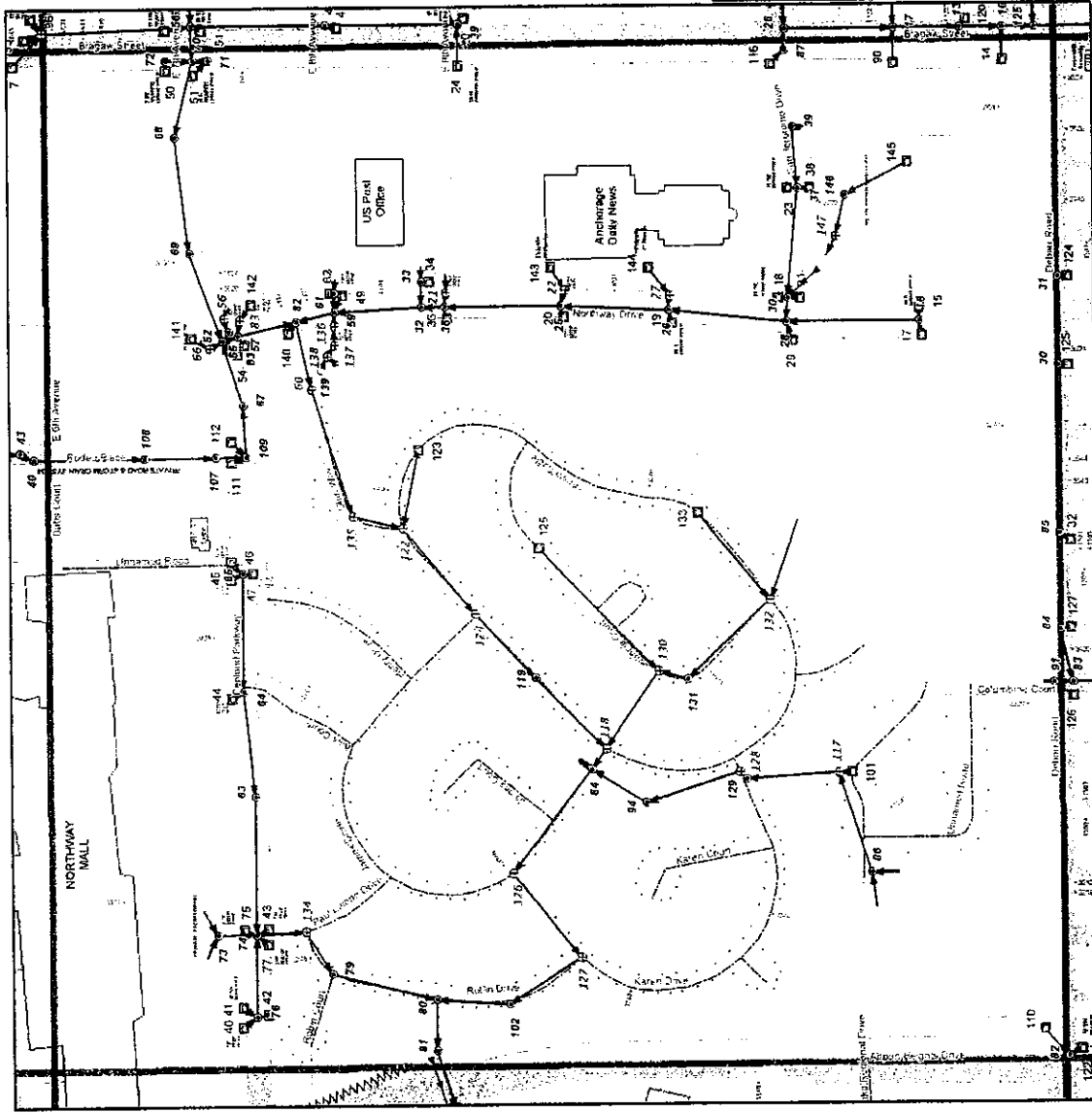
Municipality of Anchorage
Planning Department

Date: May 02, 2011

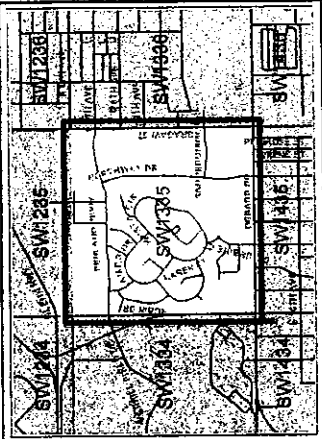


0 120 240 480 Feet

Notes:



Stormwater Map



SW1335

Scale 1" = 300'
 0 15 30 Feet
 07/10/08

Legend

- ☐ Confined Space
- Manhole
- ⊕ Weir
- ⊖ No Weir
- ⊠ Catch Basin
- ⊡ Catch Basin MH
- ⊞ CleanOut
- ▲ OGS
- ⊠ Lift Station
- ⊞ DryWell
- ⊞ End Of Pipe
- ⊞ Weir
- ⊞ Stub-Out
- ⊞ Subdrain
- ⊞ Fin Drain
- ⊞ Inlet Pipe
- ⊞ Thaw Wires

Storm Pipe Owner

- Alameda
- ASD
- MCA Street Maint.
- MCA Facility Maint.
- Pihvals
- DOT
- Unknown
- Channel
- Culvert
- French Drain
- Lakes
- Streams
- Private, Street
- Y X X Public, Not Built
- railroad
- BuildingFootprints
- MuniWaterGrid

2

**DEPARTMENT
AND PUBLIC
COMMENTS**

O'Brien, Margaret R.

From: Tremont, David J.
Sent: Monday, May 23, 2011 1:55 PM
To: O'Brien, Margaret R.; Chambers, Angela C.
Cc: Wong, Carol C.
Subject: comments on zoning case #2011-059

Attachments: Zoning Case #2011-059 (D-2 to R-O) (2).doc

Following are the Long-Range Planning Section's comments regarding zoning case #2011-059. A Word version is also attached.

Thank you.

David Tremont
Senior Planner
Community Development Department
Planning Division
Long-Range Planning Section
Municipality of Anchorage
(907) 343-7915
tremontdj@muni.org



Zoning Case
#2011-059 (D-2 to ..

Case #2011-059 Proposed Rezoning from D-2 to R-O (Airport Heights Road and Debarr Road)

In November 2010, the Community Development Department sent a letter to Cook Inlet Housing Authority (petitioner) regarding the proposed elimination of the D-2 zoning district in anticipation of the adoption of Title 21 Rewrite. The letter further informed the petitioner an option to select either the R-3 or R-O district as a replacement zone for the subject site on the northeastern corner of Debarr Road and Airport Heights Drive. Although the Department proposed to process the rezoning concurrently with final adoption of the new Title 21, Cook Inlet Housing Authority has chosen to pursue rezoning to R-O prior to adoption of the new code. Since the new R-O zoning district has more development restrictions than the current R-O district, the proposed rezoning in advance of the new Title 21 adoption warrants consideration of Special Limitations (SL's) as part of the rezoning request. These SL's would serve to match some of the new R-O district standards and mitigate the potential adverse impacts of commercial development allowed under the current R-O district to the abutting residential neighborhoods. The differences between the existing zoning and the proposed R-O district under the Title 21 Rewrite were highlighted in the November 2010 letter to the petitioner. The petitioner has referenced this letter in applying for a rezone at this time. Following are three recommended SL's for consideration:

1. Building height is unrestricted in the current code but would be limited to a maximum height of 45 feet (not to exceed three stories of nonresidential use) in the provisionally adopted Title 21 for the R-O district (Table 21.06-2 in the provisionally adopted code). Buildings on the subject site taller than 45 feet would be out of scale with the abutting residential neighborhood and have adverse impacts such as blocking sunlight access to residential properties located immediately to the north. Given these potential impacts as well as the intent of the rezoning to occur concurrently with adoption of the new R-O district, the Long-Range Planning Section recommends an SL which limits the height of buildings on the proposed R-O site to 45 feet.

2. Commercial uses allowed by the R-O district on this site will generally be incompatible with abutting residential neighborhoods to the east and north. In order to mitigate these potential impacts, the Long-Range Planning Section recommends transition buffer landscaping (i.e., a 15-foot wide buffer landscaping bed) along the northern and eastern boundaries of the site. This requirement could be included as an SL to the rezoning. The current Title 21 (AMC 21.45.200) has transition and buffering standards which can be applied by the authority acting upon a zoning map amendment. The provisionally adopted Title 21 states (in 21.04.030D.3.b) that where a new or enlarged R-O district is adjacent to existing residentially zoned areas, adequate area shall be provided for buffering or other site design requirements necessary to achieve compatibility.
3. Site lighting should also be at levels appropriate for a neighborhood commercial site abutting residential neighborhoods. Since there are residential neighborhoods on two sides of this site and hospital facilities across the street, the Long-Range Planning Section recommends that lighting levels should be for lighting zone 2 (LZ-2). An SL should be considered which will authorize the Planning Division to review and approve the site lighting plans for compatibility with the abutting residential neighborhoods to the north and east, and hospital use to the west. This review will address lighting levels, glare, and light trespass.

In addition to consideration of proposed SL's, the rezoning case should address two *Anchorage 2020* policies which are relevant to this case – policies #14 and #34. These policies are discussed below:

Policy #14 - Although the Community Development Department letter proposes rezoning to either R-3 or R-O, the latter zoning district could have commercial uses as well as residential uses. As a district allowing commercial uses, the proposed rezoning should address policy #14 of the *Anchorage 2020 – Anchorage Bowl Comprehensive Plan*, which states:

Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.

The *Anchorage 2020 – Anchorage Bowl Comprehensive Plan* does not specify a land use designation for the subject site other than its location within a transit-supportive development corridor (see discussion of policy #34 below). The 1982 *Anchorage Bowl Comprehensive Development Plan* designates this area for residential use. The Anchorage Bowl Land Use Plan Map, conceptually approved by the Planning & Zoning Commission in 2006, designates the subject site as low intensity office. Since the site (if rezoned to R-O) may develop with a commercial use, the consistency of the proposed rezoning with *Anchorage 2020* policy #14 should be discussed in the staff report to the Planning and Zoning Commission.

Policy #34 – This policy provides the characteristics of a transit-supportive development corridor. Reference the average residential densities in (a) and the orientation of commercial development in (b):

Transit-Supportive Development Corridors, as identified on the Land Use Policy Map, shall be characterized as follows:

- a) *Average residential densities equal to or greater than 8 du/acre occur within up to 1/4-mile of the major street at the center of the corridor.*
- b) *New commercial development within these corridors is oriented to the street with parking on the side or rear of the building when possible.*
- c) *A goal for bus service within these corridors is 15-minute headways during peak hours and 30-minute headways during non-peak periods.*
- d) *A pedestrian-oriented environment is created, including: expanded sidewalks, crosswalks, street*

furniture, bus shelters and landscaping.

- e) *Additional traffic lanes are not considered along these corridors unless there is no feasible alternative to solve a significant congestion problem.*

The staff report should also discuss policy #34 and determine to what extent this policy should be addressed as part of the rezoning case.



MUNICIPALITY OF ANCHORAGE
Traffic Department



MEMORANDUM

RECEIVED

MAY 05 2011

DATE: May 4, 2011
TO: Angela Chambers, Acting Division Manager Zoning and ~~ZONING~~ ZONING DIVISION
Division
THRU: Leland R Coop, Traffic Engineer Associate
FROM: Dwayne Ferguson, Assistant Traffic Engineer
SUBJECT: Traffic Engineering Comments for Administrative Hearing June 3, 2011.

2011-54 Administrative Site Plan Review to construct a 100' tall monopole communications tower.

Traffic Engineering has the following comments:

- a) The site plan illustrates that recycled asphalt pavement (RAP) shall be used. The proposed paving at driveway shall be asphalt or concrete.

2011-55 Administrative Site Plan Review to construct a 65' tall monopole communications tower.

Traffic Engineering has no objections.

2011-56 Administrative Site Plan Review for Bangkok Café serving alcohol.

Traffic Engineering has the following comments:

- a) A vicinity map and site plan are required to clarify the building footprint, parking areas; vehicle and pedestrian circulation, signage and project location.
- b) If the restaurant currently provides any off street parking, the proposed parking shall be required to comply with AMC 21.45.080.X.2-11. An increase in the seating capacity of the restaurant would require the parking area to be adjusted.
- c) The off street loading facility should be identified on the site plan.

d) The private driveway parking angles appear to be 60 - 70°
therefore, the one way driving aisle shall be 18'-19' in width.

2011-58 Request to amend a conditional use for an administrative building.

Traffic Engineering has no objections.

2011-59 Rezoning to R-O Residential-Office District.

Traffic Engineering has no objections.

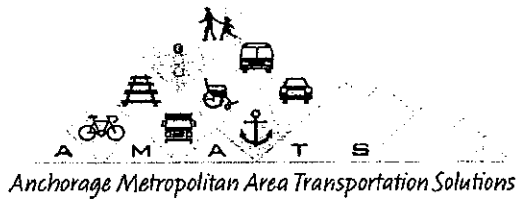
a) TIA shall be required to determine and mitigate traffic impacts.

2011-60 Amending a conditional use for an encroachment into the required yard setbacks.

Traffic Engineering has no objections.

2011-61 Zoning conditional use for a Habilitative care facility.

Traffic Engineering has no objections.



MUNICIPALITY OF ANCHORAGE
Community Development Department
Transportation Planning Section
Planning and Development Center, 4700 Elmore Road
P.O. Box 196650, Anchorage, AK 99519-6650
voice 907-343-7917, fax 907-343-7998
e-mail: mcconnelleb@muni.org

TO: Angela Chambers, Supervisor
Current Planning Section

FROM: Erika McConnell, Senior Planner

DATE: May 10, 2011

RE: Case #2011-059, Rezoning from D-2 to RO

Anchorage 2020 and Transit-Supportive Development Corridors

The site in question abuts DeBarr Road which is a transit-supportive development corridor in Anchorage 2020 (this was missed on the application). Anchorage 2020 states the intent of these corridors:

These corridors represent optimal locations for more intensive commercial and residential land use patterns which will support and encourage higher levels of transit service. These corridors are not intended to represent a transit route map, but illustrate where new medium- to high-density housing development will occur. (page 54)

The RO district is likely to foster higher-intensity development than the D-2 district. Although no particular development project is yet planned for this site, the developer should be aware of the expectations for development along transit-supportive development corridors. From Anchorage 2020:

- A typical transit-supportive development corridor includes the following:
- Medium- to high-density housing (over 8 dwelling units per acre) within one-fourth mile of the major street at the center of the corridor;
 - Small-scale commercial sites oriented to the street;
 - Multi-modal facilities, emphasizing bus, pedestrian, and bicycle transportation; and
 - Expanded sidewalks, crosswalks, street furniture, bus shelters, and landscape improvements. (pages 54-55)

Clearly not every site along a transit-supportive development corridor will have residential or commercial or a mix of the two, but the design elements mentioned above should be provided for whatever type of land use is developed on the site.



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



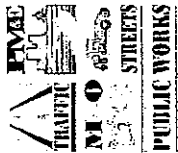
MEMORANDUM

RECEIVED

DATE: April 29, 2011 APR 29 2011
TO: Angela Chambers, Manager, Current Planning Section MUNICIPALITY OF ANCHORAGE
ZONING DIVISION
FROM: Deb Wockenfuss, Civil Engineer, On-Site Water and Wastewater Program
SUBJECT: Comments on Cases due May 9, 2011

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

- 2010-109 Conditional use for natural resource extraction
No Objection
- 2011-053 Site plan review for a large retail/commercial establishment
No Objection
- 2011-057 Conditional use for a change to the allowed number of units
No Objection
- 2011-058 Conditional use for an administrative building
No Objection
- 2011-059 Resoning to R-O Residential-office district
No Objection
- 2011-060 Conditional use for an encroachment into the required yard setbacks
No Objection
- 2011-061 Zoning conditional use for a habilitative care facility
This facility is served by public water and sewer. No Objection



MUNICIPALITY OF ANCHORAGE
 PUBLIC WORKS DEPARTMENT
 4700 Elmire Road
 Anchorage AK 99507

RECEIVED

MAY 02 2011

Project Review Form

MUNICIPALITY OF ANCHORAGE
 ZONING DIVISION

Project Name: Airport Heights Project No: 01-01b
 2011-059

Project Status: Design Study 35% 65% 95% Other Rezoning

Name/Title: Randy Bergt / Sandy Hansen

Organization / Department: Transit Project Coordinator

Phone Number: 343-8285 or 343-8213 Date: May 02, 2011

Page/ Sheet No.	Reviewer	Comment	Response
1)		No comment	
2)		Thank you for the opportunity to review.	
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			
11)			
12)			
13)			
14)			
15)			

MUNICIPALITY OF ANCHORAGE



Planning & Development Services Dept.
Development Services Division

RECEIVED Building Safety

MAY 03 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Miscellaneous Planning and Zoning Applications

DATE: April 29, 2011
TO: Angela Chambers, Manager, Zoning and Platting
FROM: Ron Wilde, P.E.
Building Safety
SUBJECT: Comments for Case 2011-059

.No Comment.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

SEAN PARNELL, GOVERNOR

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

May 2, 2011

RE: MOA Zoning Review

Angela Chambers, AICP
Municipality of Anchorage
Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RECEIVED

MAY 04 2011


MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Dear Ms. Chambers:

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

- 2011-053; Site Plan Review for a large retail/commercial establishment**
- 2011-057; Zoning conditional use for a change to the allowed number of units**
- 2011-059; Rezoning to R-O residential office district**
- 2011-060; Amending a conditional use for an encroachment into the required yard setbacks**
- 2011-061; Zoning conditional use for a habilitative care facility**

Sincerely,



Mark Parmelee
Area Planner

/as

MUNICIPALITY OF ANCHORAGE



Community Development Department
Development Services Division

Private Development Section
RECEIVED

Mayor Dan Sullivan

MAY 09 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

Comments to Planning and Zoning Commission Applications/Petitions

DATE: May 9, 2011
TO: Angela Chambers, Current Planning Section Supervisor
FROM: Matthew Hendrick, Plan Review Engineer
SUBJECT: Comments for Planning and Zoning Commission
Public Hearing date: June 6, 2011

Case 2011-053 – Site plan review for a large retail/commercial establishment.

Private Development has no objection to approval.

Case 2011-060 – Amending a conditional use for an encroachment into the required yard setbacks.

Private Development has no objection to approval.

The following comment applies to the all the Planning and Zoning cases below.

The Private Development Section has no objection to approval. However, the petitioner is alerted to the pending requirement to provide a full drainage analysis and calculations to Private Development under land use and/or building permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable / impermeable surface treatments. Final plans with appropriate details will be required prior to approval of building plans. The analysis and plans shall present and illustrate respectively how drainage from this facility is being managed in relation to peripheral properties and right of way; demonstrate that post development drainage will not adversely impact adjacent properties or rights of way; and, measures to be taken in the event that excavation associated with the build-out of the property exposes subsurface flows. Drainage analysis and design shall conform to the Municipality of Anchorage Design Criteria Manual (DCM) and the Drainage Design Guidelines (DDG).

Case 2010-109 – Zoning conditional use for a natural resource extraction.

Case 2011-057 – Zoning conditional use for a change to the allowed number of units.

Case 2011-058 – Amending a conditional use for an administrative building

Boniface Parkway and Debarr Road are under the jurisdiction of the State of Alaska.

Case 2011-059 – Rezoning to R-O Residential-Office district.

Debarr Road is under the jurisdiction of the State of Alaska.

Case 2011-061 – Zoning conditional use for a habilitative care facility.

RECEIVED

MAY 06 2011

Kimmel, Corliss A.

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

From: Hill, Cleo C.
Sent: Friday, May 06, 2011 2:45 PM
To: Pierce, Eileen A; Stewart, Gloria I.; Kimmel, Corliss A.
Subject: S10625-11, S11496-5, S11866-1, S11868-1, S11869-1, S11870-1/ S11867-1, S11872-1/
case 2011-054, 2011-055, 2011-051, 2011-056 and others, including zoning.

S10625-11 Eagle Crossing Subdivision: no objection
S11496-5 Eagle Crossing Subdivision: no objection
S11866-1 Angela Heights Subdivision: no objection – resolve access and bldg. issues with fire plan review thru the permitting process.
S11868-1 Huffman Business Park: no objection
S11869-1 Midnight Sun Subdivision: no objection
S11870-1 Sundi Lake Subdivision: no objection

S11867-1 Solara at WestPark: no objection to 3 tracts-fire code access issues shall be resolved prior to any construction of bldgs.
S11872-1 Covenant Cove Subdivision: no objection

Case 2011-054: No objection, resolve access issues during fire plan review/permitting process.
Case 2011-055: No objection, resolve access issues during fire plan review/permitting process.

Case 2011-051: Conditional Use Alcohol: UnWined: no objection. Submit to Bldg. Safety plans for permitting of space.
Case 2011-056: Rest. With/ beer & wine Bangkok Café: no objection: Requires fire inspection for entire facility.

Case 2010-109: No objection to fill. Provide access key to AFD Station 11 for proposed gates across access roads.
Case 2011-053: No objection: Submit plans for building permit and review.
Case 2011-057: No objection: Resolve fire access issues with Fire Plan Review and Fire Marshall.
Case 2011-058: No objection.
Case 2011-059: No objection.
Case 2011-060: No objection.
Case 2011-061: No objection. Resolve hydrant and fire access issues with Fire Plan Review, during permitting process.

S11775-1: West Dowling Road Phase 1: no plans provided

S11874-1: Calais Subdivision: no objection
S11680-4: Creekview Sub. No objection to phasing development.
S11821-2: Henning Subdivision. OBJECTION-appears that flag lot configuration will not meet fire turn around access requirements.
S11871-1: Peters Gate Subdivision. No objection.
S11873-1: Powder Ridge Subdivision. XXXXXXXXXXXXXXXX
S11875-1: Waldec Addition 2. No objection.
S11876-1: Campbell Lake Heights Add. 8 No objection

Cleo Hill

Fire Inspector,
Anchorage Fire Department
Fire Prevention Division
267-4931 ofc
249-7877 fax

RECEIVED

MAY 09 2011

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

MUNICIPALITY OF ANCHORAGE
ZONING DIVISION

MEMORANDUM

DATE: May 9, 2011
TO: Angela Chambers, Supervisor, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Tech III, AWWU PAH
SUBJECT: Zoning Case Comments
Planning & Zoning Commission Hearing June 6, 2011
Agency Comments due May 9, 2011

AWWU has reviewed the materials and has the following comments.

- 10-109 T14N R2W SEC 23 N2NE4 PTN, Zoning conditional use for a natural resource extraction, Grid SW0251**
1. AWWU water and sanitary sewer are available to this site
 2. AWWU has no objection to this conditional use.
- 11-053 T13N R3W SEC 30 N2NE4NE4 PTN PARCEL 1 (SEARS MALL), Site plan review for a large retail/commercial establishment, Grid SW1631**
1. AWWU water and sanitary sewer are available to this parcel.
 2. AWWU has no objection to this site plan review.
- 11-057 ALYESKA NORTH # 3 BLK 6 LT 5, Zoning conditional use for a change to the allowed number of units, Grid SE4817**
1. AWWU water and sanitary sewer are available to this parcel.
 2. AWWU has no objection to this conditional use.
- 11-058 WALDEC ADDN NO 2 TR A-1-2, Amending a conditional use for an administrative building, Grid SW1338**
1. AWWU water and sanitary sewer are available to this parcel.
 2. AWWU has no objection to this conditional use.
- 11-059 PENLAND PARK TR D1, Rezoning to R-O Residential-office district, Grid SW1335**
1. AWWU water and sanitary sewer are available to this parcel.
 2. AWWU has no objection to this rezoning.

11-060 WOODSIDE EAST # 3 LT 130, Amending a conditional use for an encroachment into the required yard setbacks, Grid SW1533

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

11-061 GOVERNMENT LOT 33A T12N R3W SEC 15, Zoning conditional use for a Habilitative care facility, Grid SW2436

1. AWWU water and sanitary sewer are available to this parcel.
2. AWWU has no objection to this conditional use.

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

3

APPLICATION



DOWL HKM

April 14, 2011
W.O. 60822

Mr. Jerry T. Weaver, Jr., Director
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, Alaska 99519-6650

Subject: Tract D-1, Penland Park Subdivision
Zoning Map Amendment Application

Dear Mr. Weaver:

DOWL HKM, on behalf of Cook Inlet Housing Authority (CIHA), is pleased to submit a Zoning Map Amendment application submittal for the CIHA Airport Heights Rezone project. The site is legally described as Tract D-2, Penland Park Subdivision.

The purpose of this Zoning Map Amendment request is to allow for the rezoning of a D-2 zoned property to the R-O zoning designation.

We are submitting this application package by the April 14 Planning and Zoning Commission deadline in anticipation for a June 6, 2011 public hearing. We look forward to discussing any questions or comments that you may have regarding this submittal package.

Sincerely,
DOWL HKM

Michelle J. Ritter
Land Use Planner

Attachments: As stated

D60822.Weaver.MJR.041411.tla



April 7, 2011

Mr. Jerry Weaver, Jr., Planning Director
Planning Department
Municipality of Anchorage
P O Box 196650
Anchorage, AK 99519-6650

**SUBJECT: LETTER OF AUTHORIZATION
TRACT D-2, PENLAND PARK SUBDIVISION**

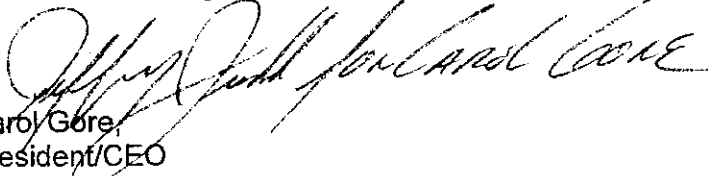
Dear Mr. Weaver:

Cook Inlet Housing Authority is the owner of Tract D-1, Penland Park Subdivision, Parcel No. 004-091-16-000. The parcel is 186,232 square feet and is located in Anchorage, Alaska.

We authorize DOWL HKM in accordance with Anchorage Municipal Code 21.20.050.A.7, to act on our behalf in submitting and processing an amendment to the zoning map for Tract D-1.

Sincerely,

Cook Inlet Housing Authority



Carol Gore,
President/CEO

Application for Zoning Map Amendment

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

Please fill in the information asked for below.


PETITIONER*	PETITIONER REPRESENTATIVE (IF ANY)
Name (last name first) Cook Inlet Housing Authority / Mark Fineman	Name (last name first) DOWL HKM / Michelle Ritter
Mailing Address 3510 Spenard Road Anchorage, Alaska 99501	Mailing Address 4041 B Street Anchorage, Alaska
Contact Phone: Day: 793-3000 Night:	Contact Phone: Day: 562-2000 Night:
FAX:	FAX: 563-3953
E-mail: mfineman@cookinlethousing.org	E-mail: mritter@dowlhkm.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): 004-091-16-000
Site Street Address:
Current legal description: (use additional sheet if necessary) Penland Park Subdivision, Tract D-1
Existing Zoning: D-2 Acreage: 4.25 Grid # SW1335

PROPOSED ZONING
R-O

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.

04/14/2011	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: 	Fee: \$6,000	Case Number: 2011-059
--	---	--------------	-----------------------

COMPREHENSIVE PLAN INFORMATION

Anchorage 2020 Urban/Rural Services: Urban Rural

Anchorage 2020 West Anchorage Planning Area: Inside Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts: *N/A*

Major Employment Center Redevelopment/Mixed Use Area Town Center

Neighborhood Commercial Center Industrial Center

Transit - Supportive Development Corridor

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

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm *N/A*

Commercial Industrial Parks/opens space Public Land Institutions

Marginal land Alpine/Slope Affected Special Study

Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"

Avalanche Zone: None Blue Zone Red Zone

Floodplain: None 100 year 500 year

Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

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

Rezoning - Case Number:

Preliminary Plat Final Plat - Case Number(s):

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corp of Engineers Municipality of Anchorage

APPLICATION ATTACHMENTS

Required: Area to be rezoned location map Signatures of other petitioners (if any)

(35 Sets) 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. Original, signed application

Ownership and beneficial interest form

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.

STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:
 - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
 - b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
 - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

Please see attached narrative.

2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:

- a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,

Please see attached narrative.

b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

Please see attached narrative.

c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

Please see attached narrative.

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

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

a. Environment:

Please see attached narrative.

b. Transportation:

Please see attached narrative.

c. Public Services and Facilities:

Please see attached narrative.

d. Land Use Patterns;

Please see attached narrative.

Note:	Surrounding neighborhood	=	500-1000' radius
	General Area	=	1 Mile radius
	Community	=	Anchorage as a whole

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

Please see attached narrative.

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

Please see attached narrative.

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

Please see attached narrative.

**Cook Inlet Housing Authority - Airport Heights
Zoning Map Amendment Application**

Overview

DOWL HKM is submitting this application on behalf of Cook Inlet Housing Authority (CIHA) for a zoning map amendment. The tract being petitioned for rezone consists of approximately 4.25 acres of undeveloped land located on the northeast corner of Airport Heights Drive and DeBarr Road (Figure 1, Vicinity Map). The parcel is legally known as Penland Park Subdivision, Tract D1.

The purpose of this zoning amendment is to rezone the currently zoned Residential Development (D-2) parcel to Residential-Office (R-O) (Appendix A - Draft AO). The impetus for this zoning map amendment request is that the D-2 zoning district, an outdated district, is being proposed for elimination in the Title 21 Rewrite. The Municipality of Anchorage (MOA) Planning Department contacted CIHA and advised them that to remedy the loss of their existing zoning district, the MOA would be rezoning their property (Appendix B - MOA Letter). Considering the current use, location, and adjacent zoning districts, the MOA Planning Department indicated the site could be appropriately rezoned to either R-O or R-3. Not having a proposed development for the site at this time, CIHA weighed the two zoning options against the surrounding land uses and the allowed permitted and conditional uses of each zoning district. CIHA determined that R-O would be more appropriate at the location and would provide them greater flexibility for future development that is in synch and compatible with the surrounding area.

The parcel is essentially adjacent to the Alaska Regional Hospital Medical Campus (Alaska Regional). Alaska Regional is zoned R-O and has limited area for growth, given the limits of the old Merrill Field Landfill. Additionally, at least one medical related use, that would be a low traffic generator and would compliment Alaska Regional, has expressed interest in the site. With the uncertainty of when the Title 21 Rewrite will be adopted and so they can have some control in the process, CIHA has decided to move forward with the rezone request on their own at this time. CIHA's projects commonly have complex funding layers that are often sought through competitive proposal processes (e.g. Alaska Housing Finance Corporation GOAL funding).

These processes typically require proposed developments to be in line with current zoning to be eligible for funding. Approval of this zoning map amendment request will allow the site to be more appropriately developed in line with the surrounding land uses and will allow CIHA the ability and flexibility to better plan for the use of their land.

Standards for Zoning Map Amendments

A. Conformance to Comprehensive Plan.

- 1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:**
 - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;**
 - b. The proposed use may be made compatible with conforming uses within the surrounding neighborhood or general area;**
 - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.**

The Anchorage Bowl Comprehensive Plan (Anchorage 2020) does not designate a land use classification for this parcel. However, the MOA's concept-approved Land Use Plan Map designates this area as low-intensity commercial. Low-intensity commercial is characterized as, "small- to medium-sized office buildings with business, professional, and medical outpatient services. Multi-family or a mix of office and multi-family residential is encouraged".

The proposed R-O zoning district is a mixed-use zoning allowing residential and commercial professional services development. The R-O district is "intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or where commercial uses might be damaging to established residential neighborhoods". Therefore, this proposed zoning map amendment conforms to the land use classification map.

-
- 2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:**
- a. In cases where the proposed rezoning would result in greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:**
 - i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.**
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan.**
 - b. In cases where the proposed rezoning would result in lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.**
 - c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.**

Anchorage 2020 does not designate a generalized residential intensity (density) for this parcel and the MOA's concept-approved Land Use Plan Map designates this area as low-intensity commercial. Low-intensity commercial is characterized as, "small- to medium-sized office buildings with business, professional, and medical outpatient services. Multi-family or a mix of office and multi-family residential is encouraged".

The proposed R-O zoning district is a mixed-use zoning allowing residential and commercial professional services development. The R-O district is "intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or where commercial uses might be damaging to established residential

neighborhoods". Therefore, this proposed zoning map amendment conforms to the land use classification map.

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

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding (500- to 1000-foot radius), (b) the general area (1-mile radius), and (c) the community (Anchorage as a whole) with respect to the following (the discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):

a. Environment:

The future development of the site is unknown at this time. It is not anticipated that future development would have any adverse effects on environment within the surrounding neighborhood, the general area, or the community overall.

b. Transportation:

The future development of the site is unknown at this time. It is not anticipated that future development would have any adverse effects on transportation within the surrounding neighborhood, the general area, or the community overall. Prior to any significant level of development a Traffic Impact Analysis (TIA) will be required by the State of Alaska Department of Transportation and Public Facilities (DOT&PF) and the MOA Traffic Department. The TIA will identify any potential traffic impacts and the developer would be required to work with DOT&PF and the MOA to mitigate any such impacts.

c. Public Services and Facilities:

The future development of the site is unknown at this time. It is not anticipated that future development would have any adverse effects on public services and facilities within the surrounding neighborhood, the general area, or the community overall. Public services and facilities are available to support future development. Additionally, the site is served by People Mover and is accessed by routes 8, 13, and 15.

d. Land Use Patterns;

The future development of the site is unknown at this time. However, the proposed rezone is in line with the land use patterns of the surrounding neighborhood, the general area, and the community overall. The land use directly to the north is low- to medium-intensity residential, directly to the east is medium-intensity residential, directly to the south is low-intensity residential, and directly to the west is major institutional (Alaska Regional Hospital). Additionally, the site is bounded to the south and west by major arterials. Major arterials are intended to provide direct linkage between major employment and activity centers and connect these centers with large residential areas. Therefore, the R-O zoning designation, paired with major arterial access would allow the site to be developed so that it may provide employment opportunities to the adjacent residential neighborhoods.

The general area to the north consists of low- to medium-intensity residential, to the east is a business park and the Northway Mall, to the south is low-intensity residential, and to the west is Alaska Regional Hospital and supporting medical facilities. The R-O zoning would compliment these land uses as it could provide a variety of mixed uses including, ancillary services for the hospital, shopping and employment opportunities for the near-by residents, and low-intensity residential.

Throughout the community as a whole, it is typical to see mixed-use or low-intensity commercial development at prominent corners, such as this location. The R-O zoning district is in line with the Concept Approved Land Use Map and would allow for supportive commercial development to accommodate the neighboring Hospital and/or neighborhoods. As well, the R-O zoning district allows the potential for a residential component to future development. Thus, the proposed rezone is in line with the land use patterns of the surrounding neighborhood, the general area, and the community overall.

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

Within the general area there are approximately 6 acres of undeveloped R-O zoned land with Special Limitations. The Special Limitations prohibit hotels, motels, motor lodges, boarding houses, and lodge housing. As well, the development potential of this R-O land is restricted by the adjacent industrial uses and a high groundwater table. The combination of these issues makes the existing vacant R-O land insufficient to address the potential needs of the general area.

The CIHA site would add approximately 4.25 acres of R-O zoned land to the general area, providing an approximate total of 10.25 acres. The adjacent Alaska Regional Hospital, also zoned R-O, has limited expansion potential because of an adjacent landfill to the west. This additional R-O zoned land would provide critical land for the potential future development of ancillary services to the Hospital or could provide employment opportunities for the neighboring residents. The proposed rezone would be filling a void of needed R-O land in the area.

In addition, as previously explained, CIHA was initially approached by the Planning Department to rezone the property from a zoning district that is not being carried forward in the Title 21 Rewrite. As a D-2 zoned property, this parcel is required to be rezoned. The R-O zoning is the most appropriate zoning for CIHA as well as the surrounding community.

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

It is not certain when development would occur under the proposed zoning. Approval of this zoning amendment request will better position CIHA to move forward with development when a project is identified. When development does occur, there are public services and facilities available to support the site. There are electric, gas, and telecommunications lines in the immediate area that could be extended to the site. The site is also serviced by Municipal water and sewer. Additionally, there are fully developed roadways along the western and southern property lines.

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

As previously discussed, Anchorage 2020 does not designate a land use classification for this parcel. However, the MOA's concept-approved Land Use Plan Map designates this area as low-intensity commercial. The proposed R-O zoning district is a mixed-use zoning allowing residential and commercial professional services development. Therefore, the proposed zoning map amendment will not alter the use of the property from what is indicated in the applicable Comprehensive Plan.

Standards for Approval (21.20.090)

- 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.**

As previously discussed, the future development of the site is unknown at this time. It is not anticipated that future development would have any adverse effects on the environment, transportation, public services and facilities, or land use patterns within the surrounding neighborhood, the general area, or the community overall.

- 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 previously discussed, the proposed rezone would add approximately 4.25 acres of R-O zoned land to the general area, providing an approximate total of 10.25 acres. The adjacent Alaska Regional Hospital, also zoned R-O, has limited expansion potential because of an adjacent landfill to the west and northwest. This additional R-O would provide critical land for the

potential future development of ancillary services to the Hospital or could provide employment opportunities for the neighboring residence. Thus, there is more demand for R-O zoned land than there is supply within 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 subsection 2 of this subsection.**

As previously discussed, when development does occur, there are public services and facilities available to support the site. There are electric, gas, and telecommunications lines in the immediate area that could be extended to the site. The site is also serviced by Municipal water and sewer. Additionally, there are fully developed roadways along the western and southern property lines. It is very likely that the flexibility allowed by the R-O zoning will lead to the more “near term” development of this parcel. The existing D-2 zoning district does not support adequate financially feasible development, so the site would likely remain undeveloped if not rezoned.

- 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.**

Anchorage 2020 does not designate a land use classification for this parcel. However, the MOA’s concept-approved Land Use Plan Map designates this area as low-intensity commercial. Low-intensity commercial is characterized as, “small- to medium-sized office buildings with business, professional, and medical outpatient services. Multi-family or a mix of office and multi-family residential is encouraged”.

The proposed R-O zoning district is a mixed-use zoning allowing residential and commercial professional services development. The R-O zoning district is “intended to include urban and suburban residential and professional office uses that are needed and appropriate in areas undergoing a transition, or where commercial uses might be damaging to established residential

neighborhoods". Therefore, the effect of the zoning map amendment will not have an effect on the distribution of land uses and residential densities specified in the comprehensive plan.

The proposed rezone for this site meets several of the policies listed in the Anchorage 2020 Plan, such as:

Policy No. 5. Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020.

The proposed rezone is compatible in scale with adjacent uses and is consistent with the goals and policies of Anchorage 2020. The land directly to the north is low- to medium-intensity residential, directly to the east is medium-intensity residential, directly to the south is low-intensity residential, and directly to the west is major institutional.

The general area to the north consists of low- to medium-intensity residential and the Northway Mall, to the east is a business park, to the south is low-intensity residential, and to the west is Alaska Regional Hospital, supporting medical facilities, and the Merrill Field Municipal Airport. Throughout the community as a whole, it is typical to see mixed-use or low-intensity commercial development at prominent corners, such as this location. The R-O district is in line with the Concept Approved Land Use Map and would allow for supportive commercial development to accommodate the neighboring Hospital and/or neighborhoods. As well, the R-O district allows the potential for a residential component to future development. Thus, any future development under the proposed rezone would be in line with the land use patterns of the surrounding neighborhood, the general area, and the community overall.

Policy No. 7. Avoid incompatible uses adjoining one another.

The proposed rezone would avoid incompatible uses adjoining one another. The land directly to the north is low- to medium-intensity residential, directly to the east is medium-intensity residential, directly to the south across DeBarr Road, a Major Arterial, is low-intensity residential, and directly to the west is major institutional. Thus, any future development under the proposed rezone would be in line with the land use patterns of the surrounding neighborhood, the general area, and the community overall.

Land Use Policy 10. Mixed-use development is encouraged within Major Employment Centers, Mixed-Use Redevelopment Areas, Town Centers, and Neighborhood Centers. Strategies for mixed-use development include housing needs, compatible non-residential uses, public and open spaces, and multi-modal access.

The development of the site has not yet been determined; however, the proposed rezone would allow for mixed-use developments. While the Alaska Regional Hospital has not been identified as a Major Employment Center, it could be argued that with more than 1,000 employees and a medical staff of over 450 independent practitioners, the Hospital provides a significant degree of employment to the Anchorage Bowl. Thus, the proposed rezone would satisfy the policy's strategies for mixed-use development, potentially allowing for development that would provide housing needs and/or compatible non-residential uses that could support the hospital and the surrounding neighborhood.

D60822.Zoning App.MJR.041111.tla

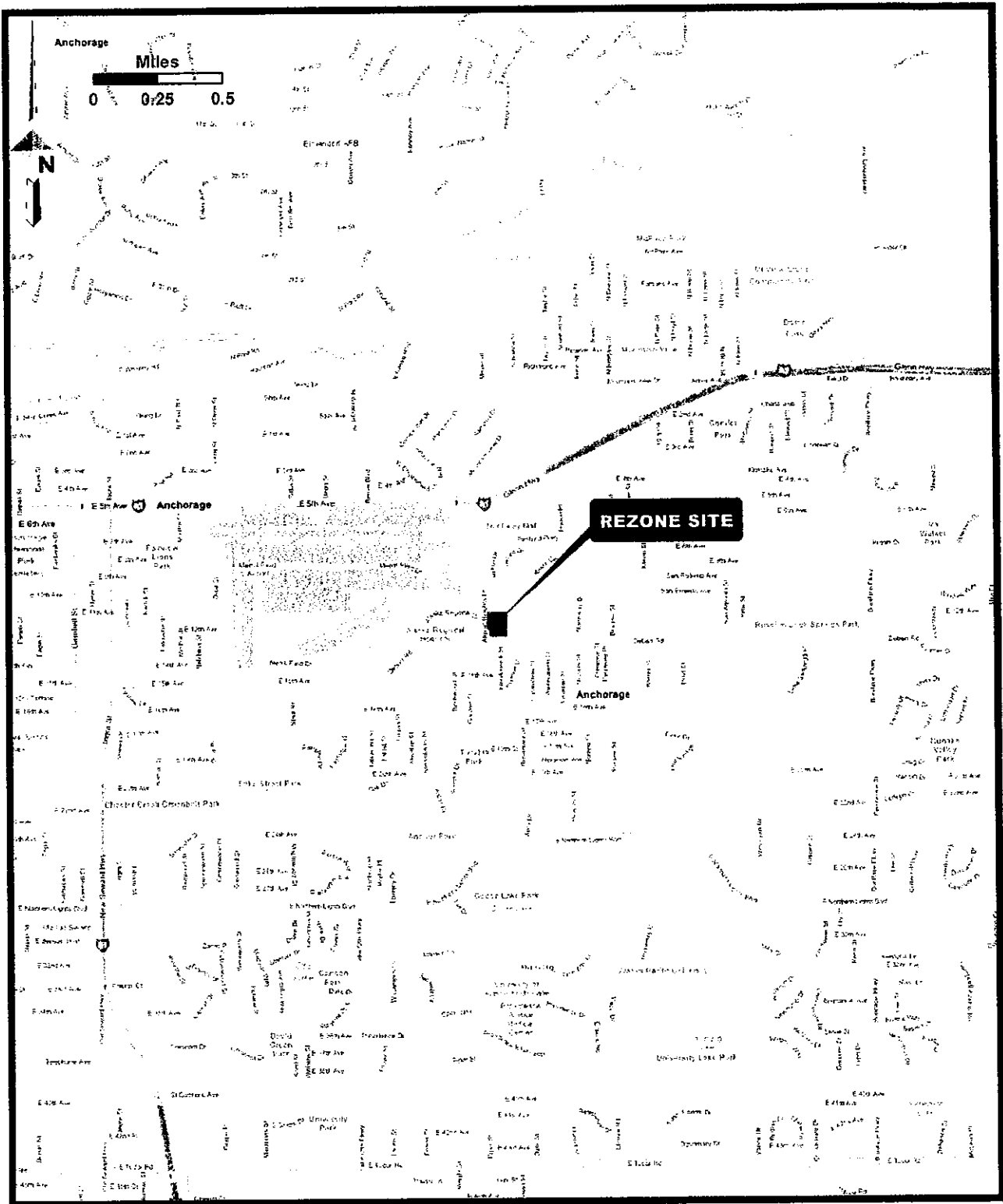
List of Figures

Figure 1 - Vicinity Map

Figure 2 - Current Zoning Map

Figure 3 - Proposed Zoning Map

Figure 4 - Land Use Map



Path: P:\Projects\ID60822\GIS\VICINITY MAP.mxd

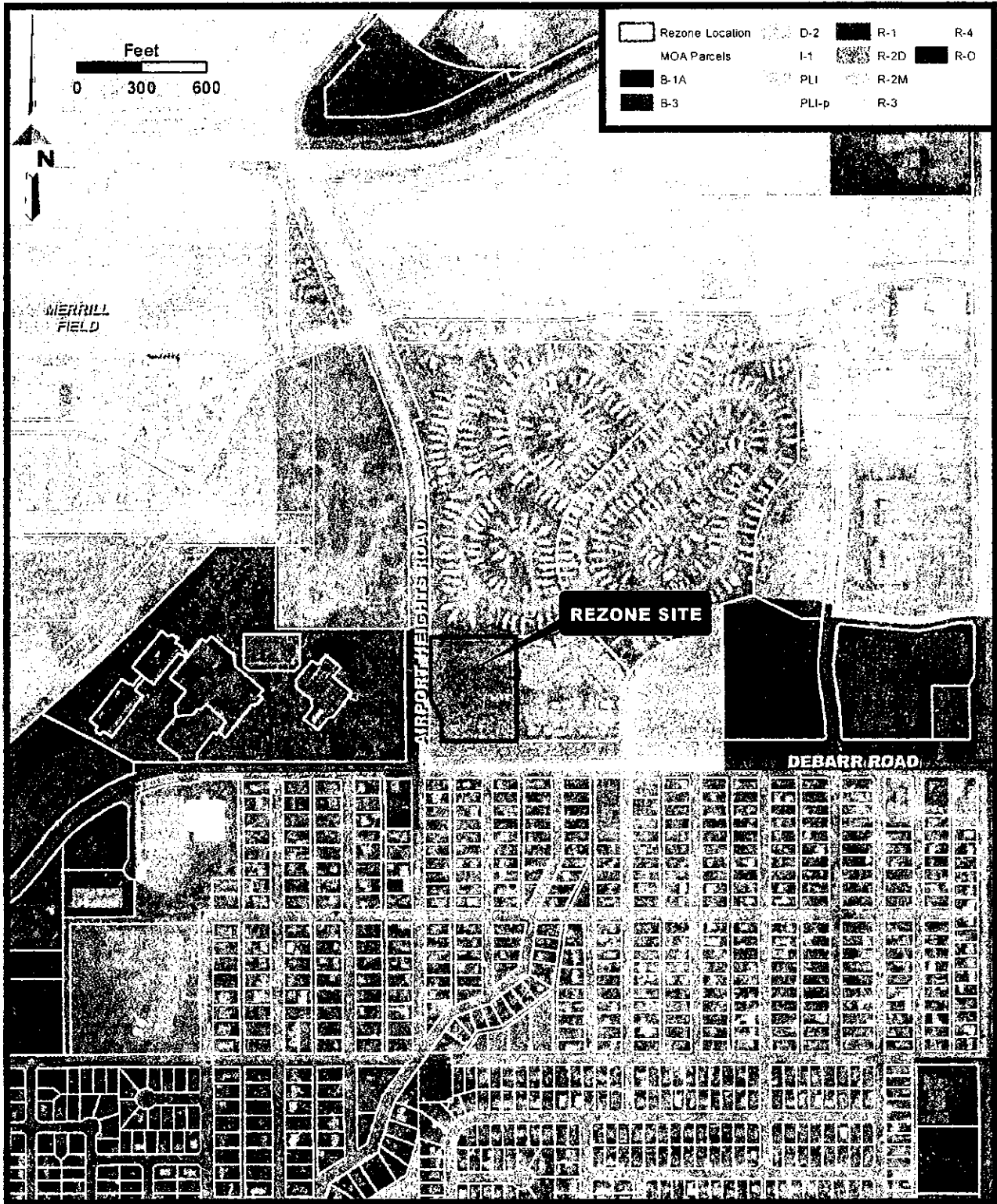
Scale: 1" = 1/2 MI.



Vicinity Map
 CIHA Rezone
 Anchorage, Alaska


Figure 1

April 2011



Path: P:\Projects\ID60822\GIS\CURRENT ZONING MAP.mxd

Scale: 1"=600'

 DOWL HKM	Current Zoning Map CIHA Rezone Anchorage, Alaska	Figure 2
		April 2011



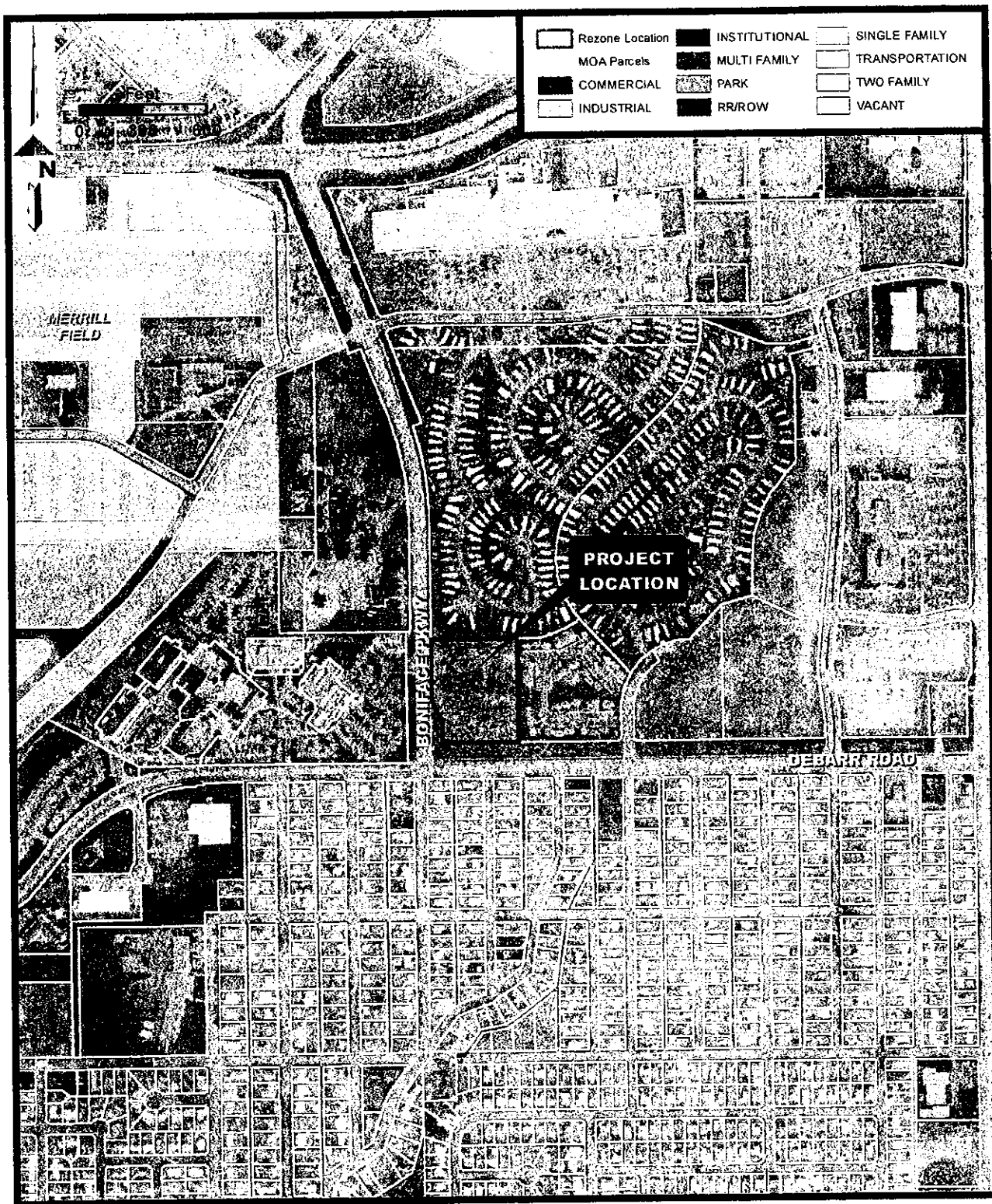
Path: P:\Projects\ID60822\GIS\PROPOSED ZONING MAP.mxd

Scale: 1"=600'



Proposed Zoning Map
 CIHA Rezone
 Anchorage, Alaska

Figure 3
 April 2011



Path: P:\Projects\060822\GIS\CURRENT LAND USE MAP.mxd

Scale: 1"=60'



Current Land Use Map
 CIHA Rezone
 Anchorage, Alaska

Figure 4

April 2011

Appendix A - Draft AO

Submitted by: Chairman of the Assembly at the Request

Prepared by:
For reading:

Anchorage, Alaska
AO 2011-

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING THE ZONING MAP, AND PROVIDING FOR THE REZONING OF PENLAND PARK SUBDIVISION, TRACT D1 FROM D-2 (RESIDENTIAL DEVELOPMENT) TO R-O (RESIDENTIAL-OFFICE).

(Airport Heights Community Council) (Planning and Zoning Case 2011-xxx)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Penland Park Subdivision, Tract D2; located at the northeast corner of Airport Heights Drive and DeBarr Road, containing approximately 4.25 acres, as shown on Exhibit "A."

Section 2. The Director of the Planning Department shall change the zoning map accordingly.

Section 3. This ordinance shall be come effective immediately upon approval and passage of this ordinance.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2009.

ATTEST:

Chairman

Municipal Clerk

Appendix B - MOA Letter

MUNICIPALITY OF ANCHORAGE



Mayor Dan Sullivan

November 9, 2010

Cook Inlet Housing Authority
3510 Spenard Road
Anchorage, AK 99501-3777

RE: Proposed Property Rezone for Parcel #004-091-16

Dear Property Owner:

As you may have heard, the Municipality is proposing to adopt a new zoning code in early 2011, which includes eliminating some of the existing zoning districts that are not widely used in the Municipality. Your property near DeBarr Road and Airport Heights Drive is zoned D-2 (residential development), which is one of the four zoning districts proposed for elimination.

To remedy this, the Municipality is proposing to rezone your property, as well as other properties that are losing their zoning district (approximately 45 properties total citywide), to a new zoning district. Considering the current use, location, and adjacent zoning districts, your property could appropriately be rezoned to either RO (residential office) or R-3 (multifamily #1). Attached is a map that identifies the properties in your area being considered for a zoning change, as well as an information sheet for your parcel. Also included are tables that describes your current zoning district and the proposed zoning districts for your property. The rezoning will not cost you any fees.

The Department proposes to do the rezoning concurrently with final adoption of the new zoning code (Title 21) in 2011. We would like to discuss which new zoning district would be preferable to you. Your contact is Angela Chambers in the Planning Division of the Community Development Department. She can be reached by e-mail, chambersac@muni.org, or by telephone, (907) 343-7943.

The proposed rezonings and new zoning code adoption will have separate public hearings before the Planning Zoning Commission and the Anchorage Assembly. When the rezones are ready to go before these reviewing bodies, you will be notified again through the mail. The Department's intent is to process these zoning changes with a minimum of inconvenience to you.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Jerry T. Weaver, Jr.
Director

Attachments: Parcel Information Sheet
Map of Properties to be Rezoned
Zoning District Information Table

PARCEL INFORMATION

OWNER
 COOK INLET HOUSING AUTHORITY

3510 SPENARD ROAD
 ANCHORAGE AK 99501 3777

Dead 2003 0093344
 CHANGES: Deed Date Sep 11, 2003
 Name Date Sep 26, 2003
 Address Date Sep 26, 2003

PARCEL
 Parcel ID 004-091-16-000
 Status # 01
 Renumbr ID 000-000-00-00000
 Site Addr
 Comm Concl AIRPORT HGHTS
 Comments

TAX INFO
 2010 Tax 0.00 Balance 0.00 District 001

LEGAL
 PENLAND PARK
 TR D1

Unit SQFT 186,232
 Plat 750083
 Zone D2 Grid SW1335

HISTORY

	Year	Building	Land	Total
Assmt Final	2008	0	0	0
Assmt Final	2009	0	0	0
Assmt Final	2010	0	0	0
Exemptions	HOUSING AUTHORI			0
State Credit				0
Tax Final				0

PROPERTY INFO

#	Type	Land Use
01	RESIDENTIAL	VACANT LAND

SALES DATA

Mon	Year	Price	Source	Type
09	2003	1,200,000	OTHER	LAND SALE
05	2002	931,180	OTHER	LAND SALE

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the RO (residential office) district of the Proposed Title 21

Zone	D-2 – residential development district (Current Code)	RO – residential office district (Proposed Code*)
Min. lot area	single family or two family dwelling: 6,000 square feet three-unit structure: 8,500 square feet four-unit structure: 11,000 square feet five-unit structure: 13,500 square feet six-unit structure: 16,000 square feet seven-unit structure: 18,000 square feet eight-unit structure: 20,000 square feet	6,000 square feet
Min. lot width	50 ft	50 ft
Front setback	20 ft	10 ft
Side setback	5 ft	10 ft if adjacent to a residential district; otherwise 5 ft
Rear setback	10 ft	15 ft if adjacent to a residential district; otherwise 10 ft
Lot coverage	40%	50%
Height	principal structure: 35 ft accessory garage/carport: 30 ft all other accessory buildings: 12 ft	45, not to exceed three stories of nonresidential use
Uses permitted by right	<p>The same uses that are allowed in the R-2M district, as follows:</p> <ul style="list-style-type: none"> -Single-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Two-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Multiple-family dwellings containing up to eight dwelling units. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Public, private and parochial academic elementary schools. -High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class 1 or greater designation upon the official streets and highways plan. -Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. -Public branch libraries. -Child care homes. -Child care centers, subject to administrative site plan review as specified in the supplementary district standards. -Adult care facilities with one through eight persons. -Residential care facilities, any size. -Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. -With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. -Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. <p>The same uses that are allowed in the PLI district, as follows, provided that principal access to uses permitted shall be directly</p>	<ul style="list-style-type: none"> -Dwelling, mixed-use -Dwelling, multifamily -Assisted living facility -Roominghouse -Adult care facility -Child care center -Child care home -Government administration and civic buildings (less than 7,000 square feet) -Religious assembly -Instructional services -Health services -Hospital/health care facility -Community or police substation -Type 1 tower -Type 3 tower -Type 4 tower -Veterinary clinic -Club/lodge/meeting hall -Fitness and recreational sports center -Food and beverage kiosk -Restaurant -Financial institution -Office, business and professional -Business service establishment -Funeral services -General personal services -Data processing facility

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the RO (residential office) district of the Proposed Title 21

	<p>from streets of Class 1 or greater designation upon the official streets and highways plan, and provided further that all restrictions applying in PLI districts shall be observed.</p> <ul style="list-style-type: none"> -Parks, parkways and greenbelts, land reserves, open space and related facilities. -Public recreation facilities, including public golf courses, playgrounds, playfields, public recreation centers, public equestrian arenas and the like. -Zoos, museums, libraries, historic and cultural exhibits, and the like. -Educational institutions, including public, private or parochial academic schools, colleges and universities. -Cemeteries, subject to the standards set forth in Section 21.50.140. -Police and fire stations. -Convents, monasteries and administrative offices of religious organizations. -Headquarters and administrative offices of charitable and similar quasi-public organizations of a noncommercial nature. -Governmental office buildings. -Placer mining operations subject to a wastewater discharge permit issued by the state department of environmental conservation. -Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. -Child care centers and child care homes. -Ski towers and loading/offloading facilities. -Public greenhouses and nurseries. -Housing for the elderly. -Social service facility. -Antennas without tower structures, type 1, 2, 3, community interest and local interest towers and type 4 tower structures as specified in the supplementary district regulations. -Temporary licensed commercial uses and associated temporary structures, for not more than 90 days total duration within a 12-month period. - Adult care facilities with 16 or more persons. -Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. -Public health and safety laboratory. 	
<p>Uses permitted by administrative site plan review</p>		<ul style="list-style-type: none"> -Community center -Government administration and civic buildings (between 7,000 and 25,000 square feet) -Park and open space, public or private -Utility substation -Extended-stay lodgings -Hostel -Inn -Land reclamation (less than one year duration)
<p>Uses permitted by major site plan review</p>		<ul style="list-style-type: none"> -Government administration and civic buildings (over 25,000 square feet) -Library -Elementary school -High school or middle school -Fire station -Hotel/motel
<p>Uses permitted by conditional use</p>	<ul style="list-style-type: none"> -Natural resource extraction on tracts of not less than five acres. -Commercial farming on tracts of ten acres or more, including the storage, at least 50 feet from any property line, of farm equipment used on the same tract. -Radio and television transmission towers. -Open recreation uses, including commercial recreation uses, for the period of time to be determined by the planning and zoning 	<ul style="list-style-type: none"> -Habilitative care facility -Nursing facility -Type 2 tower -Broadcasting facility -Parking lot or structure -Natural resource extraction, organic and inorganic

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the RO (residential office) district of the Proposed Title 21

	<p>commission. -Residential planned unit developments.</p> <p>The same uses that are allowed in the R-2M district, as follows: -Commercial greenhouses and tree nurseries. -Airstrips and heliports, if adequate approach and noise buffer areas are provided. -Utilities substations. -Hospitals and nursing facilities with one through 16 persons. -Art schools, music schools, dancing schools and the like. -Residential planned unit developments. -Natural resource extraction on tracts of not less than five acres. -Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. -Mobile home parks on sites of at least two acres. -Habilitative care facilities. -Bed and breakfast with five guestrooms. -Roominghouses. -Snow disposal sites. -Community interest and local interest towers that do not meet the supplementary district regulations. -Adult care facilities with nine or more persons. -Tower, high voltage transmission, exceeding maximum average lower height of 70 feet.</p>	<p>-Land reclamation (multi-year project)</p>
<p>Accessory uses</p>	<p>-Tower, high voltage transmission, exceeding maximum average tower height of 70 feet.</p> <p>The same uses that are allowed in the R-2M district, as follows: -Home occupations, subject to provisions of the supplementary district regulations. -Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. -Private garages. -The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. -Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line. -Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. -Bed and breakfast with three or less guestrooms. -Bed and breakfast with four guestrooms only by administrative site plan review.</p>	<p>-Caretaker's residence -Drive-through service -Intermodal shipping container -Outdoor display accessory to a commercial use -Outdoor storage accessory to a commercial use</p>
<p>* The "proposed code" has been provisionally adopted by the Assembly, but may be amended before final adoption. Thus, all information presented here is subject to change. Definitions of the allowed uses can be found in chapter 21.05 of the proposed code, which can be downloaded from http://www.muni.org/Departments/Planning/Projects/21/Pages/CurrentWork.aspx.</p>		

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the R-3 (multifamily residential 1) district of the Proposed Title 21

Zone	D-2 – residential development district (Current Code)	R-3 – multifamily residential 1 district (Proposed Code*)
Min. lot area	single family or two family dwelling: 6,000 square feet three-unit structure: 8,500 square feet four-unit structure: 11,000 square feet five-unit structure: 13,500 square feet six-unit structure: 16,000 square feet seven-unit structure: 18,000 square feet eight-unit structure: 20,000 square feet	two family dwelling: 6,000 square feet townhouse: 2,000 square feet multifamily: 6,000 + 1,000 square feet for every unit over 4 units all other uses: 6,000 square feet
Min. lot width	50 ft	50 ft except for townhouse (20 ft)
Front setback	20 ft	20 ft
Side setback	5 ft	townhouse (on end units) and two-family: 5 ft all others: 10 ft
Rear setback	10 ft	townhouse and two-family: 10 ft all others: 20 ft
Lot coverage	40%	40% except for townhouse (60%)
Height	principal structure: 35 ft accessory garage/carport: 30 ft all other accessory buildings: 12 ft	35 ft
Uses permitted by right	The same uses that are allowed in the R-2M district, as follows: -Single-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Two-family dwellings. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Multiple-family dwellings containing up to eight dwelling units. More than one principal structure may be allowed on any lot or tract with an area of at least one acre; otherwise, only a single principal structure may be allowed on any lot or tract. -Public, private and parochial academic elementary schools. -High schools with primarily academic curricula, provided that principal access to such schools shall be directly from a street of class 1 or greater designation upon the official streets and highways plan. -Parks, playgrounds and playfields, and municipal buildings and uses in keeping with the character and requirements of the district. -Public branch libraries. -Child care homes. -Child care centers, subject to administrative site plan review as specified in the supplementary district standards. -Adult care facilities with one through eight persons. -Residential care facilities, any size. -Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. -With a permitted non-residential use as a secondary and subordinate use and as specified in the supplementary district regulations, antennas without tower structures, type 1, 3, local interest towers and type 4 tower structures and antennas. -Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The same uses that are allowed in the PLI district, as follows, provided that principal access to uses permitted shall be directly	-Dwelling, multifamily -Dwelling, two-family -Assisted living facility -Roominghouse -Transitional living facility -Adult care (3-8 persons) -Child care home (up to 8 children) -Library -Community garden -Community or police substation -Type 4 tower

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the R-3 (multifamily residential 1) district of the Proposed Title 21

	<p>from streets of class I or greater designation upon the official streets and highways plan, and provided further that all restrictions applying in PLI districts shall be observed.</p> <ul style="list-style-type: none"> -Parks, parkways and greenbelts, land reserves, open space and related facilities. -Public recreation facilities, including public golf courses, playgrounds, playfields, public recreation centers, public equestrian arenas and the like. -Zoos, museums, libraries, historic and cultural exhibits, and the like. -Educational institutions, including public, private or parochial academic schools, colleges and universities. -Cemeteries, subject to the standards set forth in Section 21.50.140. -Police and fire stations. -Convents, monasteries and administrative offices of religious organizations. -Headquarters and administrative offices of charitable and similar quasi-public organizations of a noncommercial nature. -Governmental office buildings. -Placer mining operations subject to a wastewater discharge permit issued by the state department of environmental conservation. -Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. -Child care centers and child care homes. -Ski towers and loading/offloading facilities. -Public greenhouses and nurseries. -Housing for the elderly. -Social service facility. -Antennas without tower structures, type 1, 2, 3, community interest and local interest towers and type 4 tower structures as specified in the supplementary district regulations. -Temporary licensed commercial uses and associated temporary structures, for not more than 90 days total duration within a 12-month period. - Adult care facilities with 16 or more persons. -Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. -Public health and safety laboratory. 	
<p>Uses permitted by administrative site plan review</p>		<ul style="list-style-type: none"> - Dwelling, townhouse - Child care center (9 or more children) - Community center - Neighborhood recreation center - Religious assembly - Park and open space, public or private - Utility substation - Type 1 tower - Type 3 tower - Hostel - Land reclamation (less than one year duration) - Bed and breakfast (4 or 5 guestrooms, as an accessory use) - Dormitory (as an accessory use)
<p>Uses permitted by major site plan review</p>		<ul style="list-style-type: none"> - Boarding school - Elementary or middle school - High school
<p>Uses permitted by conditional</p>	<ul style="list-style-type: none"> - Natural resource extraction on tracts of not less than five acres. - Commercial farming on tracts of ten acres or more, including the storage, at least 50 feet from any property line, of farm equipment used on the same tract. 	<ul style="list-style-type: none"> - Manufactured home community - Habilitative care facility - Adult care (9 or more persons) - Instructional services

Comparison of Dimensional Standards and Allowed Uses between the D-2 (residential development) district of the Current Title 21 and the R-3 (multifamily residential 1) district of the Proposed Title 21

<p>use</p>	<ul style="list-style-type: none"> -Radio and television transmission towers. -Open recreation uses, including commercial recreation uses, for the period of time to be determined by the planning and zoning commission. -Residential planned unit developments. <p>The same uses that are allowed in the R-2M district, as follows:</p> <ul style="list-style-type: none"> -Commercial greenhouses and tree nurseries. -Alrstrips and heliports, if adequate approach and noise buffer areas are provided. -Utilities substations. -Hospitals and nursing facilities with one through 16 persons. -Art schools, music schools, dancing schools and the like. -Residential planned unit developments. -Natural resource extraction on tracts of not less than five acres. -Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses within are delineated as conditions to approval. -Mobile home parks on sites of at least two acres. -Habilitative care facilities. -Bed and breakfast with five guestrooms. -Roominghouses. -Snow disposal sites. -Community interest and local interest towers that do not meet the supplementary district regulations. -Adult care facilities with nine or more persons. -Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. 	<ul style="list-style-type: none"> -Nursing facility -Club/lodge/meeting hall -Convenience store -Parking lot, principal use -Camper park -Natural resource extraction, organic and inorganic -Land reclamation (multi-year project) -Snow disposal site
<p>Accessory uses</p>	<p>The same uses that are allowed in the R-2M district, as follows:</p> <ul style="list-style-type: none"> -Home occupations, subject to provisions of the supplementary district regulations. -Noncommercial greenhouses, gardens, storage sheds, garden sheds and toolsheds, and private barbecue pits. -Private garages. -The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. Paddocks, stables or similar structures or enclosures which are utilized for the keeping of animals other than dogs shall be at least 100 feet from any lot line. -Private storage in yards of noncommercial equipment, including noncommercial trucks, boats, aircraft, campers or trailers, in a safe and orderly manner and separated by at least five feet from any property line. -Keeping honey bees, <i>Apis mellifera</i>, in a manner consistent with the requirements of all titles of this Code. -Bed and breakfast with three or less guestrooms. -Bed and breakfast with four guestrooms only by administrative site plan review. 	<ul style="list-style-type: none"> -Bed and breakfast (up to 3 guestrooms) -Beekeeping -Family self-sufficiency service -Garage or carport, private residential -Home- and garden-related use -Home occupation -Intermodal shipping container -Outdoor keeping of animals -Parking of business vehicles, outdoors, accessory to a residential use -Private outdoor storage of non-commercial equipment accessory to a residential use
<p>* The "proposed code" has been provisionally adopted by the Assembly, but may be amended before final adoption. Thus, all information presented here is subject to change. Definitions of the allowed uses can be found in chapter 21.05 of the proposed code, which can be downloaded from http://www.muni.org/Departments/Planning/Projects/121/Pages/CurrentWork.aspx.</p>		

4

**POSTING
AFFIDAVIT**

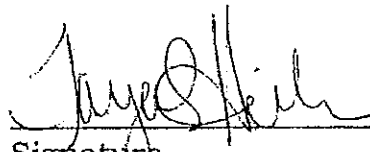


AFFIDAVIT OF POSTING

Case Number: 2011- 059

I, Tanya Hickok, hereby certify that I have posted a **Notice of Public Hearing** as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for Zoning Map Amendment. The notice was posted on May 16, 2011 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 16th day of May, 2011.


Signature

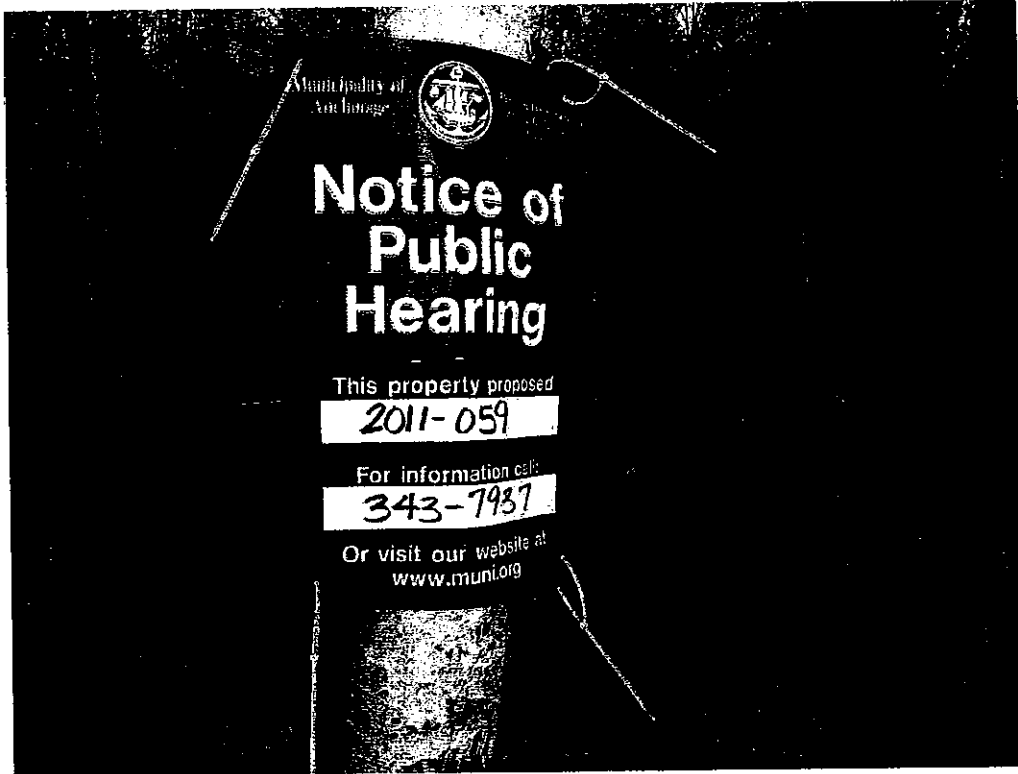
LEGAL DESCRIPTION

Tract or Lot D-2
Block _____
Subdivision Penland Park Subdivision

**Tract D-2, Penland Park Subdivision
Zoning Map Amendment
Case 2011-059
Parcel Number 004-091-16-000**



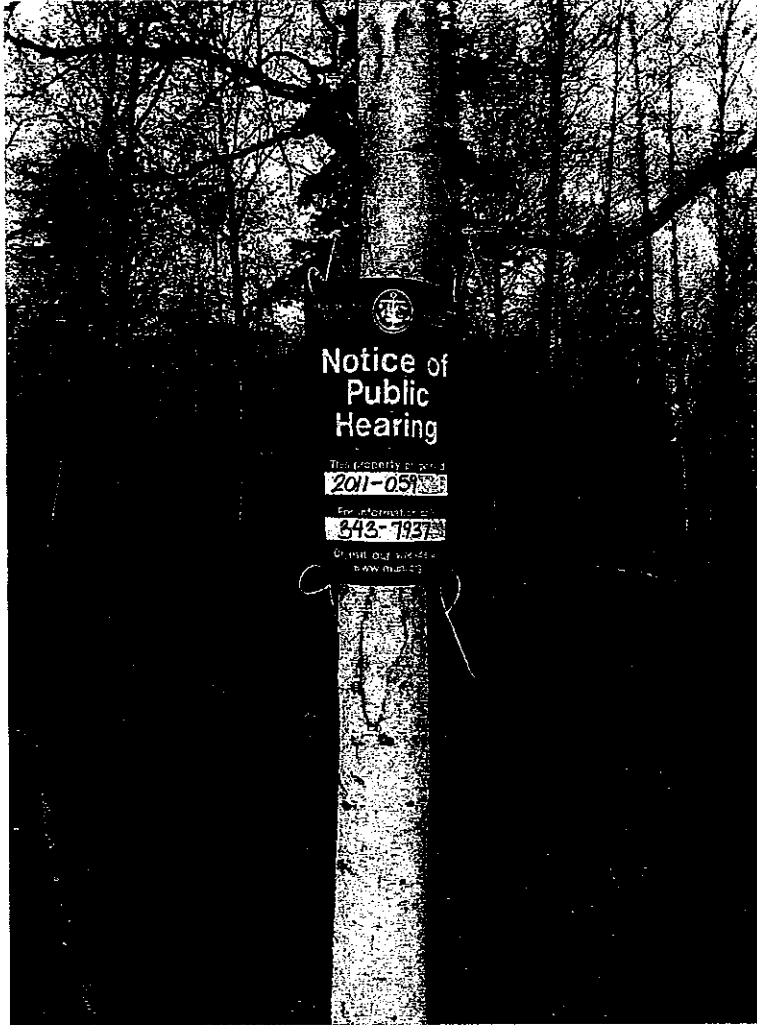
Photograph taken along Airport Heights Road



Close-up of Public Notice Signage



Photograph taken on Debarr Road



Close-up of Public Notice Signage

5

**PROPERTY
AND
RELATED
CASE
HISTORY**

ENGINEER'S CERTIFICATE

I, the undersigned registered engineer, hereby certify that this plan, specification and report were prepared by me or under my direct supervision and that I am a duly licensed engineer in the State of Michigan and that the drawings show within the true and correct.

Dec 22, 1971 *Jack A. Hines*
 Jack A. Hines
 Engineer

CERTIFICATE OF OWNERSHIP AND SURRENDER

I, the undersigned, hereby certify that all the interests in the property shown on this plan, specification and report have been properly and lawfully acquired by me or under my direct supervision and that I am a duly licensed engineer in the State of Michigan and that the drawings show within the true and correct.

State of Michigan, County of _____
 By *Jack A. Hines*
 Director of Public Safety

OWNER'S ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I have read and understand the contents of this plan, specification and report and that I agree to the same.

My signature this _____ day of _____, 1971.
Jack A. Hines
 Director of Public Safety

OWNER'S ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I have read and understand the contents of this plan, specification and report and that I agree to the same.

My signature this _____ day of _____, 1971.
Jack A. Hines
 Director of Public Safety

PLAT APPROVAL

This plan, specification and report were prepared by me or under my direct supervision and that I am a duly licensed engineer in the State of Michigan and that the drawings show within the true and correct.

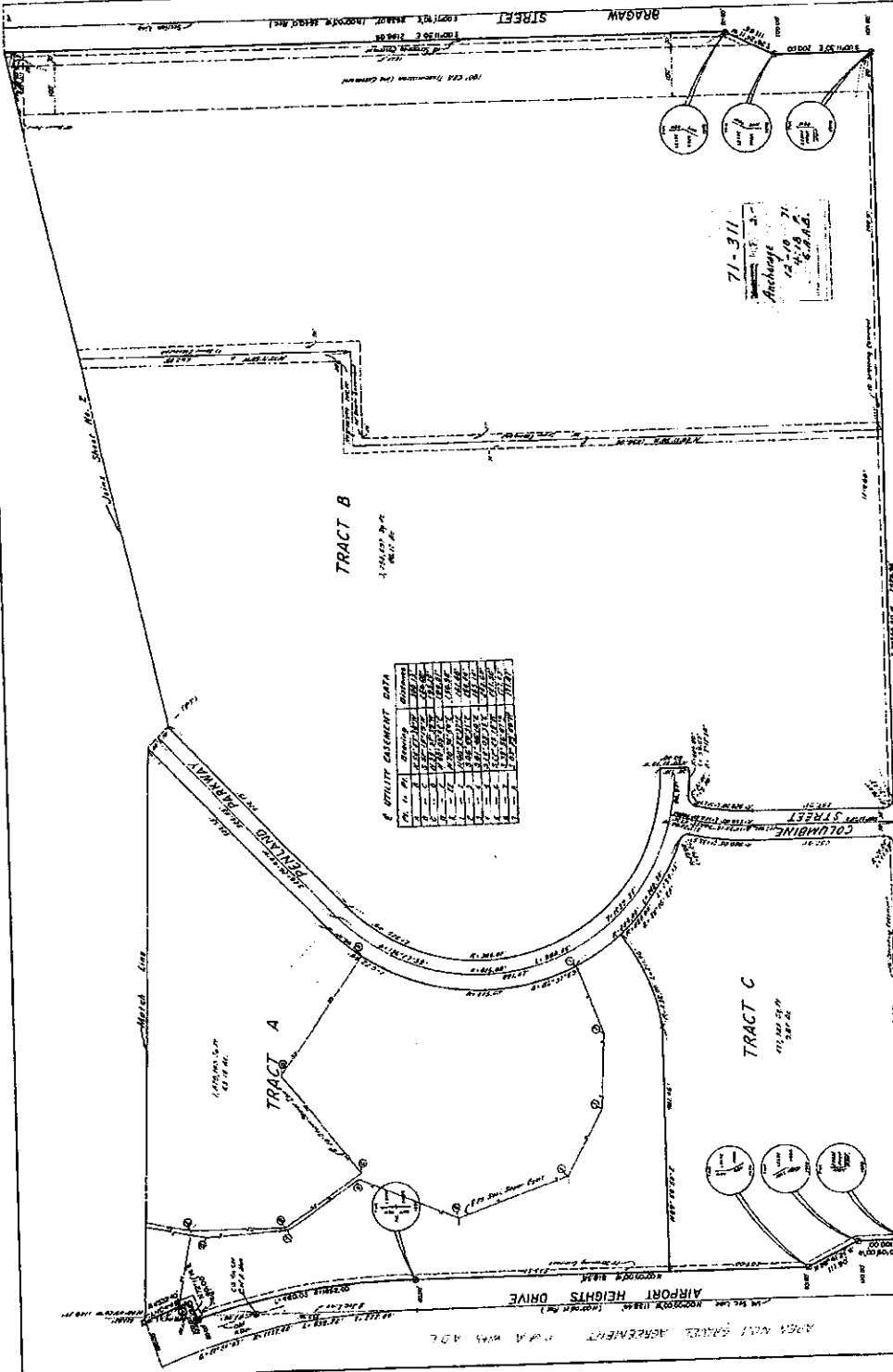
By *Jack A. Hines*
 Director of Public Safety

PENLAND PARK

PLAT OF
 TRUCK NYMAN & HAYES
 CONSULTING ENGINEERS & LAND SURVEYORS
 INCORPORATED, ALABAMA

FILED IN
 COUNTY OF LAC
 DATE 12-22-71

1971-1784

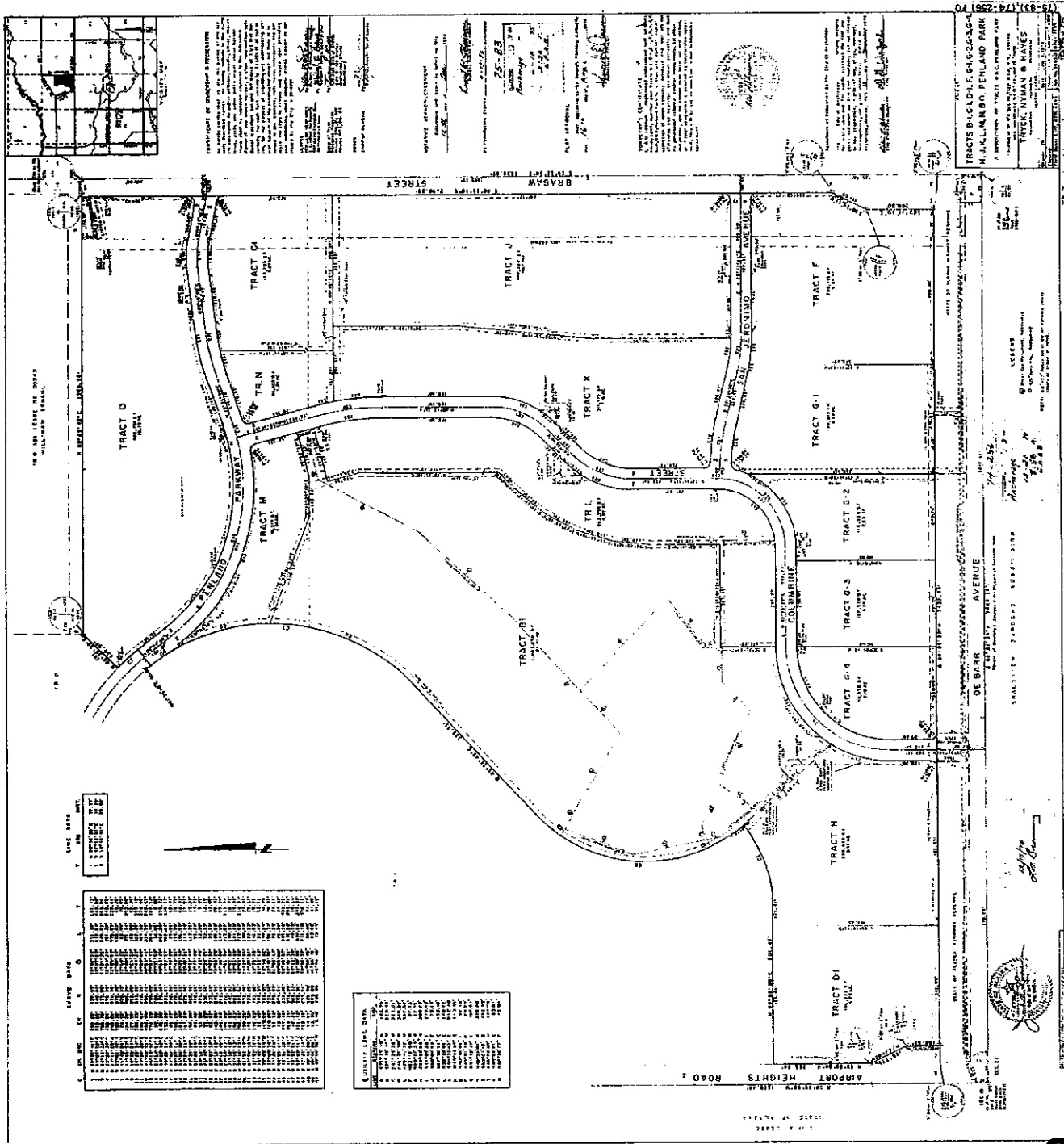


LEGEND

- Water Easement, Utility
- 4" Water, 4" Sewer, 4" Gas
- 4" Water, 4" Sewer, 4" Gas
- Concrete, 24" W. Depth, 4" Dia.
- 4" Dia. Man. Easement

APPROVED
 12-22-71
Jack A. Hines

APPROVED BY CITY OF ANN ARBOR
 12-22-71
Jack A. Hines



TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

