Submitted by: Chair of the Assembly

at the Request of the Mayor

Prepared by:

Community Development

Department, Planning

CLERK'S OFFICE APPROVED For Reading:

February 14, 2012

ANCHORAGE, ALASKA AO No. 2012-24

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.41 ACRES FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO B-1A SL (LOCAL NEIGHBORHOOD BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT FOR MCRAE SUBDIVISION (RESUBDIVISION OF LOTS 5 AND 6), LOT 6A; GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS BOULEVARD AND WEST OF TURNAGAIN STREET.

(Turnagain Community Council) (Planning and Zoning Commission Case 2012-002)

THE ANCHORAGE ASSEMBLY ORDAINS:

<u>Section 1</u>. The zoning map shall be amended by designating the following described property as B-1A SL (Local Neighborhood Business with special limitations) District:

McRae Subdivision (Resubdivision of Lots 5 and 6), Lot 6A, consisting of approximately 0.41 acres, generally located south of Northern Lights Boulevard and west of Turnagain Street, as shown on Exhibit "A" attached.

<u>Section 2.</u> The zoning map amendment described in Section 1 above shall be subject to the following special limitation:

 All development or redevelopment on this site shall be subject to an alternative development design application and administrative site plan review according to AMC 21.40.140P.

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

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1 2 3 4	PASSED AND APPROVED by the Anchorage Assembly this 13th day of March, 2012.
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6	
7	Della (sucada
8	Chair of the Assembly
9	ATTEST:
10 11	Balone Storent=
12	Municipal Clerk
13	
14 15	(2012-002) (010-031-10)

MUNICIPALITY OF ANCHORAGE Summary of Economic Effects -- General Government

AO Number: 2012-24

Title: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR

THE REZONING OF APPROXIMATELY 0.41 ACRES FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO B-1A SL (LOCAL NEIGHBORHOOD BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT FOR MCRAE SUBDIVISION (RESUBDIVISION OF LOTS 5 AND 6), LOT

6A; GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS

BOULEVARD AND WEST OF TURNAGAIN STREET.

Sponsor:

MAYOR

Preparing Agency:

Community Development Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:						(In Thousands of Dollars)			,	
	FY	′12	FY	′13	FY	/14	F۱	/15	FY	16
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	S									
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:	Al Barrett	Telephone: 343-7936

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 121-2012

Meeting Date: February 14, 2012

 From:

MAYOR

Subject: AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING

FOR THE REZONING OF APPROXIMATELY 0.41 ACRES FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO B-1A SL (LOCAL NEIGHBORHOOD BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT FOR MCRAE SUBDIVISION (RESUBDIVISION OF LOTS 5 AND 6), LOT 6A; GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS BOULEVARD AND

WEST OF TURNAGAIN STREET.

 This is a request to rezone approximately 0.41 acres from R-3 (Multiple Family Residential) District to B-1A SL (Local Neighborhood Business with Special Limitations) District. This will allow for mixed-use development on the site according to the recently adopted Assembly Ordinance AO 2011-93(S). This ordinance amended AMC 21.40.140 to allow for a pilot program for mixed-use development in the B-1A district. According to the ordinance, the site will be subject to an alternative development design review that will be an administrative site plan review. The petitioner is Turnagain Crossing, LLC. The property is generally located south of Northern Lights Boulevard and west of Turnagain Street.

The Planning and Zoning Commission recommended approval of the rezoning subject to the following special limitation:

 All development or redevelopment on this site shall be subject to an alternative development design application and administrative site plan review according to AMC 21.40.140P.

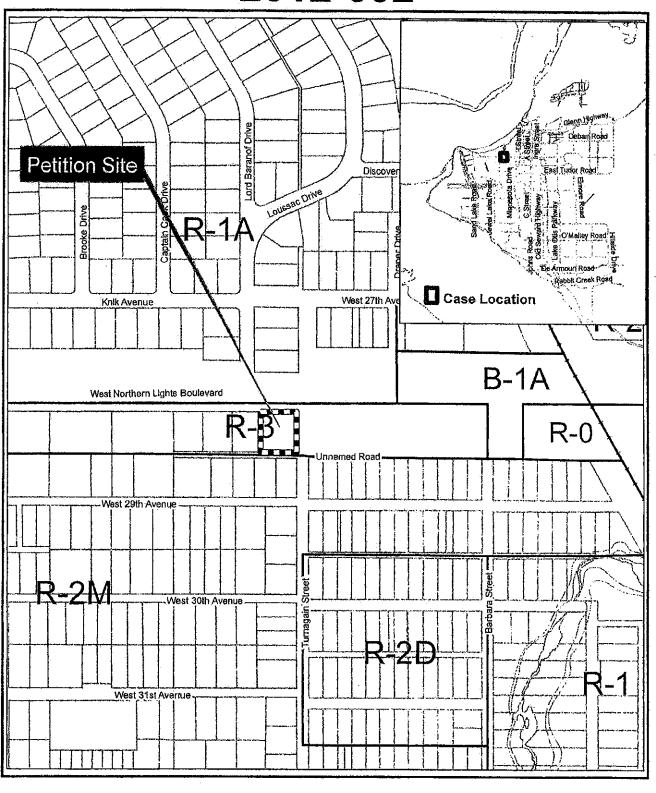
This special limitation is required per AMC 21.40.140G.2 because the contiguous district area is less than 40,000 sq. ft.

The rezoning request is consistent with the *Anchorage 2020 Comprehensive Plan* and generally meets the rezoning standards in AMC 21.20.090.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ZONING MAP 2 AMENDMENT, PROVIDING FOR THE REZONING OF APPROXIMATELY 0.41 3 ACRES FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO B-1A SL (LOCAL NEIGHBORHOOD BUSINESS WITH SPECIAL LIMITATIONS) DISTRICT 4 5 FOR MCRAE SUBDIVISION (RESUBDIVISION OF LOTS 5 AND 6), LOT 6A; 6 GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS BOULEVARD AND 7 **WEST OF TURNAGAIN STREET.** 8 9 Prepared by: Al Barrett, Current Planning Section Supervisor 10 Planning Division Jerry T. Weaver, Jr., Director 11 Approved by: 12 Community Development Department 13 Concur: Dennis A. Wheeler, Municipal Attorney 14 George J. Vakalis, Municipal Manager Concur: 15 Respectfully submitted: Daniel A. Sullivan, Mayor 16 17 Attachments: Exhibit A-Zoning Map 18 **Exhibit B-Planning Staff Packet** 19 20 21 22 (Case 2012-002; Tax I.D. No. 010-031-10

Exhibit A

2012-002



Municipality of Anchorage Planning Department

Date: November 15, 2011

Flood Limits

100 Year

500 Year

Floodway



EXHIBIT B

MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 2012-001

A RESOLUTION RECOMMENDING APPROVAL OF A REZONE OF APPROXIMATELY 0.41 ACRES FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT TO B-1A (LOCAL AND NEIGHBORHOOD BUSINESS) DISTRICT FOR LOT 6A RESUBDIVISION OF LOTS 5 AND 6, MCRAE SUBDIVISION (PLAT P-412), GENERALLY LOCATED SOUTH OF NORTHERN LIGHTS BOULEVARD AND WEST OF TURNAGAIN STREET WITHIN THE NW 1/4 SEC 26, T13N, R4W, S.M., ALASKA.

(Case 2012-002; Tax I.D. No. 010-031-10)

WHEREAS, a request has been received from Nelson E. Hautanen and Terry L. Cook, owners, to rezone approximately 0.41 acres from R-3 (Multiple-Family Residential) District to B-1A (Local and Neighborhood Business) District for Lot 6A Resubdivision of Lots 5 and 6, McRae Subdivision (Plat P-412), generally located south of Northern Lights Boulevard and West of Turnagain Street within the NW ¼ Sec 26, T13N, R4W, S.M., Alaska.; and

WHEREAS, Turnagain Crossing LLC, acquired the subject property on December 16, 2011, and is currently the owner of the subject property and also requests to rezone the subject property to B-1A; and

WHEREAS, notices were published, posted, public hearing notices were mailed, and a public hearing was held on January 9, 2012;

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

- A. The Commission makes the following findings of fact:
 - 1. This rezoning request generally meets the rezoning standards in AMC 21.20.090.
 - 2. This rezoning request conforms with the Comprehensive Plan and Assembly Ordinance 2011-93(s) which allows mixed use in the B-1A zoning district with some restrictions as stated in the ordinance.
 - 3. The proposed B-1A zoning is compatible with surrounding land uses and the site has appropriate public facilities, utilities, and transportation access.
 - 4. The rezone request is in conformity with the West Anchorage District Plan as recommended for approval by the Planning and Zoning Commission to the Anchorage Assembly.
 - 5. The Commission recommended approval of the request by a unanimous vote: 6-yea, 0-nay.

Planning and Zoning Commission Resolution 2012-001 Page 2 of 2

- B. The Commission recommends to the Anchorage Assembly that the subject property be rezoned to B-1A (Local and Neighborhood Business) District subject to the following special limitation:
 - 1. All development or redevelopment on this site shall be subject to an alternative development design application and administrative site plan review according to 21.40.140P.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 9th day of January, 2012.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 6th day of February, 2012. This written decision/resolution of the Planning and Zoning Commission is final and any party may appeal it within twenty (20) days to the Board of Adjustment pursuant to Anchorage Municipal Code 21.30.030.

Jerry T. Weaver, Jr.

Secretary

Connie Yashimura

Chair

(Case 2012-002; Tax I.D. No. 010-031-10)

kri

PLANNING AND ZONING COMMISSION

Assembly Chambers Z.J. Loussac Library 3600 Denali Street Anchorage, Alaska

DRAFT MINUTES OF January 9, 2012 6:30 PM

A. ROLL CALL

Present

Connie Yoshimura

Stacey Dean Terry Parks Richard Wilson Ray Hickel Peter Mulcahy

Excused

Bruce Phelps Dana Pruhs

Staff

Al Barrett

Margaret O'Brien Karen Iverson Craig Lyon Jon Spring

CHAIR YOSHIMURA advised the Commission that Commissioner Fredrick had resigned.

B. MINUTES

1. Monday, December 12, 2011

COMMISSIONER PARKS moved to approve the minutes of December 12, 2011. COMMISSIONER WILSON seconded.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures

COMMISSIONER MULCAHY disclosed that although he was not a commissioner at the time of the October 10, 2011, he was present during that meeting and is prepared to participate.

COMMISSIONER HICKEL disclosed he was not present for Cases 2011-108 or 2010-100, and therefore would abstain from voting on these cases.

CHAIR YOSHIMURA noted there was a short 5 member board for Cases 2011-108 and 2010-100. She explained that when there is a short board or commission, a postponement is offered to the petitioner, and if agreed to by the petitioner, the case will be moved to the next regular agenda.

TIM POTTER with DOWL HKM was present on behalf of the petitioner, Alaska Pacific University. Also present in the audience was Dr. Vance and John Schwamm with Alaska Pacific University. MR. POTTER accepted a postponement for Cases 2011-108 and 2010-100 on behalf of the petitioner.

COMMISSIONER PARKS moved to postpone Cases 2011-108 and 2010-100, Agenda Items E(1) and E(2), until the next meeting, which will be scheduled for February 6, 2012. COMMISSIONER WILSON seconded.

AYE.

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

D. CONSENT AGENDA

- 1. Resolutions for Approval
- a. Resolution: 2011-033 Related Case: 2011-095 Purpose: APPROVAL (MRO) A Public Hearing for Development Master Plan approval for Alyeska Resort Subdivision, Tract 1 (Plat No. 2009-067). Generally located east of Verbier Way.
- b. Resolution: 2011-046 Related Case: 2011-117 Purpose: APPROVAL (FDM) A conditional use to allow a utility substation. Australaska Subdivision, Block 4, Lot 34, generally located north of Debarr Road, west of Pine Street and south of Camilla
- 2. Introduction for Public Hearings None

- 3. Site / Landscape Plan Approval None
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments None
- 5. Other None

COMMISSIONER PARKS moved to approve the consent agenda. COMMISSIONER DEAN seconded.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS

1. CASE:

2011-108

PETITIONER: Municipality of Anchorage

REQUEST:

Comprehensive Plan Review for U-Med Plan Amendment

By motion of the Commission, this case was postponed to February 6, 2011 due to a short board.

2. CASE:

2010-100

PETITIONER: Alaska Pacific University

REQUEST:

Master Plan Review PLI Public lands & institutions district

By motion of the Commission, this case was postponed to February 6, 2011 due to a short board.

- F. REGULAR AGENDA None
- 1. Resolutions for Approval
- 2. Introduction for Public Hearings
- 3. Site / Landscape Plan Approval
- 4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments
- 5. Other

G. PUBLIC HEARINGS

1. CASE:

2011-126

PETITIONER: Municipality of Anchorage

REQUEST: Plans & Plan Amendments for AMATS

In its capacity as the Anchorage Metropolitan Area Transportation Solutions (AMATS) Citizens' Advisory Commission, the Planning and Zoning Commission reviews transportation plans and programs and prepares recommendations to the Municipal Assembly and the AMATS Policy Committee. The 2035 Metropolitan Transportation Plan (MTP) is a transportation plan which provides long-range guidance as to how to meet the future transportation demand within the Municipality of Anchorage. The Plan serves two purposes: first, it is the transportation element of the Municipal comprehensive plans; and second, it fulfills a requirement of the Federal Highways Administration for AMATS to update its long-range transportation plan every four years.

In accordance with the AMATS Public Involvement Plan, the Commission is requested to hold a public hearing to receive community comment on the public hearing draft of the 2035 MTP, and then to make recommendations to the Municipal Assembly and the AMATS Policy Committee regarding adoption of the plan.

JON SPRING, project manager for the 2035 Metropolitan Transportation Plan, provided the staff presentation on the project on behalf of AMATS and the Municipality's Transportation Planning Section.

CHAIR YOSHIMURA opened the public hearing, and the following individuals testified:

BOB FRENCH LOIS EPSTEIN DAVID BARTON STEPHANIE KESSLER WALTER PARKER

CHAIR YOSHIMURA closed the public hearing.

MR. SPRING responded to additional questions from the Commission.

COMMISSIONER PARKS moved to accept the 2035 Metropolitan Transportation Plan and forward it to the Assembly for approval with the technical corrections/edits laid on the table. COMMISSIONER DEAN seconded.

COMMISSIONER WILSON asked when the Commission will see another revision of this plan. In response, MR. SPRING noted the federal regulations require it to be updated every four years. He indicated AMATS will probably start the next revision as soon as this plan has been adopted.

COMMISSIONER WILSON noted it is important to the Commission and the public to get these documents more than a few days ahead of time. He would also like staff to see what they can do about the color copies as well.

COMMISSIONER MULCAHY noted he was having a tough time figuring out how to vote on this because there are some important amendments that have been brought forward, and not having a chance to read them in context and make sure the intent has been carried over he would appreciate a little more time.

In response to CHAIR YOSHIMURA, COMMISSIONER MULCAHY confirmed he would like to postpone this vote and recommendation to the Assembly so that the Commission can have more time to study the material. He further noted there is enough here, it is an extensive attachment, and some of it is substantive, and he would like to make sure it fits in.

COMMISSIONER MULCAHY <u>moved to postpone Case 2011-126 to the next meeting</u>. COMMISSIONER DEAN seconded.

AYE: Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY: None

PASSED

2. CASE: 2012-002

PETITIONER: Nelson E. Hautanen & Terry L. Cook

REQUEST: Rezoning to B-1A Local and neighborhood business district

This is a request to rezone approximately 0.41 acres from R-3 (Multiple Family Residential) zoning district to B1-A (Local and Neighborhood Business) zoning district. The proposed site is located at 2802 West Northern Lights Boulevard, McRae Subdivision (Resubd of Lots 5 and 6), Lot 6A. It is generally located at the southwest corner of Northern Lights Blvd and Turnagain Street. The petition site is 17,816 square feet, currently zoned R-3 (Multi-Family Residential) and has been vacant for at least 15 years.

The petitioner has included a concept site plan for the forth coming mixed-use development. The final site plan will be reviewed administratively according to the alternative development design criteria that were established in AO 2011-93(s). At this time, the development concept is for a mixed-use project with a 3,000 square foot bistro and 8 residential units that are less than 800 sq. ft. each. The commercial building will be on the northeast corner near the intersection of Northern Lights Boulevard and Turnagain Street. The residential units will be on the south side of the lot, fronting the alley and adjacent to existing residential uses.

KAREN IVERSON presented the staff report and recommendations on behalf of the Municipality's Planning Division. Planning recommended approval with conditions.

The petitioner, JAMES BROOKS with Turnagain Crossing, LLC, provided a presentation on his own behalf.

CHAIR YOSHIMURA opened the public hearing, and the following individuals testified:

KATHY GLEASON, President, Turnagain Community Council DIANE SHERIDAN VICKY RUSSELL TIM POTTER

MR. BROOKS provided rebuttal testimony.

CHAIR YOSHIMURA closed the public hearing.

COMMISSIONER HICKEL moved to approve the rezone for Case 2012-002 with the special limitation on Page 11 of the staff packet. COMMISSIONER DEAN seconded.

COMMISSIONER MULCAHY asked if the Commission approved this rezone whether the Commission would see this again when the petitioner comes in with their plan. In response, CHAIR YOSHIMURA indicated it would not come back before the Commission, but would be an administrative site plan as stated in the special limitation on Page 11 of the staff packet which reads that "all development or redevelopment on this site shall be subject to an alternative development design application and administrative site plan review."

COMMISSIONER PARKS finds in the matter of Case 2012-002, the request for a rezone of approximately .41 acres, that it has conformity to the Comprehensive Plan. He finds it has the new ordinance, AO 2011-093(s), which allows a mixed use in our city with some restrictions as mentioned in the ordinance, has the effect of the zoning map and amendments, and also has public facilities and required utilities and those miscellaneous things. He further finds that this rezone also has the land use patterns and transportation that are required under the Comprehensive Plan, and it also meets the West Anchorage Plan as it has been proposed to the Assembly.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

3. CASE:

2012-004

PETITIONER: Municipal Light and Power

REQUEST: Zoning conditional use for a power station

This is a request for a conditional use to allow expansion of an existing electrical power generating station in the Public Lands and Institutions (PLI) district, AMC 21.50.020. The site address is 8670 Glenn Highway, Lot 8, Section 7, Township 13 North, Range 2 West. The petition site is located within 25 acres of municipal property on the south side of the Glenn Highway about one-half mile east of the Muldoon Road interchange. The existing MLP development occupies about 11 acres, and this expansion will take another 6 acres.

AL BARRETT presented the staff report and recommendations on behalf of the Municipality's Planning Division. Planning recommended approval with conditions.

WENDE WILBER with CRW Engineering represented the petitioner, Municipal Light and Power (ML&P), and provided a presentation on the petitioner's behalf. Also present to respond to questions was EUGENE ORI with ML&P.

CHAIR YOSHIMURA opened the public hearing. No one from the public testified. There was no rebuttal testimony. CHAIR YOSHIMURA closed the public hearing.

COMMISSIONER WILSON moved to approve in Case 2012-004 the zoning conditional use for a power station with the Department's conditions on Pages 8 and 9 of the staff packet. COMMISSIONER PARKS seconded.

COMMISSIONER PARKS applauded ML&P for thinking into the future and providing this before we lose power. He noted he owns property on that side of town, and it would be nice to have their lights on their commercial building. He noted he is also excited from the standpoint of having backup power in that neighborhood too into the future. He finds that this meets the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05. He finds it will be compatible with the existing and planned uses in the area and the surrounding neighborhoods, and it does not impact anything negatively. He finds it meets all the standards of the pedestrian and vehicular traffic circulation and safety, and the demand for and availability of public services and facilities. He finds it also meets the noise, air, water and other forms of environmental pollution.

COMMISSIONER WILSON finds it is clear from the presentation and materials that the applicant has done their best to maximize efficiency and reduce the impact on ratepayers, which everybody appreciates. He also noted the heating of the water supply is an innovation that should be congratulated.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

4. CASE:

2012-006

PETITIONER: Walgreens

REQUEST: Site plan review for a large retail development

This is a request for a Public Hearing Site Plan Review for Walgreens, a large retail establishment in accordance with AMC 21.35.020, 21.50.320 and 21.55.130. The site is located at 2839 Minnesota Drive, Block 2A, Martin Manor Subdivision, in Anchorage. It is generally located south of West Northern Lights Boulevard, east of Minnesota Drive and north of West Benson Boulevard.

The site consists of one 5.41-acre parcel that is zoned B-3 (General Business District). The site is developed with the Northern Lights Shopping Center. The existing shopping mall was constructed prior to adoption of standards for Large Retail Establishments (AMC 21.50.320), so the project is reviewed under the non-conforming use section of Title 21 AMC 21.55.130.

Demolition of the existing Johnsons Tire is expected to occur early spring 2012 and construction for the new Walgreens is expected to commence spring 2012 and be complete by late fall 2012. Walgreens will own the building during construction. The Northern Lights Mall is owned by Mush Inn Corporation (50%) and Yoo Jin Management Company Ltd (50%). Once the Walgreens store is constructed, ownership of the building will revert to owners of the mall and will be leased by Walgreens.

MARGARET O'BRIEN presented the staff report and recommendations on behalf of the Municipality's Planning Division. Planning recommended approval with conditions. MS. O'BRIEN noted amended conditions of approval were laid on the table.

MICHELLE RITTER with DOWL HKM represented the petitioner, Walgreens. She provided a presentation on the petitioner's behalf. Also present to respond to questions on behalf of the petitioner were:

Tanya Hickok, DOWL HKM Tim Potter, DOWL HKM Amy Ciolek, Walgreens

CHAIR YOSHIMURA opened the public hearing, the following individuals testified:

KATHY GLEASON

MS. RITTER and MR. POTTER provided rebuttal testimony.

CHAIR YOSHIMURA closed the public hearing.

COMMISSIONER PARKS moved in the matter of Case 2012-006 to approve the site plan review for a large retail establishment, Walgreens, with the amended recommendations that were laid on the table with the addition of Condition 9, which would be in reference to the snow

removal listed as (H) on Page 11 of the staff packet that it be "within 72 hours." COMMISSIONER DEAN seconded.

In speaking to his motion, COMMISSIONER PARKS noted he is not for snow removal, but noted if you are going to do snow removal, and he thinks the Commission has and the petitioner says they are going to do it, then the Commission needs to get it in writing at some point.

COMMISSIONER PARKS noted he appreciates the effort to make this blend into the existing buildings. He thinks that says a lot about Walgreens' commitment to the community and Dowl's commitment to make it look a part of that building, and he stated he is proud of that. He thinks this site plan meets all the big box requirements that we have. He noted it is also nice when the Commission does not have to make a lot of amendments, and expressed appreciation that the Commission can have something that comes to us that meets those requirements. He finds it does meet all the requirements of the exterior signage, the pedestrian access, and the aesthetic characters that the Commission would want in a big box.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

H. APPEARANCE REQUEST - None

I. REPORTS

1. Chair

In response to CHAIR YOSHIMURA, MR. BARRETT indicated if there was no carryover from the Title 21 Rewrite on January 30 that staff would try to schedule the postponed AMATS case for that meeting. He indicated concerns from AMATS with regard to further delays. CHAIR YOSHIMURA asked staff to poll the absent commissioners on their availability for the January 30th meeting.

CHAIR YOSHIMURA indicated the current plan in talking with the various commissioners on an individual basis is that the Commission is prepared to open the public hearing on February 13th for the Title 21 rewrite as advertised for the amendments that have been presented to the Commission. She noted expectations that there will be additional testimony beyond what the amendments are. CHAIR YOSHIMURA indicated it is the Commission's plan to continue on after the close of the public hearing with a variety of work sessions to bring the Commission upto-date. She noted she had spoken with individually with each commissioner about additional support from the Municipality and the Mayor's Office for an outside consultant to assist the Commission in proposing their own series of amendments regarding the various issues the Commission has been discussion. CHAIR YOSHIMURA noted she was going to gone for

remainder of this week and part of next week, but stated she would be back in touch with each commissioner on an individual basis regarding that process.

CHAIR YOSHIMURA further noted the Commission had discussed earlier tonight that any issue not covered by the current advertised amendments will have to be re-advertised. She explained that once the Commission decides upon the issues they want to address, whether it is trailer parks or something else, those items will have to be written up by the Commission's consultant in the form of amendments, then advertised on the website and as part of a public hearing before the Commission will be able to act on them. She indicated this is the process the Commission will need to go through.

CHAIR YOSHIMURA noted the Commission has a variety of committees and indicated she knows it has been difficult for some of the commissioners to participate in those committees. In her discussions with various individuals who have been familiar with the planning process, she stated she had consulted with the commissioners about how it would be best for the commissioners to participate in the long-term planning process. She noted the recommendation to her was that at the time the Long Range Planning Department decides upon a plan and a consultant that the Planning and Zoning Commission meet with the consultant in a work session to get the feel for what the long-term plan or neighborhood plan might be, and for the Commission to be able to address any concerns specifically that commissioners might have for example as it relates to the Government Hill Plan. Then, she indicated the consultant would come back to the Commission a second time before the public review draft goes out to report back to the Commission in terms of what the community's concerns have been. She noted the Commission would have two opportunities for discussion with the consultant prior to the review of the public draft. She also indicated any commissioner who would like to attend any of the neighborhood meetings is welcome to do so.

CHAIR YOSHIMURA polled the commissioners, and they each concurred that this sounded like a reasonable plan that the Commission could recommend to the Planning Director.

- 2. Secretary None
- 3. Committee None
- a. AMATS Committee Pruhs
- b. School Site Selection Committee Phelps
- c. Citizens Air Quality Committee Dean
- d. Airport Master Plan Committee Wilson, Pruhs
- e. Parks Planning Committee Mulcahy
- f. Title 21 Committee Parks, Dean

- g. Capital Improvement Committee Fredrick, Mulcahy
- h. ARR Policy Committee Phelps
- i. Midtown District Plan Dean
- j. West Anchorage District Plan Parks, Wilson
- k. ASD Capital Request Advisory Committee Wilson
- 1. Government Hill Neighborhood Plan Fredrick
- J. TITLE 21 DISCUSSION None
- K. COMMISSIONERS' COMMENTS None

L. ADJOURNMENT

COMMISSIONER DEAN moved to adjourn. COMMISSIONER HICKEL seconded.

AYE:

Hickel, Mulcahy, Wilson, Parks, Yoshimura, Dean

NAY:

None

PASSED

The meeting adjourned at 10:02 p.m.

PLANNING DEPARTMENT PLANNING STAFF ANALYSIS REZONING

DATE: January 9, 2012

CASE NUMBER: 2012-002

APPLICANT: Turnagain Crossing LLC, James J. Brooks, Owner

REQUEST: A request to rezone approximately .41 acres (17,816

square feet) from R-3 (Multi-Family Residential District)

to B-1A (Local Neighborhood Business District)

LOCATION: McRae Subdivision (Resubdivision of Lots 5 and 6) Lot

6A (P-412), NE $\frac{1}{4}$ Section 26 T13N R4W, S.M., generally located south of Northern Lights Boulevard and west of

Turnagain Street.

SITE ADDRESS: 2802 W. Northern Lights Boulevard

COMMUNITY COUNCIL: Turnagain

GRID NUMBERS: SW1627

TAX NUMBER: 010-031-10

ATTACHMENTS

1. Zoning and Location Maps

2. Application

Department and Public Comments

4. Posting Affidavit

5. Historical Information

RECOMMENDATION SUMMARY: Approval

SITE

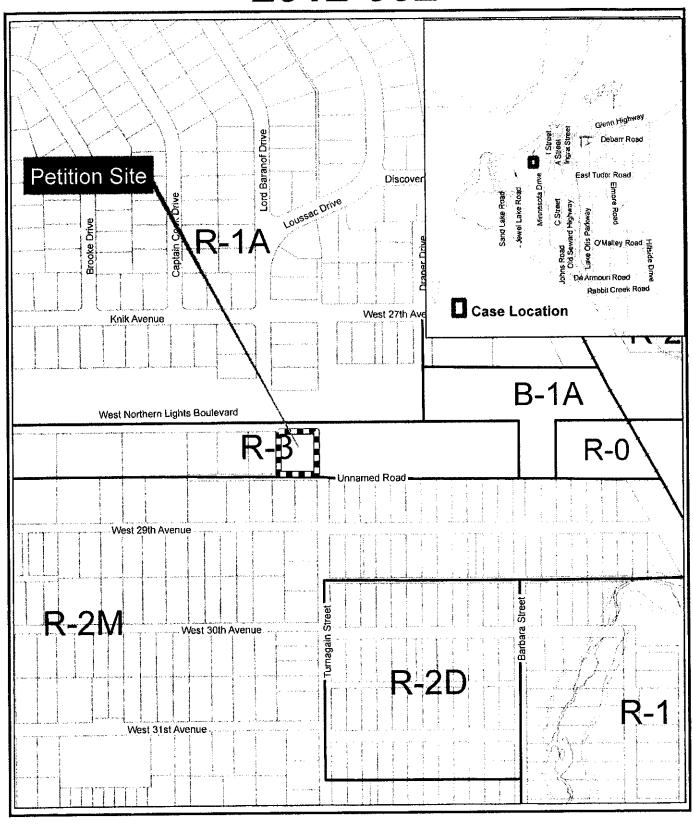
Acres: 0.41 acres (17,816 sq. ft)
Vegetation: Lot has been cleared

Vegetation: Lot h
Zoning: R-3

Topography: Level Existing Use: Vacant

Utilities: Public water and sewer available

2012-002



Municipality of Anchorage Planning Department

Date: November 15, 2011

Flood Limits
100 Year
500 Year

Floodway

COMPREHENSIVE PLAN

Classification:

Small-Scale Commercial/ Residential per the West Anchorage

District Plan. (See discussion below.)

Density:

11-20 dwellings per acre per the 1982 Anchorage Bowl

Comprehensive Development Plan, Generalized Residential

Intensity Plan.

8-15 dwellings per acre per the West Anchorage District Plan. (See

discussion below.)

(The West Anchorage District Plan, which is referred to throughout this report, was recommended for adoption by the Planning and Zoning Commission on November 14, 2011. It has not been adopted by the Assembly and is therefore, not yet an element of the Comprehensive Plan. However, given the lack of information regarding the subject property in Anchorage 2020, this staff report includes a discussion of how the proposed rezone will support the polices in the pending West Anchorage District Plan)

APPLICABLE LAND USE REGULATIONS

AT I BIOLOGICA	Current zoning- R-3 for 5+ dwelling units		d zoning- -1A*
Height limitation:	35 feet	25 feet*	
Minimum lot size:	8,500 sq. ft. plus 1,000 square feet per dwelling unit in excess of 5.	6,000	
Minimum lot width:	75 feet	50 feet	
Max lot coverage:	40%	Residential- 4 Other uses- 5	
Yard setback Front	20 feet	Residential* 20 feet	Other Use* 20 feet
Side	10 feet	5 feet	0 unless adjacent to residential then- 20 feet
Rear	20 feet	10 feet	5 feet unless adjacent to

			residential, then 25 with buffer landscaping
Usable Yard	400 sq. ft./ dwelling unit	None	None
Landscaping	All areas not devoted shall be planted with visual enhancement.	All areas not of planted with we enhancement.	
		Buffer landsca residential dis	aping adjoining strict.*
		Arterial lands collector and	caping along arterial streets.*
		Visual enhance perimeter of p	cement along arking areas.*
Parking	Per 21.45.080	Per 21.45.080	*

**AO 2011-93(s) provides for mixed-use development in the B-1A district with an alternative development design approval as a pilot program. Alternative development design approval under subsection 21.40.140P allows dimensional requirements to be modified including yard setbacks, lot coverage, building height, use specific standards, loading, and landscaping. Further discussion is below in the background section.

SURROUNDING AREA

Zoning: Land Use:	NORTH R-1A ROW- Northern Lights then,	<u>EAST</u> R-3 Right of Way / Vacant	<u>SOUTH</u> R-2M Multi-Family	WEST R-3 Low-Rise Office
	Single Family			

PROPERTY HISTORY

1957	P-412	Final Plat recorded for Resubdivision of Lots 5 & 6 McRae Subdivision
3/24/1969	GAAB OR 1-69	Property zoned to R-3 by GAAB
7/9/2001	2001-065	Zoning conditional use for a convenience establishment, an espresso drive thru, is denied.

BACKGROUND

AO 2011-93(s) was adopted on September 27, 2011. The complete text of the ordinance is included as an attachment in section 4. This ordinance amended AMC 21.40.140 to allow a pilot program for mixed-use development in the B-1A district. The intent was to bring forward changes to Title 21 that are included in the provisionally adopted rewrite. Mixed-use is defined in the ordinance as:

A single building containing more than one classification of land use (e.g. residential, office, retail, institutional) or a single development of more than one building and use, where the uses of more than one classification of land use are in a compact urban form, planned and designed as a unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking, compatible with an established neighborhood commercial area as demonstrated by current or historical use, or area designation in the comprehensive plan.

For mixed-use development of contiguous areas between 12,000 and 20,000 square feet, a minimum of 30% of the gross building square footage must be used for residential uses.

In addition, the ordinance made two key changes regarding mixed-use development in the B-1A district. The ordinance:

- (1) Reduced the minimum contiguous area need for a rezone from 40,000 to 12,000 square feet; and
- (2) Created an alternative development design review process that is an administrative site plan review process. The alternative development design review allows dimensional requirements to be modified including yard setbacks, lot coverage, building height, use specific standards, and the following characteristics of use: parking, parking lot design, loading, and landscaping. The application for alternative development design will be approved through an administrative site plan review and includes submittal requirements and threshold criteria to ensure the development is compatible with the surrounding neighborhood. The intent was to (a) bring forward dimensional and use standards in the provisionally adopted land use code and; (b) create a flexible and expedited administrative review process as a pilot program.

SITE DESCRIPTION, HISTORY, AND PROPOSAL

The proposed site is located at the southwest corner of Northern Lights Blvd and Turnagain Street. The petition site is 17,816 square feet, currently zoned R-3 (Multi-Family Residential) and has been vacant for at least 15 years. Historically, a gas station was located at the site. The property is level and vegetation has been cleared.

The site has access onto Turnagain Street to the east, Northern Lights Boulevard to the north, and a twenty-foot alley to the south. A four-way stoplight is located at the corner of Turnagain Street and Northern Lights Boulevard. People Mover bus route 36 runs east-west along Northern Lights Boulevard and Northern Lights Blvd. is also a designated bike route.

The petitioner has included a concept site plan for the forth coming mixed-use development. The final site plan will be reviewed administratively according to the alternative development design criteria that were established in AO 2011-93(s). At this time, the development concept is for a mixed-use project with a 3,000 square foot bistro and 8 residential units that are less than 800 sq. ft. each. The commercial building will be on the northeast corner near the intersection of Northern Lights Boulevard and Turnagain Street. The residential units will be on the south side of the lot, fronting the alley and adjacent to existing residential uses.

COMMUNITY COMMENTS

On December 19, 2009, 159 public hearing notices were mailed to properties within 600 feet of the petition site. As of this writing, no responses have been received. The Turnagain Community Council passed a resolution in support of the project.

FINDINGS

Map Amendments, and 21.20.090 Standards for Approval

A. Conformity to the Comprehensive Plan.

This standard appears to be met.

This proposed rezone will support the following policies and implementation strategies in *Anchorage 2020*:

Residential Policy #14: New residential development at densities less than
identified in the Neighborhood of 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 following elements of the Comprehensive Plan identify residential density for the subject property:

- 11-20 dwellings per acre per the 1982 Anchorage Bowl Comprehensive Development Plan, Generalized Residential Intensity Plan.
- 8-15 dwellings per acre per the West Anchorage District Plan (Pending Assembly approval).

The conceptual site plan includes 8 residential units on a 17,816 square foot site or approximately 20 dwellings per acre. This meets the residential density proposed in the Comprehensive Plan.

• General Land Use Policy #5: Rezones and variances shall be compatible in scale with adjacent uses and consistent with the goals and policies of Anchorage 2020. General Land Use Policy #7: Avoid incompatible uses adjoining one another.

This rezone is compatible with adjacent residential uses. The subject property is surrounded by R-3 and R-2M property which is currently developed as office and multi-family. There are currently several three-story apartment buildings to the west along Northern Lights Blvd. Land use scales down to R-1, single family development, on the north side of Northern Lights Blvd.

Given the proposed concept site plan, the commercial building will be oriented toward the intersection and away from the existing residential uses. The residential use on the site will be adjacent to existing residential uses and buffer the impact of the commercial use.

The West Anchorage District Plan designated this site as appropriate for small-scale commercial and appropriate for B-1A zoning. The dimensional standards allowed by-right in the B-1A district are as restrictive, and in some cases more restrictive, than those allowed in the R-3 district.

• Implementation Strategy: Zoning District regulations will be changed to allow for and encourage mixed-use development to include residential, commercial office, and/or retail uses within the same structure or on the same parcel. Such areas are designed with a pedestrian focus. They are intended to reduce dependency on the automobile and create a sense of place.

AO 2011-93(s) was adopted to allow a pilot program for mixed-use development in the B-1A district. The proposed mixed-use concept site plan combines residential and commercial uses and provides pedestrian and bicycle amenities. The site is also well located to serve cyclists and pedestrians as it is on both a bike and bus routes. By providing a neighborhood bistro, the neighbors can reduce their dependency on the automobile. This project will create a community focal point and sense of place in Turnagain.

- 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.

This standard is met.

Environment

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

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

Land Use Patterns

This rezone is compatible with adjacent residential uses. The subject property is surrounded by R-3 and R-2M property which is currently developed as office and multi-family. There are currently several three-story apartment buildings to the west along Northern Lights Blvd. Land use scales down to R-1, single family development, on the north side of Northern Lights Blvd.

Given the concept site plan, the commercial building will be oriented toward the intersection and away from the existing residential uses. The residential use on the site will be adjacent to existing residential uses and buffer the impact of the commercial use.

The West Anchorage District Plan designated this site as appropriate for small-scale commercial and appropriate for B-1A zoning. The dimensional standards allowed by-right in the B-1A district are as restrictive, and in some cases more restrictive, than those allowed in the R-3 district.

Transportation

The site has access onto Turnagain Street, Northern Lights Boulevard, and a twenty-foot alley to the south. In addition, because the site is located on a bus and bike route it is well located to encourage pedestrian and bicycle trips. Given frontage on three sides, the site has numerous points of access to serve the vehicle traffic generated by a mixed-use project. If given the final site plan and mix of uses, the peak hour traffic count is greater than 100 trips, then a TIA will be required and appropriate on and off-site improvements will be required during administrative site plan review.

Drainage

The site is level and public storm drains exist in Northern Lights Blvd. A complete review of drainage impacts and requirements will occur during building permit review.

Public Services and Facilities

Utilities: AWWU water mains and sanitary sewer are available to the petition site.

Schools: The petition site is within the Turnagain Elementary, Romig Middle, and West High School districts. The projected school capacity for the 2012-13 school year for Turnagain is 96%, Romig is 91% and West High is 110%. The site is currently undeveloped and the petitioner is conceptually proposing to build 8 residential units.

The Anchorage School District (ASD) estimates student attendance based on location and housing type. The ASD housing stock multiplier was last updated in 1992, and therefore, is too outdated to provide a meaningful estimate. Nevertheless, using the ASD housing stock multiplier, the petitioner's concept site plan would produce less than one elementary, middle, or high school student.

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

This standard is met.

There is no public commercially zoned property in the Turnagain Community. Residents must drive to Spenard or Minnesota to meet their commercial needs. As documented in the West Anchorage District Plan, there is a need for small-scale neighborhood serving commercial development in this area. The proposed concept plan will create a neighborhood serving bistro oriented to serve the surrounding residents.

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.

This standard is met.

Historically the site was a gas station, but it has been vacant for at least 15 years. This rezone will bring this underutilized site into a zoning

classification that has an economically viable use. With this rezone, construction is expected to commence in summer 2012.

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

This standard is met.

The following elements of the Comprehensive Plan identify residential density for the subject property:

- 11-20 dwellings per acre per the 1982 Anchorage Bowl Comprehensive Development Plan, Generalized Residential Intensity Plan.
- 8-15 dwellings per acre per the West Anchorage District Plan (Pending Assembly adoption).

The conceptually proposed site plan will include 8 residential units on 17,816 square foot site or approximately 20 dwelling units per acre. This meets the residential density proposed in the Comprehensive Plan.

In addition, this site was designated as "small-scale commercial" in the West Anchorage District Plan. The purpose of this designation is to provide for neighborhood convenience services in close proximity to surrounding neighborhoods such as coffee shops, florists, bakeries, and convenience-scale grocery. The scale, appearance, and function of new development should be pedestrian oriented and compatible with adjacent residential uses.

The proposed concept site plan includes a commercial neighborhood serving bistro. The commercial building will be orientated toward the arterial streets and away from the existing residential use. The site plan will separate the vehicular traffic by utilizing the alley for residential vehicular access and utilizing Northern Lights Blvd and Turnagain St. for commercial access. The scale, appearance and function as proposed in the concept site plan is compatible with the adjacent residential uses.

RECOMMENDATION

The Department finds that the requested rezoning of approximately .41 acres from R-3 (Multiple Family Residential) District to B-1A (Local and Neighborhood Business) District for McRae Subdivision (Resubdivision of Lots 5 and 6) Lot 6A, NW ¼ Sec 26, T13N, R4W, S.M., Alaska per Plat P-412, generally located south of Northern Lights Boulevard and west of Turnagain Street, meets the standards of the comprehensive

plan and therefore recommends APPROVAL of the rezoning subject to the following conditions:

1. Special limitations:

a. All development or redevelopment on this site shall be subject to an alternative development design application and administrative site plan review according to 21.40.140P.

Reviewed by:

Jerry T. Weaver, Jr.

Director

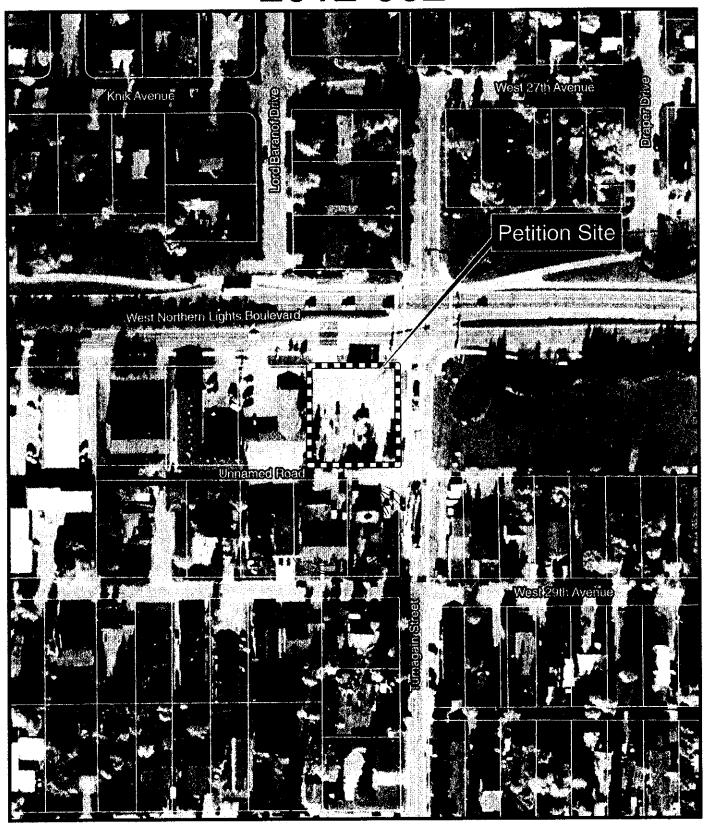
Prepared by:

Karen lverson Senior Planner

(Case 2012-002, Tax ID 010-031-10)

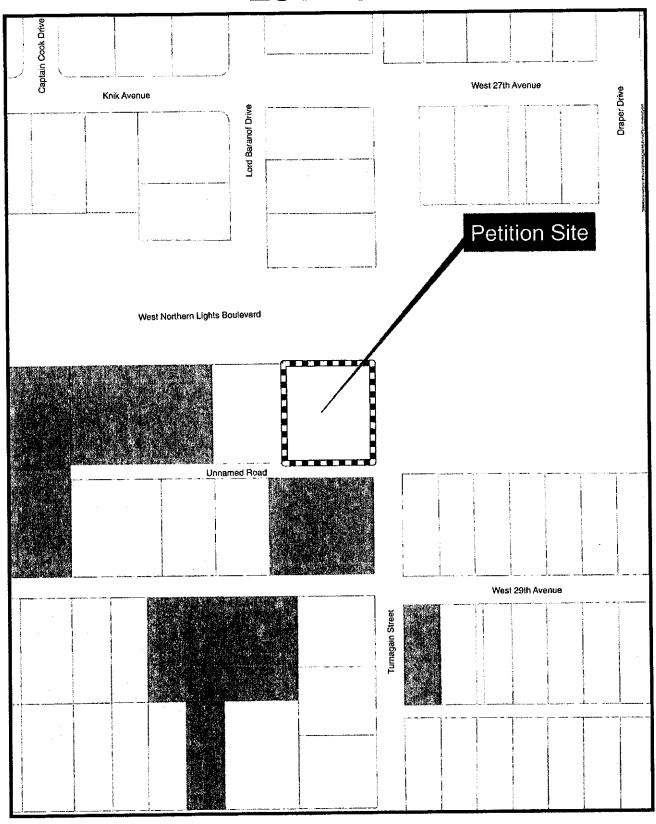
ZONING AND LOCATION MAPS

2012-002



Municipality of Anchorage Planning Department Date: November 15, 2011

2012-002



Municipality of Anchorage Planning Department

Date: November 15, 2011

Mobile Home Park



Multi-Family



Single Family

Zoning Map (x=subject sire)

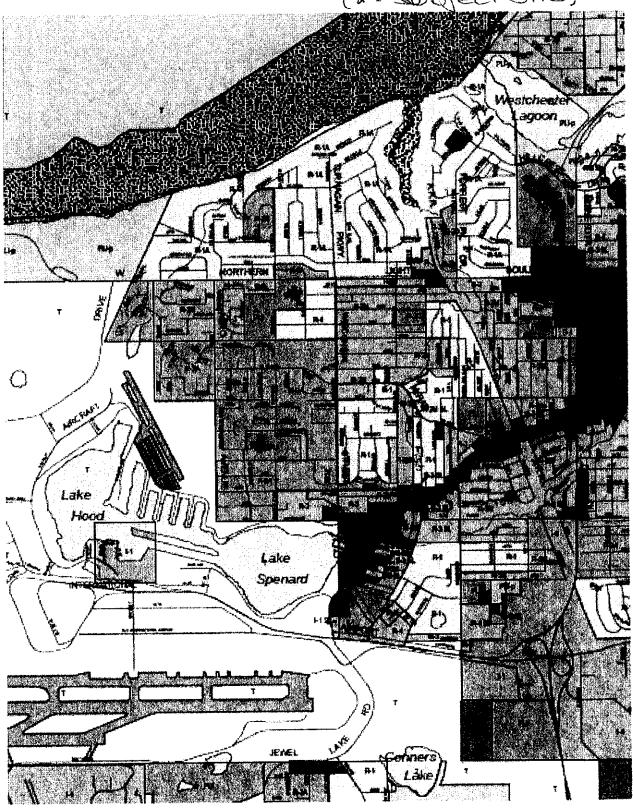
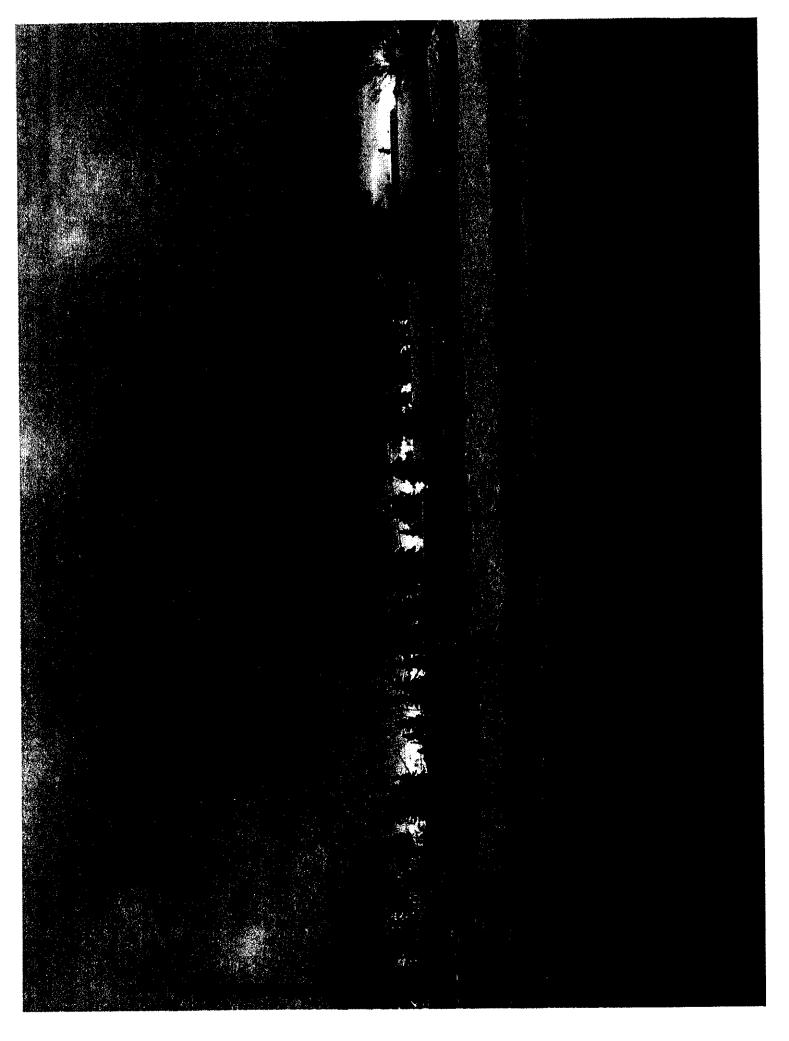




Exhibit 4-1c: Turnagain/Spenard Land Use Detail









APPLICATION

Application for Zoning Map Amendment

Municipality of Anchorage Planning Department P.O. Box 196650 Anchorage, AK 99519-6650

Petitioner	Petitioner Representative	
Nelson (Butch) Hautanen E.	Brooks, James J (dba Brooks Ventures)	
Cook Terry L	Brooks, Wiley S. Jr.	
don't dily 2	Turnagain Crossing LLC	
3157 W. 64th Ave.	2525 Blueberry Road, Suite 105	
Anchorage, AK 99503	Anchorage, AK 99503	
TillelloraBoyxxx 22000	907-830-3330	
*see attached authorization		
	ijbrooks@gspnw.com	

Property Information	
Property Tax #: 010-031-10-000	
Street Address: 2802 W Northern Lights Blvd	<u> </u>
Current Legal Description: McRae (Resubd of LTS 5 & 6) I	LT 6 A C .
Existing Zoning: R3 Acreage: .41 (17,816 Sq. Ft.)	Grid: SW1627

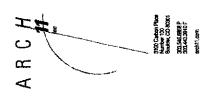
Proposed Zoning	
B1-A	

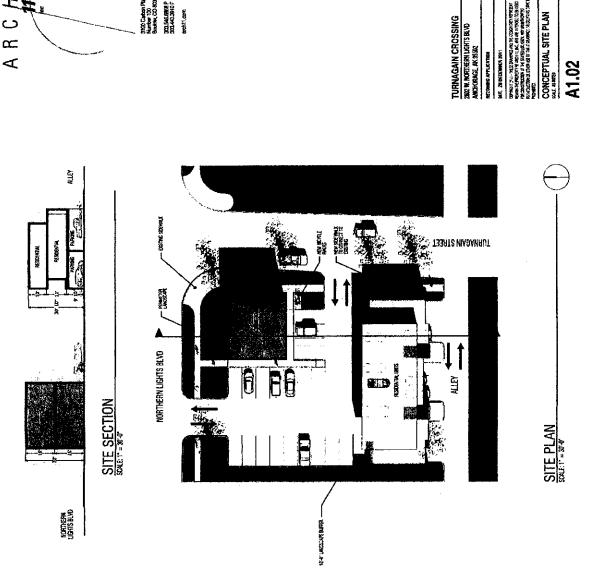
I hereby certify that (I am) (have been authorized to act for) owner of the property described below and that I petition to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs 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

10 23 11	45	B
Date	Signature (Agents mus	et provide written proof of authorization)
Accepted by:	Poster & Affidavit	Fee Case No. 2012 -002
EW	9	12,500 Case No. 2012-002 (Concept SPR 2012-003
	Amendment continued	Page 2

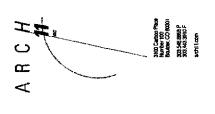
Application for Zoning Map Amendment continued

Comprehensive Plan Information				
Anchorage 2020 Urban/Rural Se	rvices: 🗷 Urban 🗆 Rural			
Anchorage 2020 Urban/ Rurai Ser	Planning Area: ⊠ Inside □ Outside			
Anchorage 2020 Major Urban Ele	monts: Site is within or shuts:			
Anchorage 2020 Major Orban Ele	☐ Redevelopment/Mixed Use Area ☐ Town Center			
■ Major Employment Center L ■ Neighborhood Commercial Cer				
☐Transit - Supportive Developm	d as small scale commercial in the Turnagain/Spenard Land Use Detail as part of the			
proposed revisions to Title 21.	u us sman scale commercial in the Furnagumy operar a sum as a second second			
Eagle River - Chugach-Peters Cre	part Land Use Classification			
N/A	OR BUILD DOG GRADAMANTON			
Girdwood - Turnagain Arm				
N/A				
Environmental Information (a	ll 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"			
	n (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 Numb				
☐Land Use Enforcement Action	for			
☐Building or Land Use Permit for	or			
□Wetland permit: □ Army	Corp of Engineers: Municipality of Anchorage			
Application Attachments				
Required: 🗵 Area to be rezone	ed location map			
(35 Sets) Narrative statement explaining need and justification for rezoning; the proposed land use				
and Development; and the probable timeframe for development. Development application				
図Draft Assembly ordinance to effect rezoning. 图Original, signed application				
 ☑Ownership and beneficial interest form Optional: ☑Building floor plans to scale ☐Site plans to scale ☑Building elevations 				
Optional: Building floor plan	s			
☑ Special initiations ☐ Frame impact analysis of the sollo analysis ■ EPhotographs				
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 the property to be rezoned				





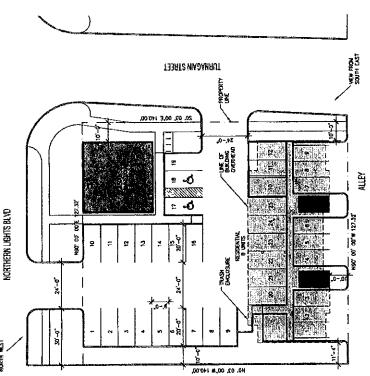
ECOMME APPLICATION

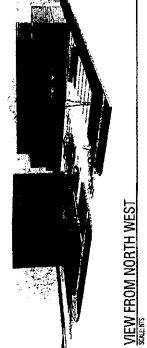


ZRI I - YASK DOVERSZ AG DAĆ SISSKY DĄT KRIPĘ E MICHOZY I J. MOS II. NC RO ARE MICHOZY TGO MICHOZY I J. SKĘ SYŁZU (ICCZY) ARE GRADINARZ BOSKIĘ SPREJUSĘ SP. NICSE JOSOPIES (ARESTONE TURNAGAIN CROSSING 202 W. HORTHERN LIGHTS BLVD JACHORAGE, AK 99502 RESOURCE APPLICATION

CONCEPTUAL PARKING PLAN

A1.01





VIEW FROM SOUTH EAST

PROPOSED DEVELOPMENT

17,816 s.f.
2-story with at grade parting below, 4,000 s.f. footprint 12,000 s.f. 2^{re} story.
2-750 s.f. 2-bedroom fairs
2-500 s.f. 1-bedroom Aristop withs
2-500 s.f. 1-bedroom witch LOT SIZE: RESIDENTIAL BUILDING: 7 UNITS:

PARKING:

1.5 per 2-bedroom + 1.5 per 1-bedroom = 12 spaces required. (no overflow parking provided, Alternate Development Design for Maxed Use.)
front (Tunnagam Street). 10
side yand: 10
2-sidy: 1.450 s.f. footprint | total area = 2,500 s.f.
2-500 s.f. 2-story restaurant YARDS:

front (Northern Lights Blvd). Zero (Alternate Development Design for Mixed Use.) front (Lurnagan Street): 10' side yact. 10' side yact. 10' COMMERCIAL BUILDING: 2 UNITS: 2 PARKING: 2 YARDS: 1

COVERAGE: 5,450 / 17,816 = 31%
HEIGHT: 32 (Alternate Development Design for Mixed Use.)
LANDSCAPING: 10' tandscape buffer provided along west for line which adjoins a residential district.

PARKING PLAN

STANDARDS FOR ZONING MAP AMENDMENTS

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

- A. Conformance to Comprehensive Plan.
- 1. If the proposed zoning map amendment does not conform to the land use classification map contained in the application 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;
- 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.
- 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 case 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 highdensity mode, or principal transit corridor.
 - ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,
 - b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.
 - 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.

- 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 the 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:
 - b. Transportation:
 - Public Services and Facilities:
 - d. Land Use Patterns:

Surrounding neighborhood = Note:

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?
- 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?
- 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?

Attachments:

Area to be rezoned location Map (marked in red): Attachment A:

Attachment B:

Required narrative

Attachment C:

Development description

Attachment D:

Attachment E:

Development timing and utilities

Attachment F:

MOA Zoning Ordinance affecting development - "Pilot Project"

Attachment G:

Ownership and Beneficial Interest Letter

Photos of site and surrounding area

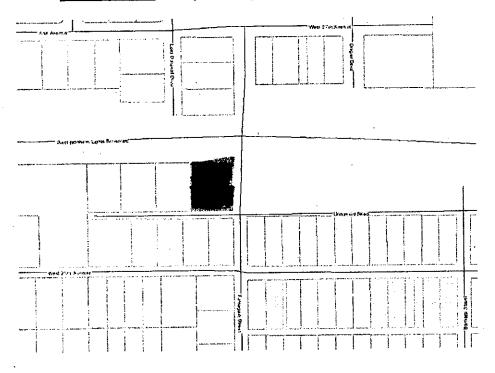
Attachment H:

1982 Anchorage Land Use Plan

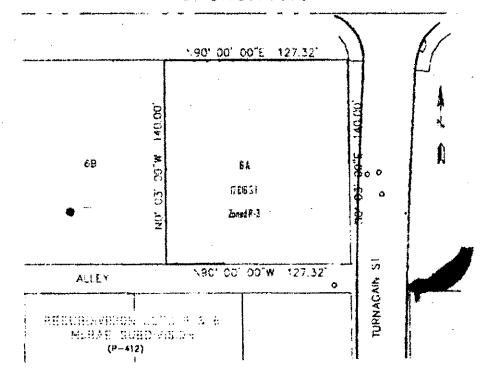
Attachment I:

Development Analysis

Attachment A - Subject Site (marked in red on first map)



NORTHERN LIGHTS BLVD.



Attachment B

Narrative Statement Expressing Need and Justification For Rezone

A. Conformance with the Comprehensive Plan

Based on the fact that the Anchorage Comprehensive Plan is obsolete and is in the process of being rewritten, the following justification for the rezone of the subject site is based on recently completed Anchorage land-use studies and indicators of general and specific guidelines for the subject site.

The compelling facts and indicators in support of the rezone (and answers to questions A.1. a-c and 2. a-c of the Zoning Map Amendment) include:

- 1. The intersection of Northern Lights Blvd and Turnagain Street has historically had commercial establishments located at the intersection and there are currently commercial properties and commercial uses around the subject site. The subject site was most recently used as a gas station. The properties to the south of the subject site are primarily residential. The proposed development has a mix of commercial and residential and the intensity is consistent with existing uses. Therefore the proposed development meets the standard for compatibility with the diversity of uses in the immediate area.
- As part of the ongoing public process required to complete the updated Anchorage land use plan, the subject site has been identified as community commercial in the "West Anchorage Land Use Plan Map." Therefore, the proposed development does not conflict with the Comprehensive Development Plan goals and policies.

3. The current land use plan map adopted in 1982 anticipated community commercial for comparable sites along west Northern Lights.

4. On September 1, 2011 the Turnagain Community Council passed a resolution in support of the proposed Turnagain Crossing development.

5. The Municipality of Anchorage recently amended the B1-A zoning type to facilitate the construction of developments such as the proposed Turnagain Crossing ("TC") development on a "Pilot" basis.

6. The proposed zoning change satisfies the "diversity of use" standard based on the fact that the proposed development incorporates both residential and commercial. Both of these uses currently exist on the sites immediately adjacent to the subject property.

7. The site planning for the proposed project provides visual and sound insulation for the residential component from Northern Lights Blvd by situating the parking and the commercial component of the project toward the street intersection.

8. Rather than conflict with the objectives of the Anchorage land use plan, the proposed development (with a mix of compatible and integrated land uses), actually realizes the neighborhood objective of creating accessible amenities that complement the needs of the community.

9. The residential component of the proposed development is of similar density and scale to the apartment projects two and three blocks to the west of the subject site. However, unlike the existing residential multi-tenant properties, the TC residential component will orient to the south and east in order to maximize environmental context such as the southern light and mountain views.

B. Amendment is in the best interest of the public

The following section addresses the questions under section B. 1. (a-d) - that primarily deal with the impact of the proposed development on the surrounding neighborhood.

The proposed Turnagain Crossing development will provide the low impact commercial and residential improvements that the community has clearly indicated would be desirable for improving the quality of life in the immediate area.

The Environment & Transportation (Sec B.1.a and b)

The proposed project will be *easily* accessible by multiple modes of transportation from the surrounding neighborhood, including walking and biking. Thus, environmentally, the project not only provides a desirable amenity to the neighborhood, but also reduces traffic congestion, energy consumption, and noise and air pollution. Residents from the surrounding neighborhood were encouraged to comment on the proposed project on the project web site (www.Turnagaincrossing.com). Many residents requested that the development provide adequate parking for bicycles, thus suggesting that people are eager to have a place where they can meet with friends and neighbors without having to drive.

Although the commercial component of the project is expected to serve the immediate neighborhood and not rely on public transportation, the residential component will be geared toward a young demographic that can use the close proximity to the public transportation system and bike trails to easily access midtown and downtown Anchorage.

The development will be designed and constructed to deal with the unique characteristics of a northern climate. Windows will be oriented to maximize sunlight on short winter days and prevent uncomfortable solar heat gain on long summer days. Walkways will be sheltered as much as possible to reduce the hazards of icy sidewalks and reduce the damage resulting from ice and sand.

Public Services and Land Use Patterns (Sec. B.1. c and d)

As Anchorage has evolved from a historical boom and bust economy where developers constructed buildings for a transient population and opportunistic businesses, it has become a city with a new generation of residents committed to living in Alaska and demanding better quality neighborhoods. Small site, in-fill, mixed-use projects such as the proposed Turnagain Crossing development are consistent with the revisions in the provisionally adopted 2020 plan and help break the character-destroying trend created by an obsolete and generalized zoning code. The proposed Turnagain Crossing development integrates compatible uses and provides a place where neighbors can easily meet for a cup of coffee or glass of wine without venturing beyond their neighborhood. People working from home will have a landmark location to meet clients, colleagues or friends. This type of lifestyle demand was not envisioned when Anchorage created the current land use plans with broad bush strokes separating commercial uses from residential uses. Synergistic uses that improve parking efficiency and site utilization have become more critical to the integration of land uses in unique neighborhoods around Anchorage.

Small-site mixed-use developments can improve the efficiency of land use in the Anchorage Bowl and there are limited, if not any, *recent* examples of this type of development in the community. Until recently the demand for developments such as Turnagain Crossing was not apparent. It is because there are fewer parcels of land in the Anchorage Bowl that more granular projects such as Turnagain Crossing are crucial to improved land use. Parking can be shared with residential users in the evening and nighttime that transition to commercial users in the morning and daytime. Symbiotic and complementary property uses also improve density by accommodating the people's needs within a close proximity.

Should the Turnagain Crossing Development obtain the necessary entitlements and construction approvals, the expectation is that construction will begin in the spring of 2012. All utilities are available to the site and very little site improvement is necessary.

There is very little or no comparable undeveloped land near the subject site with the same or similar zoning as that requested with this application. And that is precisely the point. The expectation is that the rezoning of the subject site will *not* establish a precedent in the immediately surrounding area, however will create some added character to the mature residential qualities and actually improve the quality of life in the

neighborhood. Based on the age of the existing improvements surrounding the subject site and the lack of additional sites in the surrounding area that could accommodate a complementary commercial development, the likelihood of additional developments such as Turnagain Crossing are limited.

The proposed Turnagain Crossing development will include a residential component. Therefore, the rezone of the property to B1-A is not expected to result in a loss of residential capacity in the neighborhood.

Section B.2.

There is no undeveloped land in the general area having the same zoning or similar zoning as the zoning type requested with this application. Higher intensity commercial zoning exists approx. ½ mile to the east of the subject property that serves a different need for the community. The goal of the Turnagain Crossing development is to create a mixed-use development with synergistic uses and will act as the "pilot" project as envisioned in the revised B1-A zoning and the alternative site plan review. The existing land of comparable zoning requires that residents drive outside of the immediate neighborhood and essentially defeats the purpose envisioned by the Comprehensive Plan and the community.

Section B.3.

It is anticipated that the proposed Turnagain Crossing development would begin construction in the spring of 2012. All public utilities are available to the subject site.

Section B.4.

The proposed rezoning of the subject site does not alter the use from that which it is indicated in the Comprehensive Plan. The fact that the proposed development will actually include a residential and commercial component means that neither residential or commercial will be lost as a result of the development.

Attachment C:

Turnagain Crossing Anchorage, Alaska

June 23, 2011

A to-be-built neighborhood Café/Bistro + flats and/or retail/office space

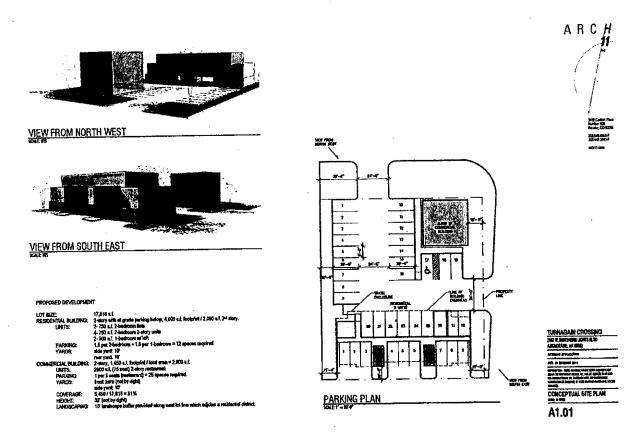
Owned by: Turnagain Crossing LLC Developed by: Brooks Ventures LLC

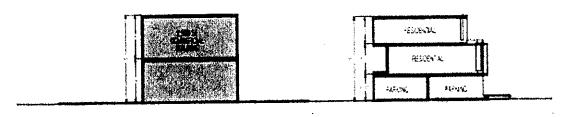
The proposed **Turnagain Crossing** development will be a neighborhood mixed-use project envisioned to complement the adjacent communities and to provide the missing ingredient that ultimately transforms a residential area into a distinctive community with a sense of place.

The development will be anchored by a 3,000 square foot café and bistro with a complementary residential and/or retail/office component. Kaladi Brothers Coffee has signed a letter of intent to lease and operate the café/bistro on the site. Kaladi is the most successful coffee shop in the Anchorage market with approximately 12 locations. This site is ideal for the expansion of their operation that can serve their customers coffee and pastries in the morning and wood-fired pizza with wine or beer in the evening. This concept has been proven very successful in the "lower 48" and the Turnagain Crossing site is ideal for this use and fits the surrounding area demographic perfectly. Residents from the surrounding area will be able to walk to the site and spend time with family and friends throughout the day.

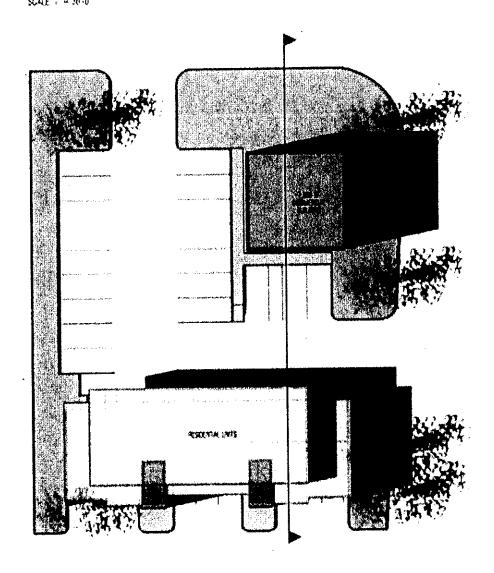
The balance of the site will be developed with a complementary residential component and/or retail/office space. The determination of the use for the balance of the site will be dictated by the economics and the synergies between the uses.

Kaladi Brothers Coffee www.kaladi.com

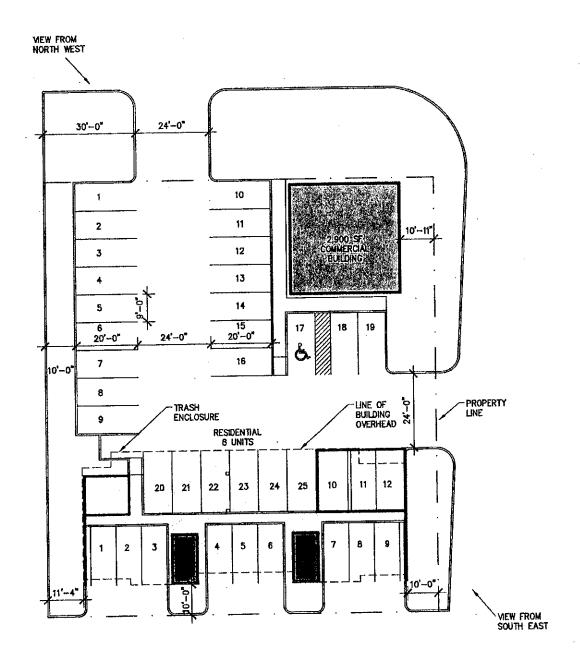


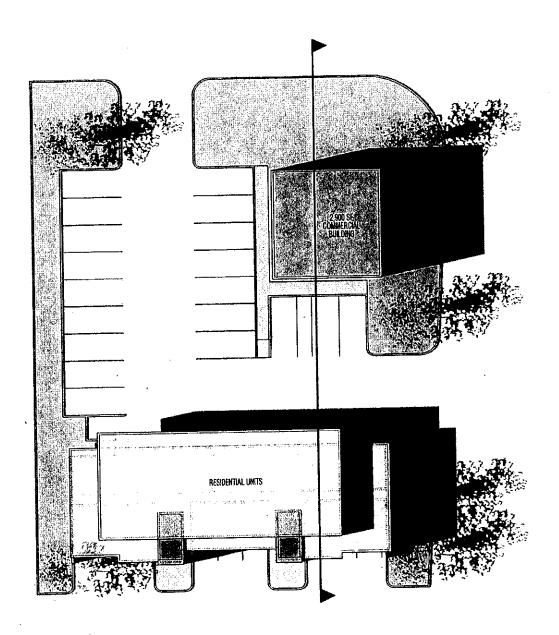


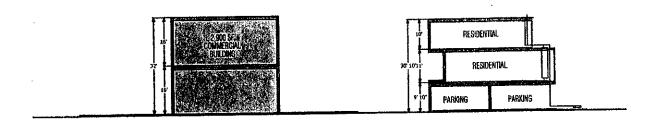
SITE SECTION SCREET A MORE

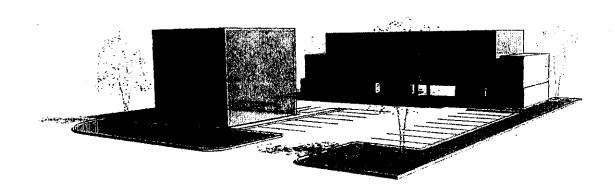


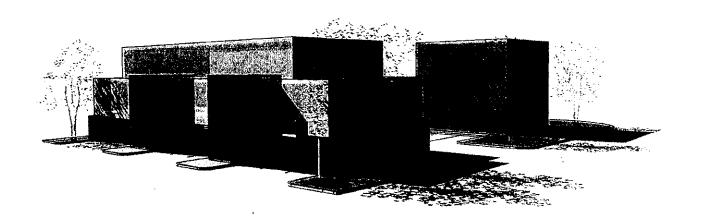
SITE PLAN

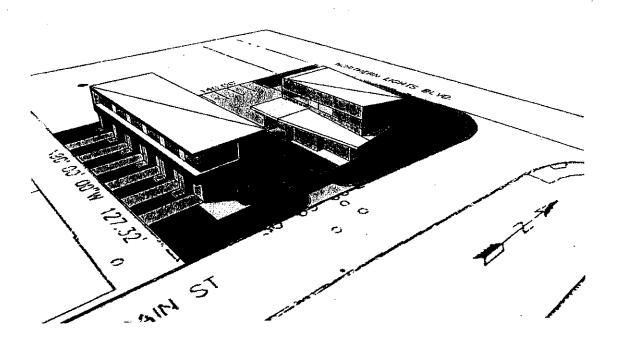




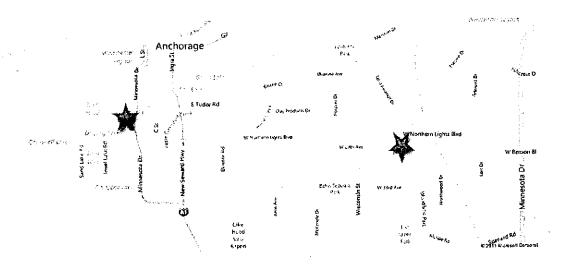




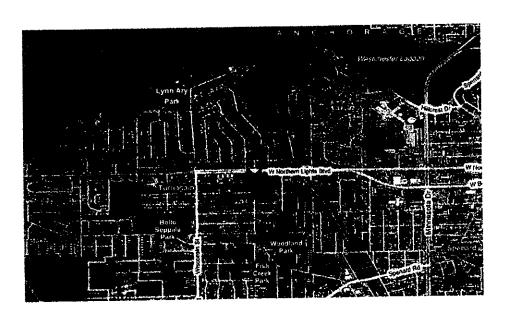




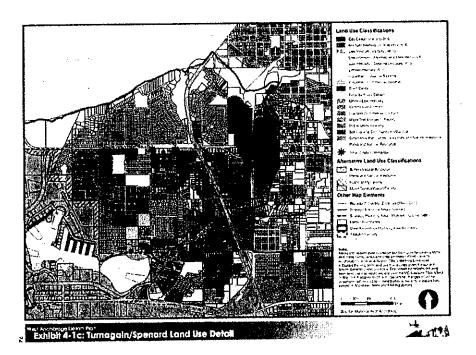
The Turnagain Community Council and the West Anchorage Land Use Plan Map have identified the site as one of two locations desired for community-focused commercial use.



The site is currently zoned R-3 and is positioned to be the first commercial property available to residents commuting to work along one of the most heavily trafficked east/west arterials in the Anchorage Bowl. It is also on the "right" side of the road, meaning that patrons passing the site in the morning can easily stop-in, enjoy a beverage and quickly move on with their day.



The following West Anchorage Land Use Plan Map has been many years in its making and has been vetted by both municipal and community groups. The fact that the Turnagain Crossing site has been designated for community commercial says a lot about the community's desire to see a well conceived and executed development on the site. Based on preliminary meetings with the MOA planning department, the Turnagain Crossing entitlement process can serve as an example of how to implement the higher density, in-fill land use needed to improve the built environment and adjust to the increasingly limited sites available in Anchorage for community commercial development.



Improvement Description

The building(s) constructed at Turnagain Crossing are planned to be high quality, contemporary and energy efficient. They will be oriented to maximize the mountain views and the park to the east, as well as the southern exposure and evening light. The development will be designed to integrate with the eclectic mix of residences of both Spenard and Turnagain by the Sea.

SINCE 1986 ·

NAVIGATION

HOME KALADI DIFFERENCE **BUY COFFEE** LOCATIONS COMMUNITY COFFEE TALK

WHOLESALE **EMPLOYMENT** CONTACT US

RELATED LINKS SIND US EMAIL/FEEDBACK CATALYST FOR COMMUNITY





kaladi brothers BORN in Alaska RAISED in Alaska

About Kaladi

Our Beginnings

Karadi Brothers Coffee Company was born in Alaska and we like to say were also raised here. What began as an espresso cart on Anchorage's 4th Avenue in the spring of 1986, is now Alaska's premier coffee roaster. There are no Brothers, but Kaladi is one big happy Alaska family. Nearly 20 years later and thousands of staff members over the years, the Kaladi roasters in Anchorage, Alaska are cranking out nearly a million pounds a year of premium, air-masted coffee. Kaladi Brothers Coffee is made in Alaska, by Alaskans, for Alaskans.



Born & Raised in Alaska

About the Goat

Is it a mindeer? Is it a party? Not it's a goat. That's right, a goat. A bright red goat has come to symbolize Alaska's finest coffee.

Legend has it... that coffee was first discovered by a goat harder named Kaladi living in the land of Arabia Felix. One day Kaladi found his normally tranquil goats very frisky and danding with abandoned gies near a shiny, dark-leafed shrup with berries. Kaladi soon determined that it was the ned berries that caused such jubilation and decided to sample some for himself. He, too, found the berries very stimulating - and it wasn't long before he was merrily danding and cavorting with his goats.

One day a passing monk from a nearby monastery was astonished to find a herdsman and flock dancing in this elated state and asked Kaladi for an explanation of their strange behavior. The abbot, after sampling some of the fruit himself, immediately feit neffreshed and realized that the bernies had the exact properties required to keep his monks awake while at prayer. The abbot then combined the bernies with water and produced a wonderfully stimulating drink which he thought to be heaven sent. Soon the news of coffee spread throughtout Arabia Felix and from there to the world

The Kniedi Gort

Catalyst for Community

To us, being a catalyst for community means many things. It means contributing time and resources to the community that we have grown with. It also means providing a meeting place for members of the community to come together and share ideas and outle relationships. One way we at Kaladi Brothers Coffee contribute time and resources is through participating in a multitude of Alaska's fundralising events. Through the donation of products and, more importantly, through allocating time, our employees participate in hundreds of events every year.

Growing Together

Attachment D:

Development Timeline

2011	
October/November	Rezone application and entitlement processing
November/December	Complete rezone to B1-A and proceed with design drawings
December	Construction drawings and construction bidding
2012	
January	Arrange financing
February	Apply for building permits
March	Coordination and purchase of construction materials and fixtures
April - November	Site work, construction period
December	Certificate of occupancy

All utilities are currently available to the subject site.

Attachment E:

Submitted by: ASSEMBLY VICE CHAIR HALL

ASSEMBLY MEMBER DRUMMOND

Reviewed by: Community Development Department

Prepared by: Introduced:

Assembly Counsel September 13, 2011

Substitute:

September 27, 2011

ANCHORAGE, ALASKA AO NO. 2011-93(S)

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.40.140 AND RELATED SECTIONS TO PROVIDE FOR CERTAIN MIXED USE DEVELOPMENT IN THE B-1A LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT UNDER ALTERNATIVE DEVELOPMENT DESIGN APPROVAL AUTHORITY AS A PILOT PROGRAM.

WHEREAS, B-1A Local and Neighborhood Business District zoning district is especially suited to mixed use development, as recognized in the Title 21 Rewrite; and

WHEREAS, expedited review and approval provisions for alternative development design authority are well matched to mixed use development; and

WHEREAS, in advance of final passage of the Title 21 Rewrite, current and immediate need exists to test and match parameters and standards for limited mixed use development in the B-1A Local and Neighborhood Business District zoning district, under review and approval provisions for alternative development design; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.35.020 is hereby amended to add a definition for mixed use in the B-1A local and neighborhood business district as follows (other definitions not affected are not set out):

21.35.020 Definitions and rules of construction.

- *** *** ***
- B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
- *** *** ***

Mixed use, as applied in the B-1A local and neighborhood business district, means a single building containing more than one classification of land use (e.g. residential, office,

retail, institutional) or a single development of more than one building and use, where the uses of more than one classification of land use are in a compact urban form, planned and designed as a unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking, compatible with an established neighborhood commercial area as demonstrated by current or historical use, or area designation in the comprehensive plan.

Section 2. Anchorage Municipal Code section 21.40.140, B-1A local and neighborhood business district is hereby amended to read as follows (subsections not affected are not set out; language indicating no amendment is included for context only):

21.40.140 B-1A local and neighborhood business district.

The following statement of intent and use regulations shall apply in the B-1A district:

- A. Intent. The B-1A district is intended for convenience business uses which serve the daily needs of nearby neighborhoods. The district is intended for small, compact areas.
- B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:
 - j. <u>Mixed use development, subject to alternative development design</u> <u>approval under subsection 21.40.140P</u>.
- F. Minimum lot requirements. Minimum lot requirements are as follows:
 - 1. Width: 50 feet.

- 2. Area: 6,000 square feet.
- G. Location, area and site plan requirements.
 - 1. Location.
 - <u>a.</u> <u>Except as stated in subsection G.1.b.</u> development of a use under this section shall only be allowed:
 - i. With direct access to a publicly dedicated and improved rightof-way as set forth in Chapter 21.85; and
 - ii. At the intersection of a major arterial street and any other publicly dedicated rights-of-way.
 - b. For mixed use with minimum contiguous areas of 12,000 square feet but no more than 40,000 square feet approved under subsection

21.40.140P, the site shall abut two public streets, with direct access to a street developed to urban commercial standards.

Area limitations.

- a. Minimum contiguous area is 40,000 square feet, unless an alternative development design is approved under subsection 21.40.140P for mixed use.
 - i. The minimum contiguous area is 12,000 square feet for mixed use approval under subsection 21,40.140P.
- b. Maximum contiguous area is 2.0 acres.
- c. Notwithstanding the requirements of subsections G.2.a and b of this section, additions to local and neighborhood business district zones in existence prior to August 2, 1988, are permitted up to a total contiguous area of five acres.
- 3. Site plan requirements.
 - a. A rezoning to the B-1A district of less than 1.75 acres shall require approval of a conceptual site plan per Section 21.15.030.C at the time of the rezoning and a final site plan before the issuance of a building or land use permit for that site.
 - b. In a rezoning to the B-1A district, an alternative development design approval under subsection 21.40.140P for mixed use development may include provision for administrative final site plan approval unless the ordinance approving the rezoning states a different approval process.
 - <u>Except as provided in subsection G.3.b.</u> the planning and zoning commission shall conduct a nonpublic hearing site plan review on the final site plan unless directed otherwise by the ordinance approving the rezoning.
- H. Minimum yard requirements. Minimum yard requirements are as follows:
 - 1. Residential uses.
 - a. Front yard: 20 feet.
 - b. Side yard: Five feet.
 - c. Rear yard: Ten feet.
 - 2. Mixed use yard requirements shall be subject to alternative development design approval under subsection 21.40.140P.
 - <u>3.</u> Other uses.

- Maximum lot coverage. Maximum lot coverage is as follows:
 - 1. Residential: 40 percent.

I.

- 2. Where mixed use lot coverage is approved subject to an alternative development design under subsection 21.40.140P, the requirements of the approval shall govern.
- 3. All other uses: 50 percent.
- J. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height.
- K. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- L. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations. Where mixed use is approved subject to an alternative development design under subsection 21.40.140P, the requirements in the approval shall govern.
- M. Loading facilities. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations. Where mixed use is approved subject to an alternative development design under subsection 21.40.140P, the requirements in the approval shall govern.
- N. Refuse collection. Where applicable, refuse collection facilities shall follow the requirements of the supplementary district regulations.
- O. Landscaping.
 - 1. Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district. A structure, including a fence or wall, may also be required by the approving authority.
 - Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
 - 3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.
 - 4. Visual enhancement landscaping. All areas not devoted to building, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
 - Maintenance. All landscaping shall be maintained by the property owner or his designee.

- 6. Where mixed use is approved subject to an alternative development design under subsection 21.40.140P, the requirements in the approval shall govern.
- P. Alternative development design application for mixed use. Note: All New. (Underlining removed for readability—JT).
 - 1. Alternative development design applications for mixed use are subject to review and approval by the department director or designee. Final decisions approving or denying an application under this subsection 21.40.140P are appealable to the planning and zoning commission under AMC 21.15.030.H.2 unless incorporated within a rezone application under AMC chapter 21.20.
 - 2. Alternative development designs for mixed use development shall be submitted to the community development department, planning division in the form of a site development plan. Alternative development design approval is intended to allow flexibility in site design and orientation for mixed use, when maximizing space, responding to community interests, and protecting nearby and adjacent residential neighborhoods and other adjacent development. Submittal requirements:
 - a. Application for a site plan as set out in 21.15.030.
 - b. A schematic and narrative showing how the proposed alternative development design dimensions are integrated to meet the intent of the zoning district by protecting, enhancing, and providing consistency with nearby and adjacent residential neighborhoods and other adjacent development.
 - c. Description of development on properties within 500 feet, and description of traffic and pedestrian circulation within 500 feet.
 - d. Applicant's community council contact and response to community interests.
 - e. Identification of site-specific constraints and proposed mitigation measures to address potential negative impacts to nearby or adjacent development.
 - 3. Certain dimensional requirements may be modified by the approval authority to allow alternative development design compatible with nearby and surrounding development, including yard setbacks, lot coverage, building height, use specific standards, and the following characteristics of use: parking and parking lot design, loading, and landscaping.
 - a. The approval authority shall not waive standards for subdivision of land, nor waive the requirements of 21.75, 21.80, and 21.85 in regards to subdivisions of land.

- b. Approval of an application for alternative development design shall not waive any requirements of Title 23.
- c. Approval of an application for alternative development design shall not allow a use not otherwise permitted in the district.
- 4. Threshold Approval Criteria. Alternate development design approval for mixed use under this subsection 21.40.140P requires the approval authority to find that each of the following is met:
 - a. The architectural design, site location, orientation, and scale of the structures in the proposed alternative integrate design elements and limitations that are context sensitive and responsive to nearby areas, especially residential areas;
 - The proposed alternative design will not have a negative impact on pedestrian or vehicular safety, will promote pedestrian access and connectivity, and reduce the need for vehicle trips;
 - c. The proposed alternative design adequately mitigates the potential negative impact on nearby or adjacent development despite sitespecific.
 - d. Mixed use development in the proposed design is compatible with an established neighborhood commercial area as demonstrated by current or historical use. or area designation in the comprehensive plan.
 - e. Landscaping is adequate for the development to fit within the neighborhood.
- Alternative development design standards for mixed use.
 - a. Residential use: For mixed use development of contiguous areas between 12,000 and 20,000 square feet, inclusive, a minimum of 30% of the gross building square footage shall be used for residential uses. For mixed use development of contiguous areas greater than 20,000 square feet, the minimum residential use shall be 50% of the gross building square footage unless the approving authority determines that residential use is best satisfied by 50% of the number of residential units allowable by lot size under residential zoning.
 - b. Minimum yard requirements in subsection 21.40.050G will serve as an administrative guideline for the residential element in the mixed use development.
 - c. The site shall incorporate rear access for the residential units through either an alley or other approved private driveway.

- d. Visual enhancement landscaping meeting the requirements of 21.45.125C.1 shall be planted on the perimeter of any portion of a parking lot that is adjacent to a residential zoning district unless the approving authority determines a proposed alternative design element achieves the intent of this requirement and the goals and policies of the comprehensive plan to the same or better degree than achievable by visual enhancement landscaping.
 - i. Landscaping is important to help a development fit within a neighborhood, especially where adjacent property is low density residential, or more landscaping is the norm. This minimum standard does not prevent the director from requiring additional landscaping, compatible with nearby and surrounding development.
- e. Maximum lot coverage of 50% will serve as an administrative guideline for the mixed use development.
- f. Additional standards are set out in provisions specific to mixed use in this section 21.40.140.
- 7. Timing of decision. The approval authority shall render a written decision within 30 calendar days of receipt of an application, unless the approval authority, within the 30-day period, identifies in writing to the applicant the details in the alternative development design application that require additional review before a decision can be rendered.
- 8. Effect of Approval. Approvals for alternative development designs for mixed use are approved site plans, subject to the specifics of the application approval. Alternative design approval is not a general waiver or cancellation of the land use regulations. This procedure is not intended as a substitute for a variance. Rather, the procedure permits a site-specific plan.
 - a. The purpose of an application for an alternative development design is to promote development and mixed use compatible with the existing and planned local and neighborhood business district.
 - b. The provisions of subsection 21.40.140P are not intended to allow application solely to permit a higher density than allowed in the district, nor to circumvent other specific standards of the district not subject to the site-specific waiver process.
 - c. As a site-specific approval for mixed use, modifications and approvals issued in review and approval of an application are not transferable to any other application or site, and shall not be relied on by any applicant as establishing precedent with respect to a different site or application.

- d. The applicant bears the burden of demonstrating that the potential negative impacts to nearby or adjacent development are adequately mitigated in the alternative development design, despite site-specific constraints.
- 9. Alternative development design approval for mixed use is undertaken in the B-1A local and neighborhood business district as set out in this subsection 21.40.140P on a trial basis to meet an immediate need to test parameters and standards in advance of final passage of the Title 21 Rewrite. Expedited implementation will allow maximum benefit from the test of the process. Applicants shall be deemed voluntary participants in a trial program.

(GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-06; AO No. 2006-64(S-1), §\$ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 3, 10-23-07; AO No. 2009-22, § 6, 4-14-09; AO No. 2010-50(S), § 1, 8-31-10)

<u>Section 3.</u> Provisions of Anchorage municipal code section 21.10.015 notwithstanding, this ordinance does not require Planning and Zoning Commission review, and shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED	by the Anchorage Assembly thisda	y of, 2011.
	Chair	
ATTEST:		
Municipal Clerk		

Attachment F:

July 8, 2011

J. Jay Brooks Brooks Ventures LLC 2525 Blueberry Rd. Suite 105 Anchorage, AK 99503

Re: Owner Authorization
Conditional Use Permit Application
McRae Lot 6A

This letter authorizes J. Jay Brooks/Brooks Ventures LLC to act on the owners behalf to apply for any conditional use permit, zoning variance or zoning change necessary to obtain construction entitlements on the site located at McRae Lot 6A.

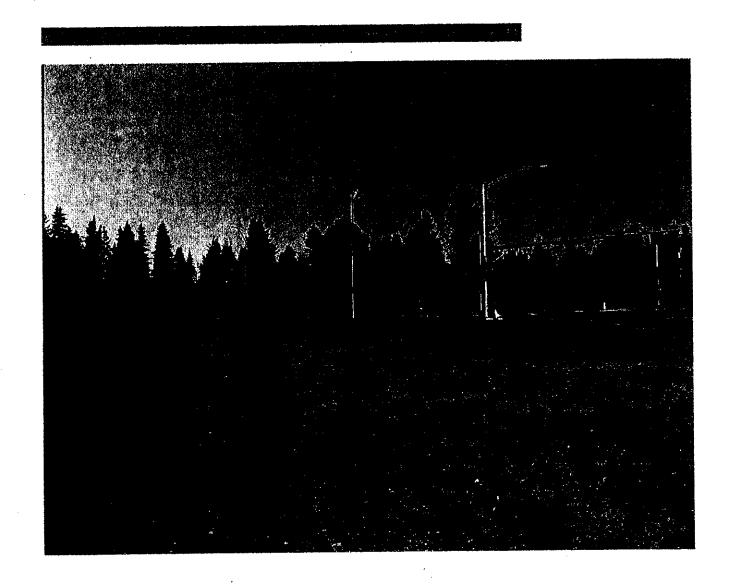
This authorization is granted during the period of time in which Mr. Brooks is a party to the acquisition of the property.

Nelson Hautanen

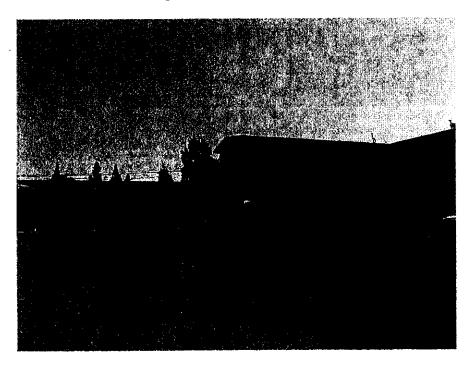
Owner

Date

7-06-2011

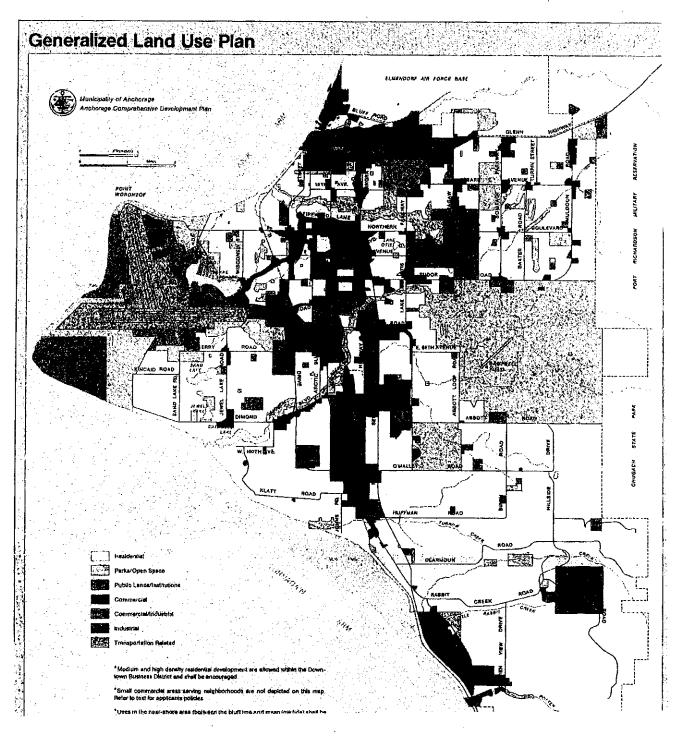


Attachment G: Developments to the West (Commercial Office and Multi-tenant Residential)





Attachment H: 1982 Anchorage Land Use Plan



Attachment I

Address:

2802 W. Northern Lights Blvd./ Anchorage, AK

Date:

10.18.10

DEVELOPMENT ANALYSIS

EXITING SITE ZONING:

R-3 multiple-family residential district

PROPOSED ZONING:

B1-A local and neighborhood business district

PROPOSED USE:

Mixed use consisting of commercial retail (restaurant), potentially commercial office, and multi-family

residential.

LOT REQUIREMENTS:

Area 6,000 s.f. or greater, 50' in width or greater.

LOCATION:

Direct access to publicly dedicated and improved right-of-way and at the intersection of a major arterial street and

any other publicly dedicated rights-of-way.

AREA.

Minimum contiguous area of 40,000 s.f. and a maximum contiguous area of 2.0 acres.

SITE PLAN:

A rezoning to B1-A of less than 1.75 acres shall require approval of a conceptual site plan as part of the rezoning

application.

YARD:

Residential Uses.

front yard: 20 feet side yard: 5 feet rear yard: 10 feet

Other Uses:

front yard: 20 feet

side yard: 20 feet adjacent to a residential district boundry.

rear yard: where rear lot line adjoins a residential district, the minimum rear yard shall be 25 feet.

COVERAGE:

Residential: 40 % Other uses: 50%

HEIGHT:

No portion of a principal structure shall exceed 25 feet in height. Allowable per provisions of the supplemental district regulations.

SIGNS: PARKING:

Adequate off-street parking shall be provided in connection with use and provisions of the supplemental district

regulations.

REFUSE:

Where applicable, refuse collection facilities shall follow the provisions of the supplemental district regulations.

LANDSCAPING:

Buffer landscaping shall be planted along each lot line adjoining a residential district.

PROPOSED DEVELOPMENT

LOT SIZE:

17,816 s.f.

RESIDENTIAL BUILDING:

2-story with at grade parking below, 4,000 s.f. footprint / 2,000 s.f. 2nd story.

UNITS:

2-750 s.f. 2-bedroom flats 4-750 s.f. 2-bedroom 2-story units

2-500 s.f. 1-bedroom w/ loft

PARKING:

1.5 per 2-bedroom + 1.5 per 1-bedroom = 12 spaces required.

YARDS:

side yard: 10' rear yard: 10'

COMMERCIAL BUILDING:

2-story, 1,450 s.f. footprint / total area = 2,650 s.f.

UNITS:

1450 s.f. (75 seat) 2-story restaurant

PARKING:

Potentially substitute 1200 s.f. 2nd floor office space

VADDO

1 per 3 seats (restaurant) = 25 spaces required.

YARDS:

front: zero (not by-right)

00/50105

side yard: 10' 5,450 / 17,816 = 31%

COVERAGE:

36' (not by right)

HEIGHT:

36' (not by-right)

LANDSCAPING:

10' landscape buffer provided along west lot line which adjoins a residential district.

Turnagain Community Council Resolution in Support of the "Turnagain Crossing" Development Proposal

Whereas the Turnagain Community Council ("TCC") is an organization representing the interests of the residents of the Turnagain area of Anchorage; and

Whereas "Exhibit 4-1c: Turnagain/Spenard Land Use Detail" (attached), as part of the West Anchorage Land Use Plan in the West Anchorage District Plan public hearing draft, designates the site located on the southwest corner of Turnagain Street and West Northern Lights Blvd. as a potential site for small scale commercial development; and

Whereas the Turnagain Community Council has participated in the public input process of identifying appropriate land uses as designated in the Turnagain/Spenard Land Use Detail map; and

Whereas the proposed "Turnagain Crossing" development (attached) is the type of development that the TCC wishes to see constructed on the subject site:

Now, therefore, the TCC conceptually supports the proposed "Turnagain Crossing" development, including the measures necessary to facilitate the development, such as:

- 1. Modifications to the Municipal zoning code to allow for the type of development that would include Turnagain Crossing;
- 2. Support for the beer and wine license that would be necessary for the café and bistro operator at the development; and
- 3. Draft site plan layout and improvement layout as presented on the attachment, subject to continued input by TCC and MOA planning review.

Turnagain Community Council President

September 1, 2011

Date

Turnagain Community Council Meeting minutes 9-1-11

Arlington Drive has been cleared a number of times and is on the watch list. Call dispatch at 786-8900 to report active or abandoned campsites. viii. This week, the Assembly accepted State of Alaska grants for schools, including over \$1 million for West Anchorage schools – West, Romig and Lake Hood.

Ms. Drummond todated the TCC on MOA Public Notices. The Assembly passed an ordinance in 2009 to stop putting notices in print media. A meeting was held last week with Harriet, Bonnie Jack and Barb Jones, Municipal Orlbudsman, to look at how public meeting notices work or don't work on the Muni website. Some dead ends were found and there are two complex pages that duplicate meetings. There is a way to get the information pushed to the public through the RSS feeds – the IT Director promised to make that user friendlier hand then the public can explore more information than the public will probably be able to deal with. It should soon be more user-friendly and posted. Harriet promised to stay in touch on this issue. A comment was made from Breck Tostevin that the RSS is on the top of your web browser and you can click on it and all the info., but another comment was that is was very user unfriendly. Another question was the city could contract with FCC to provide public notices to council email lists. Bonnie Jack talked with FCC Manager Mark Butler and stated that the problem is that the FCC doesn't have the staff to handle individualized requests. It was commented that people could be limited to receiving all public notices from FCC, rather than picking and choosing which ones to receive. There is continued action going on at the MOA to make the system more user-friendly.

Merl Akers raised a concern regarding the limited pedestrian crossings along Wisconsin St. There are lots of intersections, but kids have to go all the way down to 40^{th} to cross at a specified safety crossing. There was a suggestion that there should be a crosswalk at every street. The sidewalk on the east side is relatively narrow and right up against the street. It also has interruptions with irrigation or other boxes, so kids will be inclined to move over to the west side. In another area, there is not a crosswalk on Turnagain Blvd. from the west to cross over to Fish Creek Park. Finally, a comment was made that there was no notice when Borland Street was torn up; but others indicated they got notice.

VI. AWWU Turnagam Interceptor Sewer Project Update

Joshua Shackelford, AWWU, gave the wrap-up report on the AWWU Turnagain Interceptor Sewer Project. They repaired 3,100 feet of sever by putting a slightly smaller plastic slip pipe into the old concrete pipe; the new pipe has a 75-year lift expectancy. The cost was about half the cost of a traditional repair. It did take a bit longer than expected; the projection was end of July and it was closer to the end of August. A question was asked regarding certain road signs and equipment that are still lying around. Mr. Shackelford will follow up and pick up the equipment in the next day or so. A final question was why traffic closed two days before the project started and the answer was they had a TV camera to see what was in the pipe.



VII. Turnagain Crossing Project Proposal

Tim Gravelle, owner of Kaladi Brothers Coffee, and Alt Bal discussed a proposed café bistro and residential apartments at W. Northern Lights and Turnagain St. called "Turnagain Crossing Development." The project is currently in the development stage. A building along WNL would be a coffee shop during the day and have a variety of food in the evening. To the south would be small apartments. Cathy Gleason stated that J. Jay Brooks is the developer, who lives part-time in Turnagain and grew up in the neighborhood. He has met with and otherwise communicated with the TCC Board and wants feedback from the council. Currently, there is no zoning designation that would allow a

mixed-use development on this small of a lot. Mr. Brooks is working with Assembly Members Harriet Drummond and Ernie Hall and the MOA Planning staff to create a new zoning category. Ernie Hall reported the MOA is very interested in introducing an ordinance change by the end of the month, to add this mixed-use development zoning category. Neighborhood, small commercial development such as this proposal is consistent with the WAPD in terms of location along WNL.

Comments from TCC members included that it was a great idea and encouraged the developers to have a dedicated dog run or place to tie up dogs as well as a bike rack. Another comment was to include more landscaping. A concern was raised about what happened at the Fly By Night Club in Spenard: it was a really nice club until it was sold, then the new club became a huge problem in the Spenard residential area. A response was that the subsequent problem was Players House of Rock and it ran itself out of business and now Tap Root is in the building. Tap Root is doing quite well and Mr. Whitekeys is back doing some summer shows. A comment was made that this project is such a small project that it would never be in the category of a Fly By Night Club. The builder/developer grew up here and his vision is that a bistro/residential development would be appropriate for Turnagain. A related concern is if the development is too successful, parking may be a problem because of the small lot size - and it may generate a fair amount of traffic at that intersection. Kaladi Brothers responded that they are not getting involved in a bar; they want to sell coffee and offer people a glass of wine or a beer, and pizza. They do not envision the café bistro will be open until 2:00 a.m., as the Spenard bars were. Another comment was that people were opposed to any hard liquor. If the creation of a new zoning category is not approved and the property rezoned, the developer may just build an apartment complex.

Mark Wiggin moved to approve a resolution in that supports the concept of the Turnagain Crossing Development and Chris Habicht seconded the motion. Harriet Drummond pointed out that the developer wanted a conceptual map attached to the resolution and it is. The corner is within an area designated for small commercial business and consistent with long-term planning for this area. Thede Tobish, senior planner for the city, stated that the "Neighborhood Commercial" zoning category being written will have many restrictions written into the code. It was also pointed out that Kaladi Brothers would only apply for a beer and wine license, not a full liquor license. The question was called and the motion passed 14 in favor, 1 opposed.

VIII. West Anchorage District Plan

TCC sent in the comment letter approved at the June meeting on the Public Review Draft of the WADP. The Public Hearing Draft of the Plan is now out and comments are due September 14. The Planning & Zoning Commission held its first public hearing on July 25; they continued the public hearing to September 26. Breck Tostevin and Cathy Gleason served as reps on the West Anchorage District Planning Group.

Thebe Tobish from the Municipal Planning Department was available at this meeting for discussion and comments. The plan is on the municipal website at www.muni.org/Department/OCPF/Planning/Project/West Anch/Pages/Default.aspx.

Breck Tostevin spoke and noted that the TCC included 8 comments in our June letter. The TCC Board has now drafted a comment letter on the Public Review draft that incorporates the June comments by reference, because although there were some changes made, the big issues remain, including the land use map, which still designates all Airport Property as "Major Transportation Facility." The TCC also commented that the plan doesn't go far enough to advocate for the protection of all of the remaining



Α L s K

A

2011-062303-0

Recording Dist: 301 - Anchorage 12/16/2011 11:59 AM Pages: 1 of 2



Filed for Record at Request of: Fidelity Title Agency Of Alaska

AFTER RECORDING MAIL TO:

Name

Turnagain Crossing LLC

Address

2525 Blueberry Road, Suite 105

City, State Zip

Anchorage, AK 99503

Escrow Number: F-30966 DTW

Statutory Warranty Deed

THE GRANTOR Nelson E. Hautanen, a married man and Terry L. Cook, a married woman who acquired title as Terry Lynn Hautanen, Tenants in Common whose mailing address is: 3157 W. 64th Avenue Anchorage, AK, 99502-2108 for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Turnagain Crossing LLC, an Alaska Limited Liability Company, whose mailing address is: 2525 Blueberry Road, Suite 105, Anchorage, AK 99503 the following described real estate, situated in the Anchorage Recording District of Third Judicial District, State of Alaska:

Lot Six 'A' (6A), RE-SUBDIVISION OF LOTS 5 & 6, MCRAE SUBDIVISION, according to the official plat thereof, filed under Plat Number P-412, in the records of the Anchorage Recording District, Third Judicial District, State of Alaska.

SUBJECT TO the following:

Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof.

Easement for electrical transmission and/or telephone distribution and incidental purposes, including terms and provisions thereof, to the record of which reference is hereby made: Granted To: Chugach Electric Association, Inc. Recorded: June 5, 1953 in Book: 91 Page: 210 Affects: Blanket Easement

1. Easement, including terms and provisions thereof, for the purpose set out therein, to the record of which reference is hereby made: Granted To: City of Anchorage For: Telephone System, Recorded: December 6, 1955 in Book: 125 Page: 365; Affects: Blanket Easement

Warranty Deed - Page 1 of 2

The Grantor warrants to Grantee that the above described real estate has never been used as a family home or homestead nor is same subject to any spousal claim as defined in A.S. 34.15.010.

Further, the Grantor warrants to Grantee that the herein described property is not subject to any unrecorded community property agreement under A.S. 34.77.

Dated this
Nan & Hanton Tarry L Cook by Nelse Hanton
Nelson E. Hautanen Terry L. Cook by Nelson E. Hautanen, Attorney in Fact
STATE OF ALASKA)
) 55.
Third Judicial District)
THIS IS TO CERTIFY that on 15 day of December, 2011, before me the undersigned Notary Public, personally appeared Nelson E. Hautanen, known to me and to me known to be the individual described in and who executed the foregoing instrument for
themselves and as attorney-in-fact on behalf of Terry L. Cook , and
themselves and as attorney-in-fact on behalf of Terry L. Cook , and he acknowledged to me that he signed the same freely and voluntarily for the uses and purposes therein set forth.
NOTARY Public in and for Alaska PUBLIC + COF

Warranty Deed - Page 2 of 2



SPECIAL POWER OF ATTORNEY

I, Terry Lynn Cook, of 3743 Moose Meadow Lane, P.O. Box 1164, Darby, MT 59829, hereby appoint Nelson Earl Hautanen, as my attorney in fact to act in my capacity to do any and all of the following:

Transactions involving the lease and/or sale of McRae Lot 6A, located on the S. W. Corner of Northern Lights Blvd. and Turnigan Street in Anchorage, Alaska. The PIN for this property is 010-031-10-000-01.

The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on September 15, 2010, and shall remain in full force and effect until March 3, 2012, or unless specifically extended or rescinded earlier by either party.

Signature: 100 SCOOK
Terry Dynn Cook

Dated: Sentember 15 ,2010

By: <u>Cindy Harper</u>

State of Montana, County of Ravalli

CHOY HARDER
NOTARIAL AT Residing of Date, Mortana
My Corrn. Expires Feb. 23, 4013

DEPARTMENT AND PUBLIC COMMENTS

MUNICIPALITY OF ANCHORAGE

Community Development Department **Development Services Division**



Private Development Section RECEIVED

MOV 2 9 2011

Mayor Dan Sullivan

MEMORANDUM

MUNICIPALITY OF ANCHORAGE ZONING DIVISION

Comments to Planning and Zoning Commission Applications/Petitions

DATE:

November 29, 2011

TO:

Angela Chambers, Current Planning Section Supervisor

FROM:

Matthew Hendrick, Plan Review Engineer

SUBJECT:

Comments for Planning and Zoning Commission

Public Hearing date: January 9, 2012

Case 2012-002. Rezoning to B-1A Local and neighborhood business district.

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).

- There is an existing storm conveyance system located along Northern Lights Blvd., a State of Alaska right-of-way. If the applicant intends to connect a storm conveyance system to this system to serve the property, the petitioner shall obtain permission from the State of Alaska DOT&PF. The petitioner shall also obtain permission from the DOT&PF for any proposed driveway access points onto Northern Lights Blvd.
- In addition, the petitioner may be subject to requirements to improve adjacent roadway access.

Page 2 of 2 Comments for hearing date: January 9, 2011 November 29, 2011

Case 2012-004 – Zoning conditional use for a power station.

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).

<u>Case 2012-006</u> – Site plan review for a large retail development.

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).

Northern Lights Blvd. and Minnesota Drive are the State of Alaska rights-of-ways.
The petitioner shall obtain permission from the State of Alaska DOT&PF for any
proposed driveway accesses onto these roads or storm drainage connections to
the DOT&PF maintained storm system.



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE:

December 9, 2011

DEC 16 2011

TO:

MUNICIPALITY OF ANCHORAGE Angela Chambers, Acting Division Manager Zoning and Planting IVISION

Division

THRU:

Stephanie Mormilo, PE, Municipal Traffic Engineer

Leland R. Coop, Traffic Engineer Associate

FROM:

Dwayne Ferguson, Assistant Traffic Engineer

SUBJECT:

Traffic Engineering comments for a Planning and Zoning Commission

Public Hearing to be held on Monday, January 9, 2012.

2012-002

Rezoning to B-1A local and neighborhood business district.

Traffic Engineering has no objections.

Advisory Comments:

- a) Direct access to Northern Lights Boulevard shall be limited to a single access.
- b) Please verify that there will be adequate on site maneuvering to access the proposed trash enclosure.
- c) Please delineate the location(s) of temporary snow storage.
- d) The locations of the proposed Northern Lights and Turnagain driveway connections shall conform to the MOA Driveway standards minimum distance for corner clearance.
- e) The site shall provide adequate off street overflow parking per AMCR 21.90.003.
- f) The alley located south of the improvement shall be improved along the property limitations or as otherwise defined by MOA Private Development Services.

2012-004 Conditional use for a power station.

Traffic Engineering has no objections.

2012-006 Site plan review for a large retail development.

Traffic Engineering has no objections.

SEAN PARNELL, GOVERNOR

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

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

December 12, 2011

RE: MOA Zoning Review

RECEIVED

DEC 1 9 2011

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

MUNICIPALITY OF ANCHORAGE ZONING DIVISION

Dear Ms. Chambers:

The Alaska Department of Transportation and Public Facilities Central Region planning office reviewed the following zoning actions and we have no comments:

2012-002; R-3 Multiple-family residential district 2012-009; R-1 One family residential district 2012-004; PLI Public lands & Institutions district

Mark Parmele

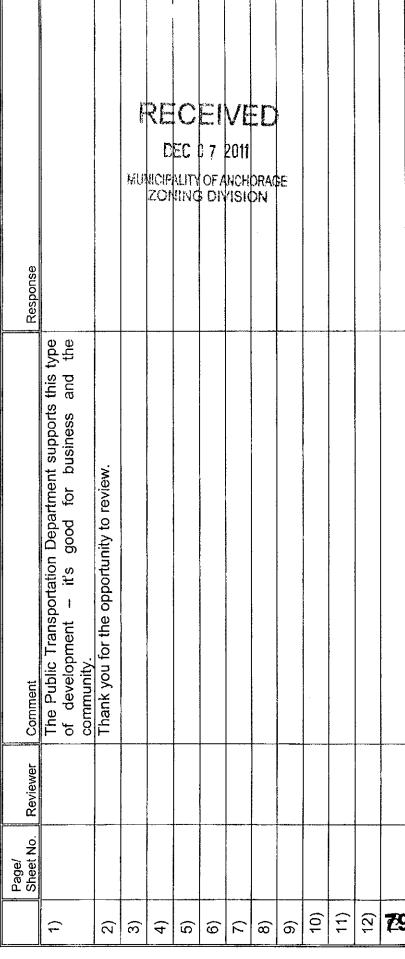
Area Planner

/er

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

Project Review Form

Proje Proje	Project Name: Project Status:	Turnagai	Turnagain Crossing ☐ Design Study ☐ 35% ☐ 65% ☐ 95% ☒ Other	Project No: 2012-002 Other Zoning Request); equest
Name	∋/Title: Rar	ndy Bergt / S	Name/Title: Randy Bergt / Sandy Hansen	and the state of t	
Orgai	nization / De	sparfment:	Organization / Department: Transit Project Coordinator		
Phon	e Number: (Phone Number: 343-8285 or 343-8213		Date: December 6th, 2011	
	Page/ Sheet No.	Reviewer	Comment		Response
-			The Public Transportation Department supports this type of development — it's good for business and the community.	ation Department supports this type it's good for business and the	
2)			Thank you for the opportunity to review.		
í			And and desired from the control of		TO THE PARTY OF TH







MUNICIPALITY OF ANCHORAGE

Development Services Division
Right of Way Section

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



RECEIVED

DEC 1 4 2011

MUNICIPALITY OF ANCHORAGE ZONING DIVISION

DATE:

December 14, 2011

TO:

Planning Division, Long Range Planning Section

THRU:

Jack L. Frost, Jr., Right of Way Supervisor

FROM:

Lynn McGee, Senior Plan Reviewer

SUBJ:

Comments on Planning and Zoning Commission case(s) for January 09, 2012.

Right of Way Section has reviewed the following case(s) due December 12, 2011.

12-002

McRae Homestead, Lot 6A, grid 1627

(Rezoning Request, R-3 to B-1A)

Right of Way Section has no comments at this time.

Review time 15 minutes.

12-004

Section 7 T13N R2W, Lot 8, grid 1142

(Conditional Use, Power Station)

Right of Way Section has no comments at this time.

Review time 15 minutes.

12-006

Martin Manor, Block 2A, rid 1629

(Site Plan Review for a Large Retail Development)

Rights of Way on the north and west side of the lot are owned by ADOT. Planning coordination, number and location of access driveway and actual allowed perimeter

construction must be approved by their staff.

Review time 15 minutes.

MUNICIPALITY OF ANCHORAGE

Planning & Development Services Dept. **Development Services Division**



DEC 0 9 2011

MEMORANDUM

MUNICIPALITY OF ANCHORAGE

ZONING DIVISION Comments to Miscellaneous Planning and Zoning Applications

DATE:

December 9, 2011

TO:

Angela Chambers, Manager, Zoning and Platting

FROM:

Ron Wilde, P.E.

Building Safety

SUBJECT: Comments for Case 2012-002

No Comment

Municipality Of Anchorage ANCHORAGE WATER & WASTEWATER UTILITY RECEIVED

MEMORANDUM

DEC 0 7 2011

MUNICIPALITY OF ANCHORAGE ZONING DIVISION

DATE:

December 5, 2011

TO:

Angela Chambers, Supervisor, Planning Section, Planning Division

FROM:

Paul Hatcher, Engineering Tech III, AWWU PALL

SUBJECT: Zoning Case Comments

Planning & Zoning Commission Hearing January 09, 2012

Agency Comments due December 12, 2011

AWWU has reviewed the materials and has the following comments.

12-002

MCRAE (RESUBD OF LTS 5&6) LT 6A, Rezoning to B-1A Local and neighborhood business district, Grid SW1627

- 1. AWWU water and sanitary sewer are available to this parcel.
- 2. AWWU has no objection to this rezoning.
- 12-004 T13N R2W SEC 7 LT 8, Zoning conditional use for a power station, Grid
 - 1. AWWU water and sanitary sewer are available to this parcel.
 - 2. AWWU has no objection to this conditional use.
- 12-006 MARTIN MANOR BLK 2A, Site plan review for a large retail development,
 - 1. AVWU water and sanitary sewer are available to this parcel.
 - 2. AWWU has no objection to this site plan review.

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



Municipality of Anchorage Development Services Department Building Safety Division



MEMORANDUM

DATE:

November 29, 2011

MOY 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 December 12, 2011

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

<u>2012-002</u>

Rezoning to B-1A

No objection

2012-004

Zoning conditional use for a power station

No objection

2012-006

Site plan review for a large retail development

No objection

POSTING AFFIDAVIT



Ca	se Numbe	r: <u>2012</u>	002		_	
I.	WILEY	BROOKS	3		_, hereby certif	y that I have
/					scribed by Anc	
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whice ack	ch is at lea	st 21 days	prior to th	e publ posted	ic hearing on th I in plain sight	his petition. I
Affir	med and	signed this	21 59	_ day (of NOVEMBER	, 20 <u>_11</u> .
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LE	GAL DESC	RIPTION				
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HISTORICAL AND RELATED INFORMATION

Submitted by: ASSEMBLY VICE CHAIR HALL

ASSEMBLY MEMBER DRUMMOND

Reviewed by: Community Development Department

Prepared by: Assembly Counsel Introduced: September 13, 2011

Substitute: September 27, 2011

ANCHORAGE, ALASKA AO NO. 2011–93(S)

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.40.140 AND RELATED SECTIONS TO PROVIDE FOR CERTAIN MIXED USE DEVELOPMENT IN THE B-1A LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT UNDER ALTERNATIVE DEVELOPMENT DESIGN APPROVAL AUTHORITY AS A PILOT PROGRAM.

WHEREAS, B-1A Local and Neighborhood Business District zoning district is especially suited to mixed use development, as recognized in the Title 21 Rewrite; and

WHEREAS, expedited review and approval provisions for alternative development design authority are well matched to mixed use development; and

WHEREAS, in advance of final passage of the Title 21 Rewrite, current and immediate need exists to test and match parameters and standards for limited mixed use development in the B-1A Local and Neighborhood Business District zoning district, under review and approval provisions for alternative development design; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

CLERK'S OFFICE

APPROVED

9-27-11

Section 1. Anchorage Municipal Code section 21.35.020 is hereby amended to add a definition for mixed use in the B-1A local and neighborhood business district as follows (other definitions not affected are not set out):

21.35.020 Definitions and rules of construction.

*** *** ***

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mixed use, as applied in the B-1A local and neighborhood business district, means a single building containing more than one classification of land use (e.g. residential, office, retail, institutional) or a single development of more than one building and use, where the uses of more than one classification of land use are in a compact urban form, planned and designed as a unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and pedestrian access

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and parking, compatible with an established neighborhood commercial area as demonstrated by current or historical use, or area designation in the comprehensive plan.

(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(\$); AO No. 92-129(\$); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2001-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO. No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06, AO No. 2007-62, § 1, 5-15-07; AO No. 2008-80, § 1, 9-16-08; AO No. 2009-22, § 1, 4-14-09; AO No. 2010-3, § 1, 3-23-10; AO No. 2010-50(S), § 1, 8-31-10)

Section 2. Anchorage Municipal Code section 21.40.140, B-1A local and neighborhood business district, is hereby amended to read as follows (subsections not affected are not set out; language indicating no amendment is included for context only):

21.40.140 B-1A local and neighborhood business district.

The following statement of intent and use regulations shall apply in the B-1A district:

- A. Intent. The B-1A district is intended for convenience business uses which serve the daily needs of nearby neighborhoods. The district is intended for small, compact areas.
- B. Permitted principal uses and structures. Permitted principal uses and structures are as follows:

AO 2011–93(S) Page 3 of 11

	Page 3 of 11							
1		1,	Retail	uses:				
2 3			***		***		***	
4		2.	Retail uses, subject to maximum gross floor area requirements:					
5 6			***		***		***	
7		3.	Office	uses:				
8			***		***		***	
9 10		4.		uses, subjec	ct to maxim	um gross	floor area requirements:	
11			***		***		***	
12 13		5.	Reside	ential uses: s	single-famil	v and two-	family dwellings.	
14		0,	1100101	5,11,14,, 22001		•	,	
15		6.	Other	uses:				
16							物大学	
17			***	0.31	***	i abild apro		
18			C.	Child care of	centers and	child care	nomes.	
19			***		***		***	
20 21			e.	Roomingho	uses.			
21 22			O .	, (00,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
22 23			***		***		***	
24			g.	Adult care f	acilities.			
25				~ " '!	. 14 - 1	£:11141		
26			h.	Small reside	ential care	racinues.		
27			***		***		***	
28 29			<u>į.</u>	Mixed use	developme	nt, subject	to alternative development design	
30			1.	approval ur	nder subse	ction 21.40	<u>).140P</u> .	
31								
32	***			***	**			
33	F.	Minin	num lot	requirement	s. Minimun	n lot requir	ements are as follows:	
34		4	140,946	. EO foot				
35		1.	VVIQITI	: 50 feet.				
36 37		2.	Area:	6,000 squar	e feet.			
38								
39	G.	Locat	tion, are	ea and site p	lan require	ments.		
40				•				
41		1.	Locat	ion.				
42								
	1							

- <u>a.</u> <u>Except as stated in subsection G.1.b.</u> <u>d</u>evelopment of a use under this section shall only be allowed:
 - i [a]. With direct access to a publicly dedicated and improved right-of-way as set forth in Chapter 21.85; and
 - ii [b]. At the intersection of a major arterial street and any other publicly dedicated rights-of-way. [:-and]
- **b** [e]. For mixed use with minimum contiguous areas of 12,000 square feet but no more than 40,000 square feet approved under subsection 21.40.140P, the site shall abut two public streets, with direct access to a street developed to urban commercial standards.
- 2. Area limitations.
 - a. Minimum contiguous area is 40,000 square feet, unless an alternative development design is approved under subsection 21.40.140P for mixed use.
 - i. The minimum contiguous area is 12,000 square feet for mixed use approval under subsection 21.40.140P.
 - b. Maximum contiguous area is 2.0 acres.
 - c. Notwithstanding the requirements of subsections G.2.a and b of this section, additions to local and neighborhood business district zones in existence prior to August 2, 1988, are permitted up to a total contiguous area of five acres.
- Site plan requirements.
 - a. A rezoning to the B-1A district of less than 1.75 acres shall require approval of a conceptual site plan per Section 21.15.030.C at the time of the rezoning and a final site plan before the issuance of a building or land use permit for that site.
 - b. In a rezoning to the B-1A district, an alternative development design approval under subsection 21.40.140P for mixed use development may include provision for administrative final site plan approval [substitute for the requirements of G.3.b]

- unless the commission is otherwise directed by the ordinance approving the rezoning states a different approval process.
- <u>c</u> [b]. Except as provided in subsection G.3.b, the planning and zoning commission shall conduct a nonpublic hearing site plan review on the final site plan unless [the final site plan is approved by the Assembly in the ordinance approving a rezoning to the B-1A district, or the site plan has alternative development design approval under subsection 21.40.140P, or the commission is] directed otherwise by the ordinance approving the rezoning.
- H. Minimum yard requirements. Minimum yard requirements are as follows:
 - 1. Residential uses. Single family and two family r[R]esidential uses.
 - a. Front yard: 20 feet.
 - b. Side yard: Five feet.
 - c. Rear yard: Ten feet.
 - 2. Mixed use yard requirements [. a. Front, side, and rear yard requirements] shall be subject to alternative development design approval under subsection 21.40.140P. [; and]
 - 3 [2]. Other uses.
- Maximum lot coverage. Maximum lot coverage is as follows:
 - 1. Residential: 40 percent.
 - 2. Where mixed use lot coverage is [: 50 percent unless otherwise]
 approved subject to [as] an alternative development design
 [requirement] under subsection 21.40.140P, the requirements of the approval shall govern.
 - 3 [2]. All other uses: 50 percent.
- J. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height.

- K. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations. [and] Where mixed use is approved subject to an alternative development design [requirements] under subsection 21.40.140P, the requirements in the approval shall govern.
- M. Loading facilities. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

 [and] Where mixed use is approved subject to an alternative development design [requirements] under subsection 21.40.140P, the requirements in the approval shall govern.
- N. Refuse collection. Where applicable, refuse collection facilities shall follow the requirements of the supplementary district regulations.
- O. Landscaping.
 - Buffer landscaping. Buffer landscaping shall be planted along each lot line adjoining a residential district. A structure, including a fence or wall, may also be required by the approving authority.
 - Perimeter landscaping. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.
 - 3. Arterial landscaping. Arterial landscaping shall be planted along all collector or arterial streets.
 - Visual enhancement landscaping. All areas not devoted to building, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
 - Maintenance. All landscaping shall be maintained by the property owner or his designee.
 - 6. Where mixed use is approved subject to an alternative development design under subsection 21.40.140P, the requirements in the approval shall govern.

- P. Alternative development design application for mixed use.
 - 1. Alternative development design applications for mixed use are subject to review and approval by the department director or designee. Final decisions approving or denying an application under this subsection 21.40.140P are appealable to the planning and zoning commission under AMC 21.15.030.H.2 unless incorporated within a rezone application under AMC chapter 21.20.
 - 2. Alternative development designs for mixed use development shall be submitted to the community development department, planning division in the form of a site development plan. Alternative development design approval is intended to allow flexibility in site design and orientation for mixed use, when maximizing space, responding to community interests, and protecting nearby and adjacent residential neighborhoods and other adjacent development. Submittal requirements:
 - a. Application for a site plan as set out in 21.15.030.
 - b. A schematic and narrative showing how the proposed alternative development design dimensions are integrated to meet the intent of the zoning district by protecting, enhancing, and providing consistency with nearby and adjacent residential neighborhoods and other adjacent development.
 - <u>Description of development on properties within 500 feet, and description of traffic and pedestrian circulation within 500 feet.</u>
 - d. Applicant's community council contact and response to community interests.
 - e. Identification of site-specific constraints and proposed mitigation measures to address potential negative impacts to nearby or adjacent development.
 - Certain dimensional requirements may be modified by the approval authority to allow alternative development design compatible with nearby and surrounding development [the existing local and neighborhood business district], including yard setbacks, lot coverage, building height, use specific standards, and the following characteristics of use: parking and parking lot design, loading, and landscaping.

- a. The approval authority shall not waive standards for subdivision of land, nor waive the requirements of 21.75, 21.80, and 21.85 in regards to subdivisions of land.
- <u>b.</u> Approval of an application for alternative development design shall not waive any requirements of Title 23.
- <u>Approval of an application for alternative development design</u>
 <u>shall not allow a use not otherwise permitted in the district.</u>
- 4. Threshold Approval [Design] Criteria. Alternate development design approval for mixed use under this subsection 21.40.140P requires the approval authority to find that each of the following is met:
 - a. The architectural design, site location, orientation, and scale of the structures in the proposed alternative integrate design elements and limitations that are context sensitive and responsive to nearby areas, especially residential areas;
 - b. The proposed alternative design will not have a negative impact on pedestrian or vehicular safety, will promote pedestrian access and connectivity, and reduce the need for vehicle trips;
 - C. The proposed alternative design adequately mitigates the potential negative impact on nearby or adjacent development despite site-specific constraints [is-compact in scale, in character with adjacent development goals, and promotes local orientation of the B-1A district].
 - d. Mixed use development in the proposed design is compatible with an established neighborhood commercial area as demonstrated by current or historical use, or area designation in the comprehensive plan.
 - <u>e.</u> <u>Landscaping is adequate for the development to fit within the neighborhood.</u>
 - 5. Alternative development design standards for mixed use.
 - a. Residential use: For mixed use development of contiguous areas between 12,000 and 20,000 square feet, inclusive, a minimum of 30% of the gross building square footage shall be used for

- residential uses. For mixed use development of contiguous areas greater than 20,000 square feet, the minimum residential use shall be 50% of the gross building square footage unless the approving authority determines that residential use is best satisfied by 50% of the number of residential units allowable by lot size under residential zoning.
- b. Minimum yard requirements in subsection 21.40.050 G [H] will serve as an administrative guideline for the residential element in the mixed use development.
- <u>C.</u> The site shall incorporate rear access for the residential units through either an alley or other approved private driveway.
- Visual enhancement landscaping meeting the requirements of 21,45,125C.1 shall be planted on the perimeter of any portion of a parking lot that is adjacent to a residential zoning district unless the approving authority determines a proposed alternative design element achieves the intent of this requirement and the goals and policies of the comprehensive plan to the same or better degree than achievable by visual enhancement landscaping [meeting the requirement].
 - i. Landscaping is important to help a development fit within a neighborhood, especially where adjacent property is low density residential, or more landscaping is the norm. This minimum standard does not prevent the director from requiring additional landscaping, compatible with nearby and surrounding development.
- e. Maximum lot coverage of 50% will serve as an administrative guideline for the mixed use development.
- f[e]. Additional standards are set out in provisions specific to mixed use in this section 21.40.140.
- 6. Submittal requirements.
 - a. Application for a site plan as set out in 21.15.030.

- <u>A schematic and narrative showing how the preposed alternative</u>
 <u>development design dimensions are integrated to meet the intent</u>
 <u>of the zening district by protecting, enhancing, and providing</u>
 <u>consistency with nearby and adjacent residential neighborhoods.</u>
- <u>6.</u> <u>Description of development on properties within 500 feet, and description of traffic and pedestrian circulation within 500 feet.]</u>
- Timing of decision. The approval authority shall render a written decision within 30 calendar days of receipt of an application, unless the approval authority, within the 30-day period, identifies in writing to the applicant the details in the alternative development design application that require additional review before a decision can be rendered.
- Effect of Approval. Approvals for alternative development designs for mixed use are approved site plans, subject to the specifics of the application approval. Alternative design approval is not a general waiver or cancellation [weakening] of the land use regulations. This procedure is not intended as a substitute for a variance. Rather, the procedure permits a site-specific plan.
 - a. The purpose of an application for an alternative development design is to promote development and mixed use compatible with the existing and planned local and neighborhood business district.
 - b. The provisions of subsection 21.40.140P are not intended to allow application solely to permit a higher density than allowed in the district, nor to circumvent other specific standards of the district not subject to the site-specific waiver process.
 - As a site-specific approval for mixed use, modifications and approvals issued in review and approval of an application are not transferable to any other application or site, and shall not be relied on by any applicant as establishing precedent with respect to a different site or application.
 - d. The applicant bears the burden of demonstrating that the potential negative impacts to nearby or adjacent development are adequately mitigated in the alternative development design, despite site-specific constraints.

AO 2011–93(S) Page 11 of 11

Alternative development design approval for mixed use is undertaken in the B-1A local and neighborhood business district as set out in this subsection 21.40.140P on a trial basis to meet an immediate need to test parameters and standards in advance of final passage of the Title 21 Rewrite. Expedited implementation will allow maximum benefit from the test of the process. Applicants shall be deemed voluntary participants in a trial program [without administrative appeal, or other recourse, if the application for alternative development design approval is denied by the approving authority].

(GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 87-62; AO No. 88-49(S); AO No. 88-47(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 171(S-1), 12-31-88; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 99-62, § 17, 5-11-99; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2007-121(S-1), § 3, 10-19, 4-18-06; AO No. 2006-64(S-1), § 2, 3, 12-12-06; AO No. 2007-121(S-1), § 3, 10-23-07; AO No. 2009-22, § 6, 4-14-09; AO No. 2010-50(S), § 1, 8-31-10)

<u>Section 3.</u> Provisions of Anchorage municipal code section 21.10.015 notwithstanding, this ordinance does not require Planning and Zoning Commission review, and shall become effective immediately upon passage and approval by the Assembly.

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

Dibbii Ossandy

ATTEST:

Municipal Clerk

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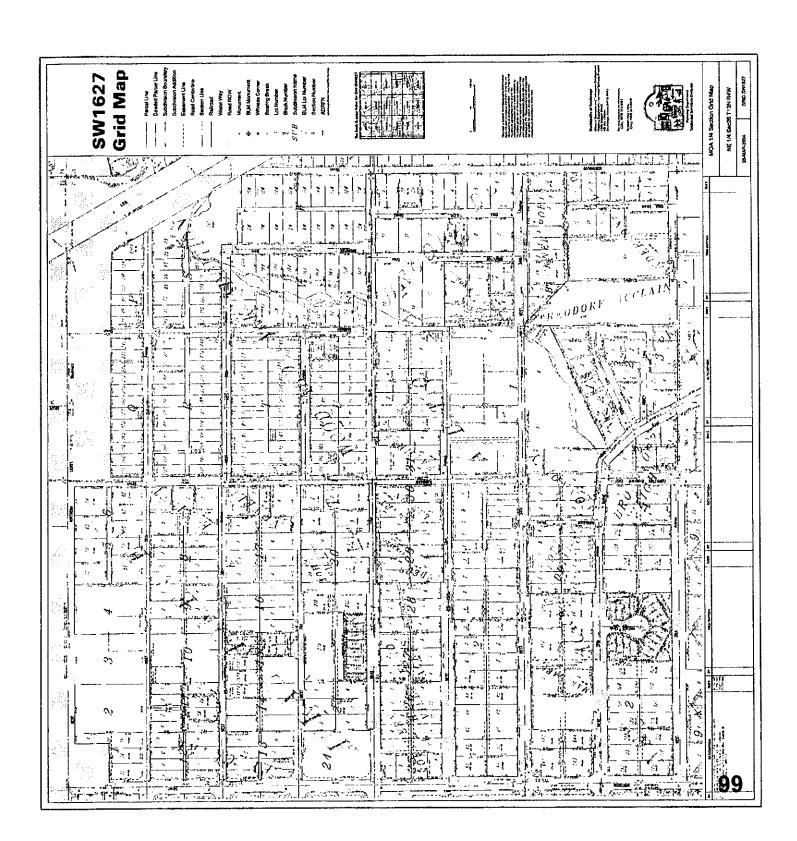
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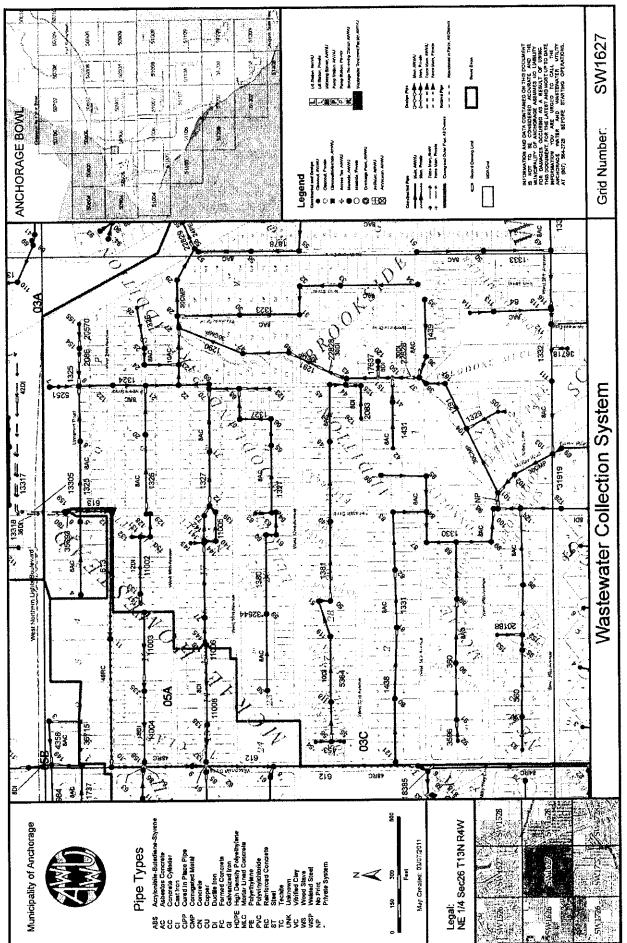
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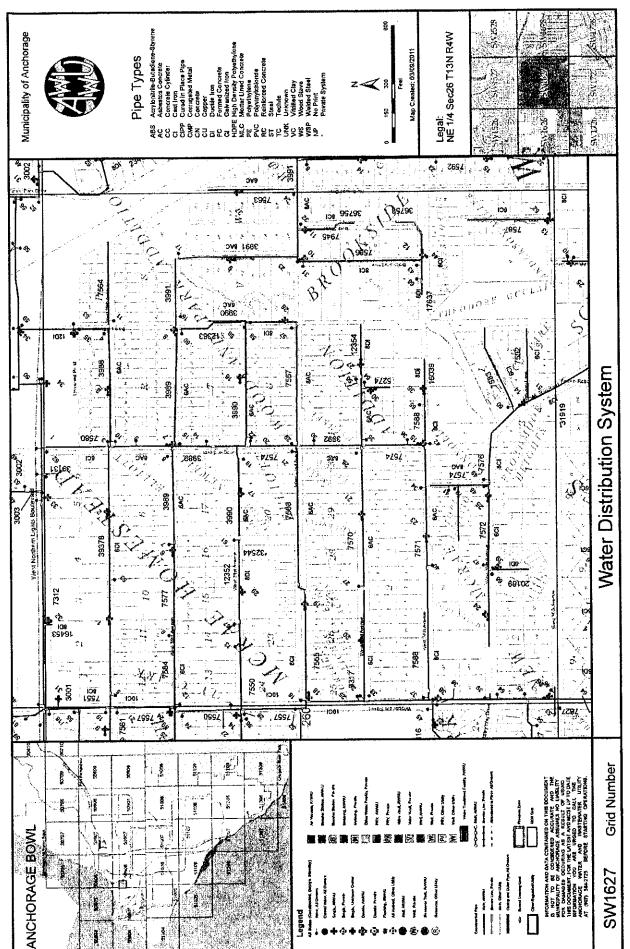
SUBDIVISION ACRES - 3.5 ACRES INTERIOR LOT LINES BEAR TRUE NORTH IRON PIPE SET AT LOT CORNERS

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VICINITY MAP 111







PLANNING & ZONING COMMISSION MEETING

January 9, 2012

Supplemental Comments and Information – Laid On The Table

Item G.2, Case 2012-002 Rezoning from R-3 to B1-A

(double sided)

Page 1 of 1

Zoning and Platting Cases On-line

View Case Comments

Submit a Comment

** These comments were submitted by citizens and are part of the public record for the cases **

Questions? If you have questions regarding a case, please contact Zoning at 907-343-7943 or Platting & Variances at 907-343-7942.

1. Select a Case: 2012-002 -

View Comments

View Comments

2. View Comments:

Case Num: 2012-002

Rezoning to B-1A Local and neighborhood business district

Site Address: 2802 W NORTHERN LIGHTS BLVD

Location: A request to rezone approximately 0.41 acres from R-3 (Multiple Family Residential) zoning district to B1-A (Local and Neighborhood Business) zoning district. McRae Subdivision (Resubd of Lots 5 and 6) Lot 6A. Generally located south of West Northern Lights Boulevard and west of Turnagain Street.

Details | Staff Report | submit a comment

Public Comments

1/8/12

Andy Varner

Anchorage

This fits into the West Anchorage Plan and is a good mixture of commerce and community. Turnagain Crossing is an attempt to bring back neighborhood businesses into Anchorage, something which is sorely lacking. The Fireweed Bakery near downtown is a good example of a local business serving its neighborhood, with many other customers as well. The business in question would be located on the bike path on Northern Lights and can presumably bring in a lot of traffic that way, which is another plus for the neighborhood. Local/neighborhood businesses won't make sense in every part of Anchorage, but in my opinion this is one area that would be well served by having local merchant options. Thanks for the opportunity to comment.

Zoning & Platting Cases On-line website

MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-049

A RESOLUTION DENYING FINAL APPROVAL OF A CONDITIONAL USE FOR A CONVENIENCE ESTABLISHMENT (ESPRESSO STAND) IN THE R-3 (MULTI-FAMILY RESIDENTIAL) DISTRICT, FOR MCRAE SUBDIVISION, LOT 6A; GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST NORTHERN LIGHTS BOULEVARD AND TURNAGAIN STREET.

(Case 2001-065; Tax ID. No. 010-031-10)

WHEREAS, the Planning and Zoning Commission (PZC) has received a request from Robert Dunn for final approval of a conditional use for a convenience establishment (espresso stand) in the R-3 (Multi-Family Residential) district, for McRae Subdivision, Lot 6A; generally located at the southwest corner of West Northern Lights Boulevard and Turnagain Street, and

WHEREAS, notices were published, posted and mailed and a public hearing was held on July 9, 2001.

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

- A. The Commission makes the following findings of fact:
 - 1. Lot 6A, McRae Subdivision, is a square, generally level, undeveloped lot. It is sited at the southwest corner of West Northern Lights Boulevard and Turnagain Street. The lot is conforming in the R-3 zoning district, with a lot size of 17,815 square feet (SF). The lot was previously developed with a gas station, which was removed from the site.
 - 2. The petitioner is requesting a conditional use to allow an espresso stand on this site. The R-3 zoning district allows convenience establishments as a conditional use. AMC 21.50.050 provides standards for approval of convenience establishments as a conditional use. Although this subsection does not specifically list espresso stands as a permitted type of convenience establishment in the R-3 zoning district, it does provide the opportunity for other similar uses as may be approved by the Planning and Zoning Commission. AMC 21.35.020 defines a convenience establishment as a commercial enterprise designed and intended to serve the daily or frequent shopping or service needs of the immediate surrounding population, with the specific exclusion from this definition of gasoline service stations and repair garages.
 - 3. The petitioner has met with the Turnagain Community Council, and they passed a resolution supporting the conditional use, providing that the petitioner work with the Council regarding landscaping improvements on-site, and that the petitioner come back to the Council every three years to review the approval.

- 4. This request was previously heard by the Commission on June 4, 2001, and was denied. Notice of reconsideration was spread, to be heard on June 11. The motion to reconsider died due to lack of a second. There was concern with the Reconsideration of the matter and Staff asked that the case be re-advertised and re-heard to ensure clear due process.
- 5. The Commission finds that this is not the highest and best use of the property, and would prefer to see it developed with high density residential; however, the current use is a half-paved vacant lot and the proposed use is, at the present time, temporary in nature.
- 6. The Commission findings incorporated into the record the remarks made at the June 4, 2001 hearing.
- 7. The Commission finds it does not have an objection to convenience establishments, but this proposal is a temporary building and a temporary use. The Commission noted it was not comforted by the proposed condition to review this in three years at which time the Commission can either renew or revoke as the Commission could not recall any conditional use permits that have not been allowed to continue, with the possible exception of camper parks. There is also not a mechanism of which the Commission was aware to automatically review approvals with this type of clause.
- 8. The Commission finds it is not convinced that conditional use standard 21.50.020.E, "Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district" was met. The Commission further finds that, if this were a commercial zoning district, the situation would be different, but did not believe this location was appropriate for this use.
- 9. Opposition findings supported the motion on the basis that, if the business were viable three years from now, the applicant would come forward with a site plan for a permanent structure. Opposition did not support a conditional use that would be extended every three years.
- Opposition noted that when an economically feasible use for the property comes along, the owner would consider his/her options for sale/development. In the interim, however, opposition believed the petitioner's proposal was a viable use for the property. Given the petitioner will be required to come back before the Commission for continued use and this preserves options for future use on the site, opposition favored the request.

- Opposition findings noted that Staff indicated this use does fit under the definition of a convenience facility, and believed that coffee is a convenience commodity. Opposition further supported the petitioner's proposal and the efforts he appeared to be making to improve the site.
- 12. The Commission noted concerns were that the convenience establishment provision in the R-3 district is not designed to permit this type of use, but rather one that serves the adjacent area. The Commission felt the request should be for a rezoning, not a conditional use permit.
- 13. The Commission noted it admired the petitioners' enterprise and felt perhaps the code should contain allowances for temporary or transitional uses of this nature that make productive short-term use of a vacant lot, but that is not the case at this time.
- 14. On a motion to approve the subject request, the vote was three (3) yes, four (4) no, and the motion failed.
- B. The Commission denied the above captioned request.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9^{th} day of July 2001.

Susan R. Fison

Secretary

Daphne Brown

Chair

(CASE # 2001-065) (TAX #010-031-10)

PUBLIC EXHIBIT

Turnagain Community Council c/o Cathy L. Gleason, President 4211 Bridle Circle, Anchorage, Alaska 99517 907-248-0442 tccpresident@yahoo.com

January 9, 2012

Re: Case No. 2012-002 — Rezone to B-1A Local and neighborhood business district

Dear Anchorage Planning and Zoning Commission Members:

On behalf of Turnagain Community Council (TCC), I submit the attached resolution in support of the "Turnagain Crossing" development proposal, including support for the proposed property at the southwest corner of W. Northern Lights Blvd. and Turnagain St. to be rezoned to B-1A Local and neighborhood business district. This resolution was passed at our regular September 1, 2011, TCC meeting.

The petitioner representative, James J. Brooks, met with the TCC Board last summer to discuss the project, and the owner of Kaladi Brothers attended our September 1, 2011, meeting to further inform the council on the Turnagain Crossing development proposal. TCC has been very impressed with the open dialog that has occurred associated with this proposal and looks forward to continued input with regard to design, parking and amenity details.

TCC requests that the Planning and Zoning Commission approve the rezone of the property as described in Case No. 2012-002, so that the developer of Turnagain Crossing can move forward with this project, which TCC feels will be a positive addition to the Turnagain neighborhood.

Sincerely,

Cathy L. Gleason

Turnagain Community Council President

Withy L. Bleason

TCC resolution attachment

Turnagain Community Council Resolution in Support of the "Turnagain Crossing" Development Proposal

Whereas the Turnagain Community Council ("TCC") is an organization representing the interests of the residents of the Turnagain area of Anchorage; and

Whereas "Exhibit 4-1c: Turnagain/Spenard Land Use Detail" (attached), as part of the West Anchorage Land Use Plan in the West Anchorage District Plan public hearing draft, designates the site located on the southwest corner of Turnagain Street and West Northern Lights Blvd. as a potential site for small scale commercial development; and

Whereas the Turnagain Community Council has participated in the public input process of identifying appropriate land uses as designated in the Turnagain/Spenard Land Use Detail map; and

Whereas the proposed "Turnagain Crossing" development (attached) is the type of development that the TCC wishes to see constructed on the subject site:

Now, therefore, the TCC conceptually supports the proposed "Turnagain Crossing" development, including the measures necessary to facilitate the development, such as:

- 1. Modifications to the Municipal zoning code to allow for the type of development that would include Turnagain Crossing;
- 2. Support for the beer and wine license that would be necessary for the café and bistro operator at the development; and
- 3. Draft site plan layout and improvement layout as presented on the attachment, subject to continued input by TCC and MOA planning review.

Turnagain Community Council President

September 1, 2011

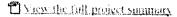
Date

Exhibit 4.1c: Turnagain/Spenard Land Use Detail



Turnagain Crossing is a to-be-built neighborhood Cafe/Bistro + flats and/or retail/office space.

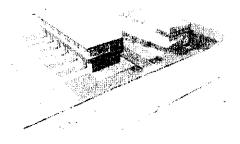
The development will be anchored by a 3,000 square foot café and bistro with a complementary residential, and/or retail/office component. Kaladi Brothers Coffee has signed a letter of intent to lease and operate the café/bistro.



What do you think?

We value community input on this project. Please direct your thoughts and suggestions to:

J.Jay Brooks tilmo.k./@tumagaincrossing.com 907.830.3330



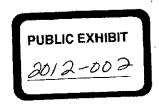
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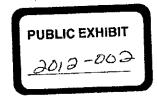
NOTICE OF I	PUBLIC HEARIN	NG	Monday, January 09, 2012
Planning Dept	Case Number:	2012-002	
The Municipality of CASE: PETITIONER: REQUEST: TOTAL AREA: SITE ADDRESS: CURRENT ZONE: COM COUNCIL(S):	Anchorage Planning an 2012-002 Nelson E. Hautanen & Rezoning to B-1A Loc 0.410 acres 2802 W NORTHERN R-3 Multiple-family res 1Turnagain	Terry L. Cook al and neighborh LIGHTS BLVD	ission will consider the following:
LEGAL/DETAILS:	to B1-A /Local and Ne	iabborbood Busi	1 acres from R-3 (Multiple Family Residential) zoning district ness) zoning district. McRae Subdivision (Resubd of Lots 5 of West Northern Lights Boulevard and west of Turnagain
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Anchorage, Depar	tment of Community De more information call 34 ents / Community Deve	evelopment, Plan 13-7943: FAX 34:	be used for your convenience. Mailing Address: Municipality of ning Division, P.O. Box 196650, Anchorage, Alaska 3-7927. Case information may be viewed at www.muni.org by ng / Current Planning and then clicking on the hyperlink "View
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NOTICE OF	PUBLIC HEARIN	IG Monday, January 09, 2012
Planning Dept	Case Number:	2012-002
The Municipality of CASE: PETITIONER: REQUEST: TOTAL AREA: SITE ADDRESS: CURRENT ZONE: COM COUNCIL(S): LEGAL/DETAILS:	2012-002 Nelson E. Hautanen & Rezoning to B-1A Loca 0.410 acres 2802 W NORTHERN L R-3 Multiple-family resi1Turnagain A request to rezone ap	al and neighborhood business district
2012 in the Assen The Zoning Ord This will be the desire. If you would like to Anchorage, Depa	aquires that you be hearing before to comment on the petition of Community Demore information call 34 nents / Community Devemaps". An Ah Ah Ah	I hold a public hearing on the above matter at 6:30 p.m., Monday, January 09, J. Loussac Library, 3600 Denali Street, Anchorage, Alaska. e sent notice because your property is within the vicinity of the petition the Commission and you are invited to attend and present testime that form may be used for your convenience. Mailing Address: Municipality of evelopment, Planning Division, P.O. Box 196650, Anchorage, Alaska 13-7943; FAX 343-7927. Case information may be viewed at www.muni.org by elopment / Planning / Current Planning and then clicking on the hyperlink "View Applic St. Apt. Description of the hyperlink and the clicking on the hyperlink and the property of the property





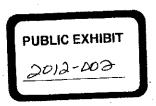
NOTICE OF I	PUBLIC HEARI	NG	Monday, J	anuary 09,	2012			
Planning Dept	Case Number:	2012-002						
The Municipality of CASE: PETITIONER: REQUEST: TOTAL AREA: SITE ADDRESS: CURRENT ZONE: COM COUNCIL(S): LEGAL/DETAILS:	Anchorage Planning at 2012-002 Nelson E. Hautanen Rezoning to B-1A Lo 0.410 acres 2802 W NORTHERN R-3 Multiple-family re 1Turnagain A request to rezone to B1-A (Local and Nand 6) Lot 6A. Gene Street.	& Terry L. Cook cal and neighbor LIGHTS BLVD sidential district	hood business dis	strict 3 (Multiple Famil	ly Reside	ential) zoni n (Resubd		
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Planning Dept	Case Number:	2012-002						×
The Municipality of CASE: PETITIONER: REQUEST: TOTAL AREA: SITE ADDRESS: CURRENT ZONE: COM COUNCIL(S): LEGAL/DETAILS:	Anchorage Planning and 2012-002 Nelson E. Hautanen & Rezoning to B-1A Loc 0.410 acres 2802 W NORTHERN R-3 Multiple-family restance 1Turnagain A request to rezone a to B1-A (Local and Neand 6) Lot 6A. Gener	Terry L. Cook al and neighborhood LIGHTS BLVD sidential district	d business dist	rict (Multiple Fami	ily Reside	ntial) zoning (Resubd of vest of Turns	district Lots 5	11
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REZONING/RES	IDENTS-PLANNING C	OMMUSSION		٠.				114





010-031-11-000 INVESTMENT GROUP PROP INC PO BOX 190893 ANCHORAGE, AK 99519

NOTICE	OF PL	JBLIC	HEARING	
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Monday, January 09, 2012

Planning Dept Case Number:

2012-002

The Municipality of	f Anchorage Planning and Zoning Commission will co	nsider t	he following	1111	11 1 11	11	111	11
CASE: PETITIONER: REQUEST:	2012-002 Nelson E. Hautanen & Terry L. Cook Rezoning to B-1A Local and neighborhood busines						,	

TOTAL AREA:

0.410 acres

2802 W NORTHERN LIGHTS BLVD SITE ADDRESS: R-3 Multiple-family residential district CURRENT ZONE:

COM COUNCIL(S):

1---Turnagain

LEGAL/DETAILS:

A request to rezone approximately 0.41 acres from R-3 (Multiple Family Residential) zoning district to B1-A (Local and Neighborhood Business) zoning district. McRae Subdivision (Resubd of Lots 5 and 6) Lot 6A. Generally located south of West Northern Lights Boulevard and west of Turnagain Street.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, January 09, 2012 in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

equires that you be sent notice because your property is within the vicinity of the petition cros hearing before the Commission and you are invited to attend and present testimo The Zoning Ord This will be th desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Community Development, Planning Division, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments / Community Development / Planning / Current Planning and then clicking on the hyperlink "View active cases and maps".

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Name: JEFF CARSON VALUE # A ANCH. ALC 99577	<u> </u>
Address: 2906 O'QNACO	
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