

# MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION

## A G E N D A

Assembly Chambers

Z.J. Loussac Library  
3600 Denali  
Anchorage, Alaska

Monday, September 14, 2009  
6:30 P.M.

Toni M. Jones, Chair  
Arthur D. Isham, Vice Chair

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The procedure by which the public may speak to the Commission at its meeting is:

- 1) After the staff presentation is completed on public hearing items, the Chair will ask for public testimony on the issue.
- 2) Persons who wish to testify will follow the time limits established in the Commission Rules of Procedure.
  - a. Petitioners (including all his/her representatives) - 10 minutes. (Part of this time may be reserved for rebuttal.)
  - b. Representatives of groups (community councils, PTA's etc.) - 5 minutes.
  - c. Individuals - 3 minutes.
- 3) When your testimony is complete you may be asked questions by the Commission. You may only testify once on any issue unless questioned by the Commission.
- 4) An individual may have appeal rights relating to any action the Planning and Zoning Commission takes. Appeals must be filed with the Clerk's Office within twenty (20) days after the Planning and Zoning Commission's final decision.
- 5) Any individual may request written findings from any Commission decision within (7) seven days.

Revised:

**Planning and Zoning Commission  
Monday, September 14, 2009**

**A. ROLL CALL**

**B. MINUTES**

- 1. Monday, July 13, 2009

**C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS**

- 1. Disclosures

**D. CONSENT AGENDA**

**1. Resolutions for Approval**

- a. Resolution: 2009-035 Related Case: 2009-087  
Purpose: APPROVAL (AWB)  
A Bed & Breakfast Conditional Use for a Five Bed B&B in the R-6 zone. Highland Glen Lodge Bed & Breakfast. Alpine Terrace Subdivision, Block 1, Lot 9. Generally located east of Hillside Drive and south of Lake O The Hills.
- b. Resolution: 2009-037 Related Case: 2007-117-2  
Purpose: APPROVAL (AWB)  
A conditional use for a PUD (planned unit development). Tundra Jewel Ranch Subdivision, Lot 20. Generally located south of Needels Loop and west of Wildwood Drive.
- c. Resolution: 2009-040 Related Case: 2009-080  
Purpose: APPROVAL (MPA)  
A request to rezone approximately 1.15 acres from PLI (Public Lands and Institutions) and R-3 (Multiple-family Residential) to B-3 (General Business). Conroy Rushton Subdivision, Block 9A and Litner Subdivision, Lot 35A. Generally located north of McRae Road and west of Woodland Drive.

**2. Introduction for Public Hearings**

**3. Site / Landscape Plan Approval**

**4. Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

- a. CASE: S11646-3 (MRO)  
PETITIONER: Kimco/ POB Glenn Square Anchorage LLC  
REQUEST: Time extension for a plat approved by P&Z Commission  
TOTAL AREA: 42.15 acre(s)  
LOCATION: A request for a time extension on a preliminary plat approved by the Planning & Zoning Commission on 01/14/08. Mountain View Development Subd., Tract 1, Orah Dee Clark JHS Subd., Tract A-1 and First Addition Alaska Industrial Subd., Block 8, Lot 2A-1  
SITE ADDRESS: 3046 MTN VIEW DR. & 3425 PORCUPINE DR.  
CURRENT ZONE: PLI, B-3SL, I-1  
COMMUNITY: 1---Mountain View  
COUNCIL(S):

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- b. CASE: S11647-2 (MRO)  
PETITIONER: Kimco/POB Glenn Square Anchorage, LLC  
REQUEST: Time extension for a plat approved by P&Z Commission  
TOTAL AREA: 31.66 acre(s)  
LOCATION: A request for a time extension on a Commercial Tract Fragment Lot Site Plan approved by the Planning & Zoning Commission on 01/14/08. Mountain View Development Subdivision, Tract 1, Fragment lots 1-14, located within the N1/2 of Section 16, T13N, R3W, S.M., Alaska  
SITE ADDRESS: MOUNTAIN VIEW DR. & PORCUPINE DRIVE  
CURRENT ZONE: B-3SL General business district with special limitations  
COMMUNITY: 1---Mountain View  
COUNCIL(S):

**5. Other**

**E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS**

**F. REGULAR AGENDA**

- 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: 2009-101 (MPA) POSTPONED FROM 08/03/09  
PETITIONER: Walmart-Stores, Inc.  
REQUEST: Site plan review for a large retail/commercial establishment  
TOTAL AREA: 15.53 acre(s)  
LOCATION: A site plan review for a large retail establishment to add 27,188 sq. ft. to the existing building. Walmart Stores Inc. Calais Subdivision, Tract D-11C, located within the NE1/4 of Section 30, T13N, R3W., S.M., Alaska. Generally located east of A Street and south of Benson Blvd.  
SITE ADDRESS: 3101 A ST  
CURRENT ZONE: B-3 General business district  
COMMUNITY: 1---Midtown  
COUNCIL(S):
  
- 2. CASE: 2009-120 (LES)  
PETITIONER: Municipality of Anchorage  
REQUEST: Element of the Comprehensive Plan Anchorage Bicycle Plan  
TOTAL AREA: 0 acre(s)  
LOCATION: Anchorage Bicycle Plan, a non-motorized transportation element of the comprehensive plan.  
SITE ADDRESS: N/A  
CURRENT ZONE: N/A  
COMMUNITY: 1---All Community Councils  
COUNCIL(S):

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3. CASE: 2009-109 (FDM) POSTPONED TO 10/05/09  
PETITIONER: Dirk Shumaker  
REQUEST: Amending a conditional use for a day care center  
TOTAL AREA: 1.78 acre(s)  
LOCATION: An amendment to a conditional use for a daycare center to allow a maximum of 40 children. Kids Corp, Inc. Alaska Industrial, Block 1, Lot 2A. Generally located south of Commercial Drive and north of Mountain View Drive.  
SITE ADDRESS: 3350 COMMERCIAL DR  
CURRENT ZONE: I-1 Light industrial district  
COMMUNITY: 1--Mountain View  
COUNCIL(S):

**H. APPEARANCE REQUEST**

**I. REPORTS**

1. Chair
2. Secretary
3. Committee

**J. TITLE 21 DISCUSSION**

**K. COMMISSIONERS' COMMENTS**

**L. ADJOURNMENT**

## **Planning and Zoning Commission Late Public Hearing Submittal Policy**

Voluminous information shall not be submitted to the Commission at a public hearing. Generally, maps, graphic and photographs will be allowed. Type written information shall be limited to two pages, submitted no later than three (3) working days prior to a public hearing (i.e. the Wednesday before a regularly scheduled or special PZC Monday meeting). Information may be accepted, if the Commission chooses, to allow the additional information. If the petitioner or public insists that the voluminous information is important and critical to the case, the hearing shall be postponed for 30 days to allow staff to review the information, include it in the board member packet, and allow a thorough review by the Commission.