



**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: November 14, 2002

File No.: MAP2002-00001

Andrew Eker  
5201 East Tudor Rd  
Anchorage, AK 99507

Application For: Re-zone Tract A, Lakeside Sub. USS 1284 and USS 1284, Lot B from D-18 to Light Commercial.

Legal Description: USS 1284 Tract A Lot B

Parcel Code No.: 5-B21-0-100-003-0 & 5-B21-0-100-004-0

Hearing Date: November 12, 2002

The Planning Commission, at its regular public meeting on November 12, 2002, recommended to the Assembly that the requested re-zone Tract A, Lakeside Subdivision and Lot B, USS 1284, from D-18, Multi-family Residential to LC, Light Commercial be approved with one provision. The provision is that the uses allowed in the area to be rezoned to LC, light commercial be limited to only those LC uses which are permitted in the existing mixed use district, MU2.

The Planning Commission, at its regular public meeting on December 10, 2002, adopted findings as follows:

1. The request meets the submittal requirements and rezoning initiation, restriction and procedural requirements of the CBJ Land Use Code.
2. The request to change the zoning to LC, Light Commercial, as modified by the Planning Commission, will conform to the CBJ Comprehensive Plan. The proposed modification to the LC, Light Commercial zoning will limit the permissible uses allowed in the district to only those LC uses that are listed in the existing Mixed Use Zoning District, MU2. This modification will result in the zone change being in harmony with the general direction of the Comprehensive Plan, which designates this area for Mixed Use development.
3. The density of dwellings allowed and development setback for the LC, zoning districts will not be modified. The density allowed, the setbacks required, and the building height allowed are considerably more restrictive than either of the current Mixed-Use zoning Districts. All

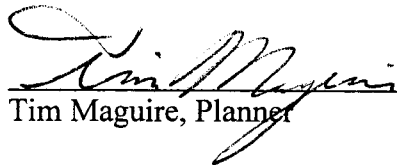
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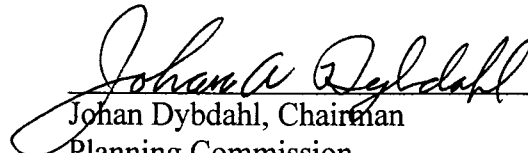
development proposals over a certain size or intensity will require public hearing and permit review by the Planning Commission. This combination of limiting the uses allowed in the area rezoned to LC, the relatively restrictive development standards imposed in the LC commercial district, and the permit review process, will address the traffic, safety, and other concerns associated with the commercial development in the neighborhood.

Attachments: November 7, 2002 memorandum from Tim Maguire, Community Development to the CBJ Planning Commission regarding MAP2002-00001.

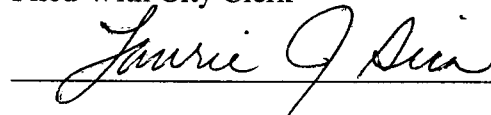
This Notice of Decision constitutes a final decision of the CBJ Planning Commission and recommendation to the Assembly.

Project Planner:

  
\_\_\_\_\_  
Tim Maguire, Planner

  
\_\_\_\_\_  
Johan Dybdahl, Chairman  
Planning Commission

Filed With City Clerk

  
\_\_\_\_\_  
12/13/02  
\_\_\_\_\_

cc: Plan Review  
Murray Walsh  
Jamie Parsons

**NOTE:** The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.