

MUNICIPALITY OF ANCHORAGE
MEMORANDUM

DATE: May 7, 2008

TO: Platting Board

THRU: Tom Nelson, Planning Department Director

FROM: Margaret O'Brien, Senior Planner

SUBJECT: S-11337-3 Venture Plaza Subdivision, Lot 1 – Second 18-month
Time Extension Request

This is the second request for an 18-month time extension for proposed Lot 1, Venture Plaza Subdivision.

On March 2, 2005, the Platting Board approved a request to subdivide seven (7) lots and one (1) block into one (1) lot with vacation of a 10-foot utility easement running east-west through the common lot lines of Lots 1-6, Block I, Rosebud Subdivision and Block 10, Heather Meadows Subdivision. A variance request from AMC 21.85.030 that sought relief from the requirement to construct Barrow Street to urban commercial half-street standards was denied. The preliminary plat was approved subject to 13 conditions of approval. A copy of the March 2, 2005 summary of action, minutes and staff report relating to this case is included in Section 5 of the packet.

The site is located between Tudor Road and East 45th Avenue and between A Street and Barrow Street. The parcel is zoned R-O (Residential-Office District) and undeveloped. Hotel development is located to the west across A Street, a 46-unit apartment complex is located to the south across East 48th and office development is located to the east.

The first 18-month time extension was requested to resolve conditions of approval. On September 6, 2006, the Board granted a time extension to March 2, 2008. In response to comments received from reviewing agencies, Conditions 9 and 13(a) were amended. A copy of the September 6, 2006 summary of action pertaining to this case is included in Section 5 of the packet.

The petitioner states that the property has been marketed extensively, but has not been able to match a user to the site. The petitioner is unable to commit to the requirements of the preliminary plat and requests the time extension to complete a sale or development project.

The request for a time extension was received prior to the March 2, 2008 expiration of the preliminary plat approval as required by AMC 21.15.115.D.2. The current conditions are substantially the same as those which existed when the preliminary plat was originally approved in conformance with AMC 21.15.115.D.3.

Reviewing agencies generally had no comment or no objection to the time extension request.

The Department has no object to the request and recommends approval of the time extension to September 2, 2009.