

Application for Conditional Use

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Carol Creek LLC		Name (last name first) S4 Group, LLC	
Mailing Address 19507 Richner Rd, Chugiak, AK 99567		Mailing Address 124 E 7th Ave, Anchorage, AK 99501	
Contact Phone – Day 907-310-2501		Contact Phone – Day 907-306-8104	
Evening		Evening	
E-mail dkpartow@gci.net		E-mail craigb@s4ak.com, kate@s4ak.com	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): 051-361-50		
Site Street Address: N/A		
Current legal description: (use additional sheet if necessary) Carol Creek Tract 1 (Plat 2018-82)		
Zoning: CE-R-2M-SL	Acreage: 29.7	Grid #: NW0453

CONDITIONAL USE APPROVAL REQUESTED	
Use: Planned Unit Development	
<input checked="" type="radio"/> New conditional use	<input type="radio"/> Amendment to approved conditional use Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit 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 conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Planning and Zoning Commission for administrative reasons.

CB 12/19/2023
 Signature Owner Representative Date
 (Representatives must provide written proof of authorization)

Craig Bennett
 Print Name

Accepted by: <u>Shawn O.</u>	Poster & Affidavit: <u>1+1</u>	Fee: <u>\$14,350⁰⁵</u>	Case Number: <u>2023-0080</u>	Meeting Date: <u>P2C:</u> <u>04/08/2024</u>
---------------------------------	-----------------------------------	--------------------------------------	----------------------------------	--

COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): Class A Class B

Anchorage 2040 Land Use Designation:
 Neighborhood (Residential) Center Corridor
 Open Space Facilities and Institutions Industrial Area

Anchorage 2040 Growth Supporting Features:
 Transit-supportive Development Greenway-supported Development
 Traditional Neighborhood Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at 3.8 dwelling units per acre

Girdwood- Turnagain Arm
 Commercial Industrial Parks/opens space
 Public Land Institutions Marginal land Alpine/Slope Affected
 Special Study Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: None "C" "B" "A"
 Avalanche Zone: None Blue Zone Red Zone
 Floodplain: None 100 year 500 year
 Seismic Zone (Harding/Lawson): "1" "2" "3" "4" "5"

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

Rezoning - Case Number: 2020-0037
 Preliminary Plat Final Plat - Case Number(s): 2018-82
 Conditional Use - Case Number(s):
 Zoning variance - Case Number(s):
 Land Use Enforcement Action for
 Building or Land Use Permit for
 Wetland permit: Army Corps of Engineers Municipality of Anchorage

SUBMITTAL REQUIREMENTS

(One copy of applicable items is required for initial submittal; additional copies required after initial submittal)
 1 copy required: Signed application (original) Ownership and beneficial interest form
 Watershed sign off form Underlying plat
 Special limitations from the underlying zoning, if applicable

16 copies required:

- Signed application (copies)
- Map of area surrounding petition site within 500 feet, including zoning and existing uses
- Map of existing conditions, to scale, including:
 - land uses structures utilities vegetation soils
 - natural features drainage topography site access pedestrian facilities
 - vehicle circulation and driveways easements and/or reservations
- Project narrative explaining:
 - the project planning objectives facility operations
 - an analysis of how the proposal meets the standards on page 3 of this application
 - construction and operation schedule final ownership
 - gross and net density (PUDs only)
- Site plan(s) to scale depicting, with dimensions:
 - building footprints parking areas vehicle circulation and driveways
 - pedestrian facilities lighting grading landscaping
 - loading facilities fences drainage required open space
 - snow storage area or alternative strategy trash receptacle location and screening detail
 - easements significant natural features freestanding sign location(s)
- Building plans to scale depicting, with dimensions:
 - floor plans building elevations exterior colors and textures
- Summary of community meeting(s)

(Additional information may be required.)

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080D.)

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that all of the approval criteria are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04;
3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05;
4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts;
5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;
6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible;
8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; and
9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services.

SPECIFIC CONDITIONAL USE STANDARDS (AMC 21.05)

Certain conditional uses have detailed standards that relate only to that type of conditional use. When there are detailed standards, the Planning and Zoning Commission may only approve the conditional use if the Commission finds that all general standards listed in the previous section and detailed standards listed for that conditional use in AMC 21.05 are satisfied. Each detailed standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.



Carol Creek Subdivision
Conditional Use for a Residential Planned Unit Development Narrative
Case 2023-0080

PROPOSAL

Carol Creek, LLC is requesting review and approval of the following narrative, attached project plans, and documents for a proposed Planned Unit Development (PUD) of Carol Creek Subdivision, Tract 1 (MOA Parcel ID# 051-361-50) under AMC 21.03.080.H *Conditional Use for a Residential Planned Unit Development*. The proposed development is for 115 detached single family dwellings on individual lots, which creates a density of 3.8 dwelling units per acre. This meets the target density for the parcel established in the *Chugiak-Eagle River Site-Specific Land Use Plan 2018 Update* (2018 CESSLUP) and the 2020 zoning ordinance AO No. 2020-71. This conditional use application is being submitted in concurrence with a platting application to subdivide Carol Creek Subdivision Tract 1 (underlying plat 2018-82) into Carol Creek Subdivision Lots 1-115, Tracts A-H, and Tracts R1-R4 (Case S12738). This is a phased development.

To accommodate the site design and proposed density, the following variance is requested:

Design Variance for Building Separation (AMC 21.07.110.G.2.c.v). The conditional use for a residential planned unit development standard for building separation of 1.5 times the height of the tallest adjacent building is deemed excessive and unnecessary for the single unit lots proposed. We are requesting to adhere to the standard minimum setback requirements for CE-R-2M districts in place of the stated standard. See attached design variance request.

LOT DIMENSIONAL STANDARDS:

A minimum lot size of 3,000 square feet is proposed for this PUD.

A minimum lot width of 40 feet is proposed for this PUD.

OVERVIEW

The project site is a 29.7 acre tract of land located west of the Old Glenn Highway at the North Eagle River exit, with its western boundary adjacent to Fred Meyer and its northern boundary adjacent to Harry McDonald Road. The site consists of one tract of land, known as Carol Creek Subdivision, Tract 1 (underlying plat 2018-82). The property is owned by Carol Creek, LLC.

The project site was previously a portion of Tract B4 of the Recreation Center Subdivision (Plat No. 85-82), owned and managed by the Heritage Land Bank. The *Chugiak-Eagle River Site-Specific Land Use Plan 2018 Update* (2018 CESSLUP) was written to document the findings of the study of the area and to implement goals, policies, recommendations, and development standards for this parcel and others. The 2018 CESSLUP identified this portion of Tract B4 as being suitable for development as Medium Density Residential. In accordance with Land Use Plan update Tract B4 was subdivided into Carol Creek Subdivision in late 2018, creating Carol Creek Subdivision, Tract 1. In 2020 the parcel was rezoned from PLI: Public Lands and

Institutions District to CE-R-2M-SL: Mixed Residential District with Special Limitations by AO No. 2020-71, with the special limitation that “no more than 115 dwelling units shall be developed on Tract 1.”

The Carol Creek Planned Unit Development will be a Common Ownership Interest Community with a Homeowners Association that will be responsible for snow removal, road maintenance of the private streets, ownership of the open space tracts, and maintenance of the landscaping.

The proposed development consists of 115 detached single family homes (Lots 1-115), 8 open space tracts (Tracts A-H), and 4 private street tracts (Tracts R1-R4). The proposed homes range from ranch style homes to two story homes in a range of sizes and styles. The development was laid out with consideration for topography, drainage, wetlands, and stream protection. Carol Creek Drive will be dedicated as a public street that, when the adjacent parcel to the east is developed, will provide a thru connection from Old Glenn Highway via Harry McDonald Road to Mendenhall Street above.

By developing the site as a Planned Unit Development the site design can incorporate shorter roads, develop fewer feet of utility infrastructure, and provide more open space; while meeting the Special Limitation of 115 dwelling units. The site design is extensively determined by the goals of the 2018 CESSLUP; specifically, the thru connection from Harry McDonald Road to Mendenhall Drive, the creation of small fee simple lots, the strategic placement of utilities, and the use of privately maintained roads.

UTILITY & ROAD IMPROVEMENTS

The development will be serviced by public sewer and water. All main utility lines constructed within the right-of-way will become the property of Anchorage Water and Wastewater Utility (AWWU) upon completion. Preliminary discussions have begun with AWWU to up-size the water main for future needs.

In accordance with the 2018 CESSLUP Carol Creek Drive, a publicly dedicated street, will provide a thru connection from Old Glenn Highway via Harry McDonald Road to Mendenhall Street above. Four private streets will connect to Carol Creek Drive and provide access and utilities to 68 of the 115 lots. These private streets will each be encompassed by a 40 foot wide tract (Tracts R1-R4) and will prevent additional ingress onto Harry McDonald Road, which will not be upgraded as part of this development.

Carol Creek Drive is 33 feet wide from back of curb to back of curb with a detached pathway. Tracts R1-R4 contain 31 foot wide private streets.

LANDSCAPING

The existing natural vegetation will be preserved as much as possible, particularly where the development nears the wetlands and Carol Creek. The existing vegetation will be supplemented with additional landscaping as necessary. AMC 21.07.110.G.2.b requires that a minimum of 30% of the site shall be reserved for open space, wherein at least half of such open space be contiguous and 12%-50% of the open space be private. Total open space provided for the development is 412,647 square feet or 42% of the site's square footage, 16% of which is private open space. See the attached Landscaping Plan for details.

CONFORMANCE WITH COMPREHENSIVE PLAN

Applicable provisions from the *Chugiak-Eagle River Comprehensive Plan Update 2006* (2006 CESSLUP):

- *Land Use Goal A1a: Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment. (pg 34)*
- *Land Use Objective A2c: Promote appropriate infill development in the community. (pg 35)*
- *Community Design Goal B1a: Encourage development patterns and site designs which protect natural amenities, scenic vistas, general community character and also promote safe and healthy environments. (pg 36)*
- *Community Design Goal B1b: Improve the appearance and function of arterials and major collectors through the use of appropriate design techniques. (pg 37)*

Applicable provisions from the *Chugiak-Eagle River Site Specific Land Use Plan 2018 Update* (2018 CESSLUP):

- *Carol Creek Tract 1 Objective 1: Compact Development, which promotes the efficient provision of public services and infrastructure, and allows retention of natural areas. (pg 45)*
- *Carol Creek Parcel Plan Objective 8: Keep down per-unit costs for new housing, through four main strategies:*
 - *Focus on moderate density housing, including duplexes, triplexes, townhouse and apartments, and single family homes with accessory dwelling units.*
 - *Reduce the cost to provide "backbone infrastructure," including water, sewer and road improvements, by being strategic about infrastructure timing and cost sharing.*
 - *Where practical, use privately constructed/privately maintained roads and infrastructure, which is less costly to install than comparable facilities constructed by the Municipality to public standards. (pg 31)*
- *Carol Creek Plan Objective 9: Allow for flexibility in the specific layout and numbers of future residential developments to take advantage of the skills and experience of individual developers, and respond to evolving market opportunities. At the same time, establish and require compliance with a set of residential development standards to ensure these are high quality developments and good neighbors to existing residential areas, and that these residential developments take advantage of proximity to adjoining commercial and civic uses, the area's views, open spaces and other natural amenities. (pg 31)*
- *"Based on current demand and performance of recent developments, the Eagle River market desires a single family home with a garage, even on small lots; . . . Fee simple lots are most desirable, as the owner has control over the land underlying the house," (pg 28)*
- *"Carol Creek and its associated wetlands are a valuable community resource, offering a range of hydrological, wildlife habitat, recreational values, and ecological functions. These environmentally sensitive areas would be protected even as other portions of the site are developed." (pg 24)*

- *“Primarily residential use is proposed as a future option for the Carol Creek parcel. Residential use is supported for several reasons:

 - *The Municipality of Anchorage Housing Demand Study (2012) documented a serious shortage of available land to meet future housing needs in the Municipality as a whole, noting that Eagle River has a relatively larger share of available land that could contribute to meeting these needs. Designating the future use of this parcel for housing will make more land available for housing, and in a particularly suitable location for its proximity to a school, as well as commercial, transportation and recreation amenities.*
 - *As Eagle River grows, the availability of land for residential use adjacent to the existing Town Center, the central area of Eagle River designated as the area appropriate for higher-density housing and more intensive commercial uses, is limited. By developing this area, which is not adjacent to the Town Center but is next to an existing node of commercial and civic uses, HLB could serve an important community need identified by several goals in the Chugiak-Eagle River Comprehensive Plan, focusing new residential neighborhood development in an area with convenient access to employment, commercial centers, and major transportation corridors.” (PG 25)**

CONFORMANCE WITH APPROVAL CRITERIA

GENERAL CONDITIONAL USE STANDARDS (AMC 21.03.080.D)

- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations.**

The proposed use conforms to the applicable comprehensive plans and provisions of this title, state, and federal regulations to the maximum extent feasible. Key design elements of the proposed subdivision and planned unit development are a result of the standards and intent put in place by both *Title 21* and the *Chugiak-Eagle River Site Specific LUP 2018 Update* (2018 CESSLUP). Specifically, the thru connection from Harry McDonald Road to Mendenhall Drive, the creation of small fee simple lots, the strategic placement of utilities, the use of privately maintained roads, the retention of natural areas, design flexibility, protection of wetlands, and medium density housing.

- 2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04.**

In 2020 the parcel was rezoned from PLI: Public Lands and Institutions District to CE-R-2M-SL: Mixed Residential District with Special Limitations by AO No. 2020-71, with the special limitation that “no more than 115 dwelling units shall be developed on Tract 1”, or 3.8 dwelling units per acre. This limitation is more restrictive than the standard CE-R-2M zoning district, which allows up to 15 dwelling units per acre. The CE-R-2M district is intended for the detached single family dwelling units planned for this development.

- 3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05.**

Per AMC 21.10.040.C.6 and table 21.10-4, Table of Allowed Uses single-family detached dwellings are intended for and permitted in the CE-R-2M zoning district.

- 4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts.**

The 2018 CESSLUP was written by the surrounding community to document the findings of the study and implementation of goals, policies, recommendations, and development standards for this parcel and others. The 2018 update specifically outlines this site as ideal for medium density residential development. Creative site design has created a planned development that takes into account the wide-ranging topography and slopes, wetlands, stream protection, and drainage of the tract.

- 5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district.**

The 2018 CESSLUP specifically outlines this site as ideal for medium density residential development. The site's northern boundary is the Old Glenn Highway, Harry McDonald Road, the Harry J. McDonald Memorial Center, and the Fire Lake Elementary School. Across the Old Glenn Highway are CE-R-3SL zoned residential neighborhoods. The western boundary is adjacent to the commercially zoned Northgate Business Park and Fred Meyer. South of the site, past a strip of vacant public lands, is the Brandywine CE-R-1A residential development. Northeast of the site is the undeveloped Carol Creek Subdivision Tract 2, zoned CE-R-6SL for future residential development. Carol Creek Drive will connect thru this future development to Mendenhall Street and the adjacent Fire Lake Alaska Subdivision, a CE-R-2ASL zoned residential development. This proposed use is ideally suited for this site and will enhance the intended use of surrounding properties.

In the 2018 CESSLUP's plan for Carol Creek Objective 9 states that, *"Allow for flexibility in the specific layout and numbers of future residential developments to take advantage of the skills and experience of individual developers, and respond to evolving market opportunities. At the same time, establish and require compliance with a set of residential development standards to ensure these are high quality developments and good neighbors to existing residential areas, and that these residential developments take advantage of proximity to adjoining commercial and civic uses, the area's views, open spaces and other natural amenities."*

- 6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

The 2018 CESSLUP specifically outlines this site as ideal for medium density residential development. The site's northern boundary is the Old Glenn Highway, Harry McDonald Road, the Harry J. McDonald Memorial Center, and the Fire Lake Elementary School. Across the Old Glenn Highway are CE-R-3SL zoned residential neighborhoods. The western boundary is adjacent to the commercially zoned Northgate Business Park and Fred Meyer. South of the site, past a strip of vacant public lands, is the Brandywine CE-R-1A residential development. Northeast of the site is the undeveloped Carol Creek Subdivision Tract 2, zoned CE-R-6SL for future residential development. Carol Creek Drive will connect thru this future development to Mendenhall Street and the adjacent Fire Lake Alaska Subdivision, a CE-R-2ASL zoned residential development. This proposed use is ideally suited for this site and will enhance the intended use of surrounding properties.

- 7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible.**

No significant adverse impacts are anticipated from the proposed development. The compact design, density, and interior streets mitigate any off site impacts.

- 8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes.**

The development is adjacent to Old Glenn Highway, which is a collector and provides immediate access to public transportation via Harry McDonald Road. Additionally, the subdivision has no individual driveway access to any exterior streets.

- 9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities**

The development is appropriately located with respect to AWWU water and wastewater supply and is located within the police and fire service areas of Eagle River. All main utility lines constructed within the right-of-way will become the property of Anchorage Water and Wastewater Utility (AWWU) upon completion. Preliminary discussions have begun with AWWU to up-size the water main for future needs.

RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS (AMC 21.07.110.G)

1. Additional Conditional Use Criteria

- a. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas, and the preservation of natural features.**

The proposed subdivision and associated planned unit development utilize a creative design that provides efficient and responsible development of the tract through the use of compact fee-simple lots, private streets, and large expanses of open space; all of which contribute to the preservation of the natural features of the site.

- b. The mixing of compatible land uses, residential densities, and housing types within the neighborhood.**

The 2018 CESSLUP specifically outlines this site as ideal for medium density residential development. The site's northern boundary is the Old Glenn Highway, Harry McDonald Road, the Harry J. McDonald Memorial Center, and the Fire Lake Elementary School. Across the Old Glenn Highway are CE-R-3SL zoned residential neighborhoods. The western boundary is adjacent to the commercially zoned Northgate Business Park and Fred Meyer. South of the site, past a strip of vacant public lands, is the Brandywine CE-R-1A residential development. Northeast of the site is the undeveloped Carol Creek Subdivision Tract 2, zoned CE-R-6SL for future residential development. Carol Creek Drive will connect thru this future development to Mendenhall Street and the adjacent Fire Lake Alaska Subdivision, a CE-R-2ASL zoned residential development. This proposed use is ideally suited for this site and will enhance the intended use of surrounding properties. The proposed homes range from ranch style homes to two story homes in a range of sizes and styles. The development was laid out with consideration for topography, drainage, wetlands, and stream protection.

c. The efficiency of the configuration of utilities, vehicular circulation, and parking facilities.

The use of a public thoroughfare street and four private streets retained within Tracts R1-R4 allows for a more efficient layout of utilities and vehicle circulation, preventing unnecessary connections onto Harry McDonald Road. Parking is provided in the individual home garages and driveways.

The Chugiak-Eagle River Site-Specific Land Use Plan 2018 Update states, “*Where practical, use privately constructed/privately maintained roads and infrastructure, which is less costly in install than comparable facilities constructed by the Municipality to public standards.*” as one of its objectives on page 31.

d. Enhancing the surrounding environment.

This development will enhance the surrounding environment by providing a well planned out residential area with ample private and common open space, a development that adheres to the specific guidelines for the site laid out by the surrounding community in the 2018 CESSLUP, and providing a thru connection from Old Glenn Highway via Harry McDonald Road to Mendenhall Street, when the adjacent Carol Creek Tract 2 is developed.

e. Maintaining population densities and lot coverage that are consistent with available public services and the comprehensive plan.

In 2020 the parcel was rezoned from PLI: Public Lands and Institutions District to CE-R-2M-SL: Mixed Residential District with Special Limitations by AO No. 2020-71, with the special limitation that “no more than 115 dwelling units shall be developed on Tract 1”, or 3.8 dwelling units per acre. This limitation is more restrictive than the standard CE-R-2M zoning district, which allows up to 15 dwelling units per acre. The 2018 CESSLUP specifically outlines this site as ideal for medium density residential development. Creative site design has created a planned development that takes into account the wide-ranging topography and slopes, wetlands, stream protection, and drainage of the tract.

The development will be serviced by public sewer and water. All main utility lines constructed within the right-of-way will become the property of Anchorage Water and Wastewater Utility (AWWU) upon completion. Preliminary discussions have begun with AWWU to up-size the water main for future needs.

2. Minimum Standards

- a. *Minimum site area.*** The minimum site area for a PUD shall be 2.0 acres for PUDs located entirely in the R-2M, R-3, and R-4 zoning districts. If any portion of a proposed PUD is located within the R-1, R-1A, R-2A, R-2D, R-5, R-7, GR-1, GR-2, GR-2A, GR-3, GR-4, or GR-5 zoning districts, the minimum site area shall be 5.0 acres. If any portion of a proposed PUD is located within the R-6, R-8, or R-9 zoning districts, the minimum site area shall be ten acres.

The project site exceeds the minimum site area of 2 acres for PUDs located in R-2M zoning districts.

- b. *Open space.*** A minimum of 30 percent of the site shall be reserved as open space which shall meet the following standards:

- i. At least one-half of such open space shall be contiguous;**
 - ii. The open space shall not include public or private streets or rights of way; parking facilities, driveways, other motor vehicle circulation areas, loading areas, or refuse collection areas; slopes over 15 percent;**
- Conditional Use Narrative Case 2023-0080 [updated 01/29/24]

50 percent of designated snow storage areas; drainage easements, ditches, swales, or other areas intended to collect and channel water;

- iii. **In class A districts, no portion of the required open space shall be less than 2,000 square feet in area or less than 30 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to subsections b.iv. and b.v. below;**
- iv. **In class B districts, no portion of the required open space shall be less than half of the minimum lot size of the underlying district in area, or less than 100 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to subsections b.v. and b.vi. Below;**
- v. **A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwelling units; and**
- vi. **In multistory buildings, balconies or decks may be used in lieu of individual yards provided that the total area of all balconies or decks is not less than the total yard area otherwise required.**

Total open space provided for the development is 412,647 square feet or 42% of the site's square footage, 16% of which is private open space. Tract A consists of 268,794 square feet of contiguous common open space, or 65% of the total open space. This site is in a Class A district; no portion of the common open space is less than 2,000 square feet in area or less than 30 feet in its smallest dimension. See the attached Landscaping Plan for details.

c. Design.

- i. **Any nonresidential use permitted in a PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless nonresidential and residential uses are combined within a single structure, nonresidential uses shall be separated from dwelling units by L2 buffer landscaping.**
- ii. **Pedestrian walkways shall connect residential and nonresidential uses within a PUD.**
- iii. **L2 buffer landscaping shall be planted along each boundary of the PUD adjacent to a nonresidential district or a right-of-way designated for collector or greater capacity on the Official Streets and Highways Plan.**
- iv. **Common open space with L3 screening landscaping shall be provided along any lot line abutting a residential neighborhood where any abutting lot is greater than 150 percent of the average lot size along that lot line of the PUD.**
- v. **Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.**
- vi. **Each dwelling unit shall be provided with either heated parking, or at least one electrical outlet that is convenient to the required parking space(s).**

This development consists of only residential uses, there are no nonresidential uses included in the development. L2 buffer landscaping is provided along each boundary of the site, except for the eastern boundary of the subdivision adjacent to Carol Creek Tract 2, where-in L3 screening landscaping is to be installed.

A variance is being requested for the relief from the standard for building separation of 1.5 times the height of the tallest adjacent building, as this requirement would be antithetical to tighter lot configurations and compact development of fee-simple lots inherent in the site design. Key design elements of the proposed subdivision and planned unit development are a result of the standards and intent put in place by both Title 21 and the 2018 CESSLUP. Specifically, the thru connection from Harry McDonald Road to Mendenhall Drive, the creation of small fee simple lots, the strategic placement of utilities, the use of privately maintained roads, the retention of natural areas, design flexibility, protection of wetlands, and medium density housing.

Each dwelling unit is provided with a heated one-car or two-car garage for parking.

d. Access and connectivity. PUDs shall comply with Section 21.07.060, Transportation and Connectivity.

This development complies with AMC 21.07.060 to the most feasible extent. Please see the attached letter from the Municipality of Anchorage's Traffic Engineering Department stating their acceptance of the final " Carol Creek Subdivision Development - Abbreviated Traffic Impact Analysis (TIA)", dated March 22, 2023, which incorporates the combined MOA and DOT&PF comments and associated responses.

e. Utility installation. All new utilities shall be installed underground.

This standard will be met.

f. Homeowners' agreements Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.010 et seq. or any mandatory homeowners' or similar association shall submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The commission may require any provisions necessary to ensure that the provisions and intent of this title are met.

This standard will be met.

3. Development Options

a. Density. The number of dwelling units per acre allowable on the gross area of a PUD shall be determined by the planning and zoning commission. However, in no event shall the number of dwelling units per acre for R-2M exceed 22 dwelling units per Acre.

This development features 3.8 dwelling units per acre, which meets this standard.

b. Uses. The applicant may propose any residential use, and in class A zoning districts, may propose any commercial use that is allowed in the R-4 district in Table 21.05-1. A PUD may not include the storage or use of mobile homes or quonset huts. Any nonresidential use must be specifically authorized as to its exact location, type, and size. In no event shall the total gross floor area of all nonresidential uses exceed ten percent of the total gross floor area of the PUD.

No disallowed uses will be present in the PUD, this development only includes residential uses.

c. Dimensional standards.

i. Height limitations in the R-1, R-1A, R-2A, R-2D, R-2F, R-2M, R-6, R-7, R-8, R-9, GR-1, GR-2, GR-2A, GR-3, GR-4, or GR-5 zoning districts may be exceeded by an additional five feet. Height limitations in the R-3 and R-4 districts may be exceeded by an additional ten feet.

ii. The applicant may propose changes to minimum lot area, maximum lot coverage, and minimum setbacks for the PUD.

It is requested that the minimum lot area be 3,000 square feet and the minimum lot width be 40 feet.

d. Planned unit developments in the turnagain arm district. PUDs in the TA district shall conform, with regard to uses and residential density, to the land use plans of the Turnagain Arm Area Plan and the standards of this section.

This PUD is not located in the Turnagain Arm district.

SUBDIVISION STANDARDS (AMC 21.03.200)

This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development and Design Standards and 21.08, and Subdivision Standards, and to the maximum extent feasible:

a. Promotes the public health, safety, and welfare;

This subdivision promotes public health, safety, and welfare by providing a development for residential use that conforms to the *Chugiak-Eagle River Site Specific Land Use Plan 2018 Update (2018 CESSLUP)*, which was written by the surrounding community to document the findings of the study and implementation of goals, policies, recommendations, and development standards for this parcel and others.

b. Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects;

This subdivision mitigates the effects of incompatibilities between land uses and residential densities by conforming to the existing CE-R-2M-SL zoning standard for density, the standards and intent put in place by the 2018 CESSLUP, and by exceeding the open space requirements for site.

c. Provides for the proper arrangement of streets in relation to existing or proposed streets;

The subdivision will be accessed via Harry McDonald Road by Carol Creek Drive, an internal public street. This will provide a thru connection from Old Glenn Highway via Harry McDonald Road to Mendenhall Street when the adjacent parcel to the East is developed; per the 2018 CESSLUP. A subdivision variance is being requested with this application for the 4 private streets shown on the plat. These private streets adhere to the 2018 CESSLUP, allow for a more efficient lot configuration, and prevent unnecessary connections onto Harry McDonald Road.

d. Provides for adequate and convenient open space;

This subdivision and concurrent planned unit development exceeds the open space standard minimum requirements for both CE-R-2M districts and for planned unit developments. Total open space provided for the development is 412,647 square feet or 42% of the site's square footage. AMC 21.07.030.B.2 sets the minimum standard at 400 square feet per dwelling unit, which would require 46,000 square feet of open space. AMC 21.07.110.G.2.b sets the minimum standard at 30% of the site's square footage.

e. Provides for the efficient movement of vehicular and pedestrian traffic;

This subdivision provides efficient means of vehicular and pedestrian movement by providing pedestrian and vehicular access via Harry McDonald Road with a dedicated thru road. Four private roads are included in the plans for adequate access to all lots.

f. Ensures adequate and properly placed utilities;

This subdivision ensures adequate and properly placed utilities by keeping easements in-line with previous utility easements and continuing to work with the utility companies on easement placement.

g. Provides access for firefighting apparatus;

Allows for effective access to firefighting apparatus by nature of the adequate road frontage on the publicly dedicated road and firefighting apparatus turn-arounds on each of the private roads.

h. Provides opportunities for recreation, light, and air, and avoids congestion;

The development's design utilizes the consolidation of ample open space and recreation areas, as well as the preservation of existing natural features.

i. Facilitates the orderly and efficient layout and use of the land;

The proposed subdivision and associated planned unit development utilize a creative design that provides efficient and responsible development of the tract, while adhering to the natural features of the lot, the comprehensive plan, and the special limitations of the lot.

j. Does not create a split-zoned lot; and

This subdivision does not create a split-zoned lot. All properties are commonly zoned.

k. Furthers the goals and policies of the comprehensive plan and conforms to the comprehensive plan in the manner required by section 21.01.080, Comprehensive Plan.

The proposed lots will conform to all standards set forth in the Comprehensive Plan. The following are policies from the *Chugiak-Eagle River Comprehensive Plan Update 2006* that apply to this development:

- "Ensure an orderly, efficient pattern of development that reflects the diverse needs of the community and encourages growth that is consistent with historical land uses, community character and the natural environment." -PG 34 Land Use Goal A1a
- "Promote appropriate infill development in the community." -PG 35 Objective A2c
- "Encourage development patterns and site designs which protect natural amenities, scenic vistas, general community character and also promote safe and healthy environments." PG 36 Community Design Goal B1a

The following are policies from the *Chugiak-Eagle River Site-Specific Land Use Plan 2018 Update* that apply to this development:

- "Compact Development, which promotes the efficient provision of public services and infrastructure, and allows retention of natural areas." -PG 45, Objective #1 for Tract 1
- "Carol Creek and its associated wetlands are a valuable community resource, offering a range of hydrological, wildlife habitat, recreational values, and ecological functions. These environmentally sensitive areas would be protected even as other portions of the site are developed." -PG 24
- "Primarily residential use is proposed as a future option for the Carol Creek parcel. Residential use is supported for several reasons:
 - The Municipality of Anchorage Housing Demand Study (2012) documented a serious shortage of available land to meet future housing needs in the Municipality as a whole, noting that Eagle

River has a relatively larger share of available land that could contribute to meeting these needs. Designating the future use of this parcel for housing will make more land available for housing, and in a particularly suitable location for its proximity to a school, as well as commercial, transportation and recreation amenities.

- As Eagle River grows, the availability of land for residential use adjacent to the existing Town Center, the central area of Eagle River designated as the area appropriate for higher-density housing and more intensive commercial uses, is limited. By developing this area, which is not adjacent to the Town Center but is next to an existing node of commercial and civic uses, HLB could serve an important community need identified by several goals in the Chugiak-Eagle River Comprehensive Plan, focusing new residential neighborhood development in an area with convenient access to employment, commercial centers, and major transportation corridors.” -PG 25
- “Based on current demand and performance of recent developments, the Eagle River market desires a single family home with a garage, even on small lots; . . . Fee simple lots are most desirable, as the owner has control over the land underlying the house,” -PG 28 (we have HOA)
- “- Keep down per-unit costs for new housing, through four main strategies:
 - Focus on moderate density housing, including duplexes, triplexes, townhouse and apartments, and single family homes with accessory dwelling units.
 - Reduce the cost to provide “backbone infrastructure,” including water, sewer and road improvements, by being strategic about infrastructure timing and cost sharing.
 - Where practical, use privately constructed/privately maintained roads and infrastructure, which is less costly to install than comparable facilities constructed by the Municipality to public standards.
 - Allow for flexibility in the specific layout and numbers of future residential developments to take advantage of the skills and experience of individual developers, and respond to evolving market opportunities. At the same time, establish and require compliance with a set of residential development standards to ensure these are high quality developments and good neighbors to existing residential areas, and that these residential developments take advantage of proximity to adjoining commercial and civic uses, the area’s views, open spaces and other natural amenities.” -PG 31 Plan Objectives

Application for Design Variance

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

PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) Carol Creek LLC		Name (last name first) CE-R-2M-SL	
Mailing Address 19507 Richner Rd, Chugiak, AK 99567		Mailing Address Carol Creek Tract 1 (Plat 2018-82)	
Contact Phone – Day dkpartow@gci.net		Contact Phone – Day N/A	
Evening		Evening	
E-mail 907-310-2501		E-mail 051-361-50	

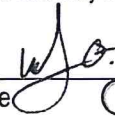
*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000-000-00-000): NW0453		
Site Street Address: 29.7		
Current legal description: (use additional sheet if necessary) Carol Creek Tract 1 (Plat 2018-82)		
Zoning: CE-R-2M-SL	Acreage: 29.7	Grid #: NW0453

PETITIONING FOR
Relief from PUD building separation standard

CODE CITATIONS
AMC 21.07.110.G.2.c.v
AMC 21.

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for variance 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 variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Urban Design Commission for administrative reasons.

Signature  Owner Representative 01/29/2024
(Representatives must provide written proof of authorization) Date

Kate Sauve
 Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number: 2023-0080	Meeting Date: Pzc: 04/08/2024
--------------	---------------------	------	------------------------	-------------------------------

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

Rezoning - Case Number: 2020-0037

Preliminary Plat Final Plat - Case Number(s): 2018-82

Conditional Use - Case Number(s):

Zoning variance - Case Number(s):

Land Use Enforcement Action for

Building or Land Use Permit for

Wetland permit: Army Corps of Engineers Municipality of Anchorage

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

1 copy required: Signed application (original)

16 copies required: Signed application (copies)

Variance narrative, addressing:

The need for the variance

The effect of granting the variance

An analysis of how the proposal meets the variance standards below

As-built survey showing existing conditions, to scale (no more than 2 years old)

Proposed plot plan, site plan, or building elevations, to scale (new construction)

Photographs or renderings

(Additional information may be required.)

VARIANCE STANDARDS

The Urban Design Commission may only grant a variance if the Commission finds that **all** of the following 8 standards are substantially met. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;
- b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard;
- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard;
- d. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this code;
- e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies;
- f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation; and
- g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.
- h. In evaluating the request for a variance from the maximum sign height, the urban design commission may consider whether there are special topographic circumstances that would result in a material impairment of visibility of the sign from the adjacent roadway which significantly diminishes the owner's or user's ability to continue to communicate adequately and effectively with the public through the use of the sign.



Carol Creek Subdivision
DESIGN VARIANCE NARRATIVE
Building Separation (AMC 21.07.110.G.2.c.v)

Anchorage Municipal code AMC 21.07.110.G.2.c.v states that, "Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building." A variance for relief from this standard is requested. It is proposed that in lieu of this requirement, the standard minimum setbacks for CE-R-2M stated in code be used. Specifically, Table 21.10-6 states that minimum setback requirements for a single-family detached dwelling have a front setback of 20 feet, side setback of 5 feet, and rear setback of 10 feet. The relief from the stated standard will allow the site design to retain the density of 115 single unit lots.

VARIANCE STANDARDS

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.**

The petition site is zoned CE-R-2M. The request to adhere to the CE-R-2M minimum setback requirements set forth in Title 21 as the standard for this subdivision will achieve the intent of the subject design standard set forth in Title 21 Table 21.10-6 for CE-R-2M districts.

- b. The proposed alternative achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.**

The need for more housing, compact housing styles, and affordable housing is clearly stated throughout the 2040 Comprehensive Plan and the Chugiak-Eagle River Comprehensive and Site-Specific plans. The relief from the AMC 21.07.110.G.2.c.v requirement will allow for more affordable and compact housing to the community of the municipality.

- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject standard.**

The petition site is zoned CE-R-2M. The request to adhere to the CE-R-2M minimum setback requirements set forth in Title 21 as the standard for this subdivision will allow for equivalent benefits to the community as standard CE-R-2M zoned lots do.

- d. The variance, if granted, does not change the use of adjacent property as permitted under this code.**

The adherence to Title 21 minimum setback requirements will in no way change the use of adjacent properties.

- e. The variance, if granted, does not change the character of the zoning district where the property is located, is in keeping with the intent of the code, and does not permit a use not otherwise permitted in the district in which the property lies.**

The petition site is zoned CE-R-2M. The request to adhere to the CE-R-2M minimum setback requirements set forth in Title 21 as the standard for this subdivision will keep with the character of the zoning district, intent of the code, and permitted uses of the district.

f. Persons with disabilities are provided with access as required by the Americans with Disabilities Act (ADA) and reasonable accommodation.

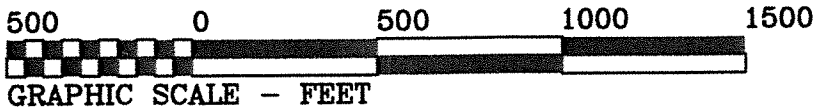
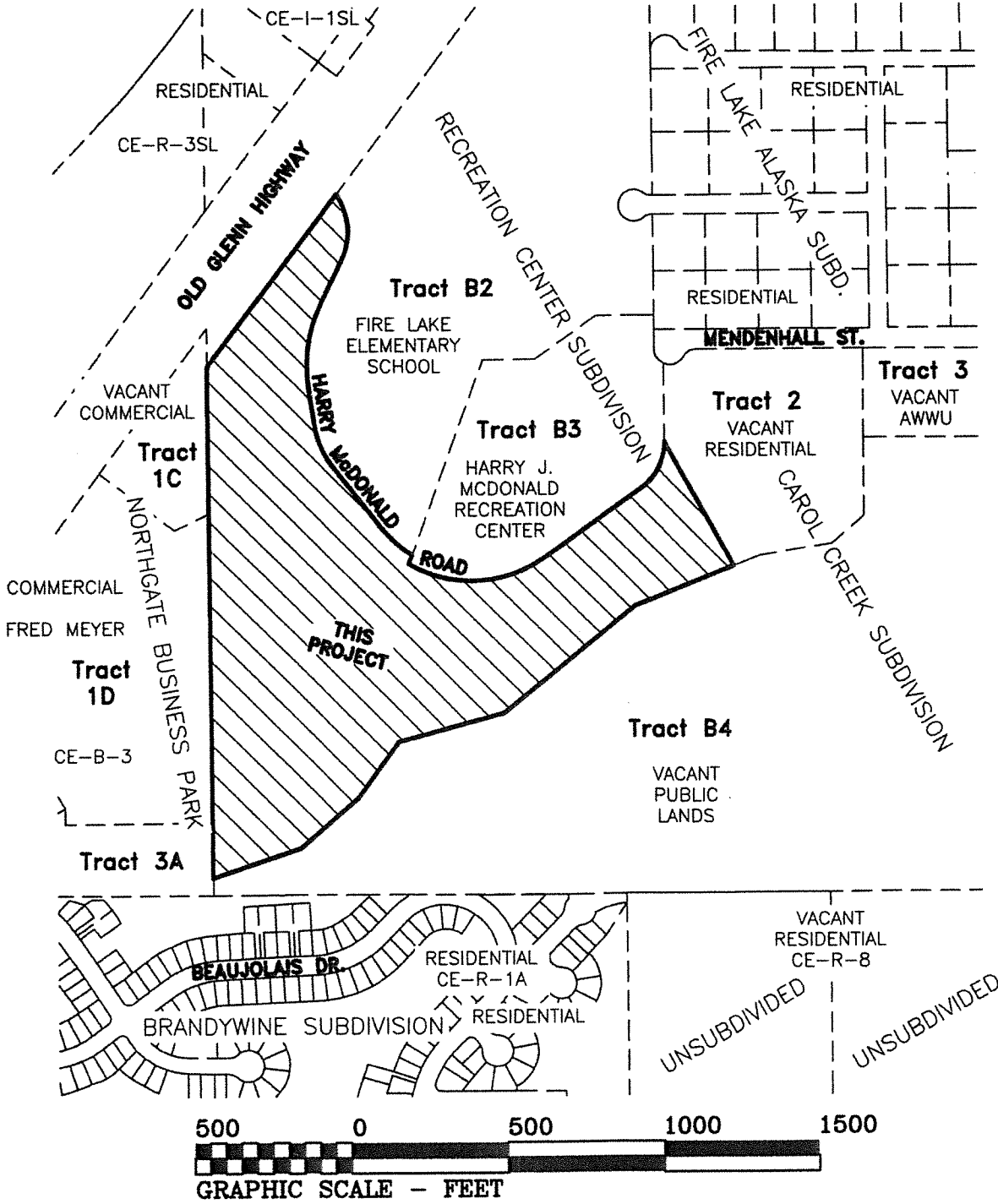
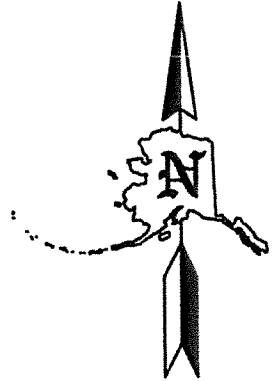
This variance will have no impact on ADA accessibility in the area.

g. The variance, if granted, does not adversely affect the health, safety, and welfare of the people of the municipality.

The petition site is zoned CE-R-2M. The request to adhere to the CE-R-2M minimum setback requirements set forth in Title 21 as the standard for this subdivision will allow for equivalent benefits to the community as standard CE-R-2M zoned lots do and will not adversely affect the health, safety, and welfare of the people of the municipality.

SURROUNDING USES

Scale: 1" = 500'



Prepared by
Lang & Associates, inc.
Professional Land Surveyors

11500 Daryl Avenue
Anchorage, Alaska 99515-3049
(907) 522-6476
(907) 522-4625 Fax
ken@langsurvey.com
jonathan@langsurvey.com



Carol Creek
CUP PUD, Platting & Variances
Summary of Community Meeting
Sep 15, 2022

MOA Planning Division Director
4700 Elmore Road
Anchorage, AK 99507

406 notices were mailed on August 8th, 2022, 1 returned, see attached for content of notices.

Date and Time of Community Meeting: 09/15/2022 @ 7:00 PM

Presentation started at: 7:20 PM

Presentation concluded at: 8:20 PM

Participants: 33

Location: Elsie Oberg Community Center, 18606 Old Glenn Hwy, Chugiak, AK

Subject: Proposed CUP PUD, Platting action and Variances

This community meeting was held by the Chugiak Community Council on Sept 15, 2022. The presentation covered the details of the proposed CUP PUD, Phased Platting action and Variances for the Carol Creek project. The community members were asked what questions they had about the project site. The following is a brief summary of the questions and comments made by the community.

Q: How many lots are proposed?

A: The zoning SL allows 115 and that is what is proposed.

Q: What does CUP PUD stand for?

A: Conditional Use Permit, Planned Unit Development.

Q: What is the proposed cost of the lots and homes?

A: The goal is for lots to be in the \$80K range and the homes in the low \$400K.

Q: Who has owned the land?

A: This was owned by the MOA HLB?

Q: Where are trails located?

A: The trail locations were shown on the displayed plan and discussed.



Q: Will this meet the COMP Plan?

A: Yes this will need to meet both plans and MOA Planning will review for that.

Q: Will driveways access Harry McDonald Rd?

A: No driveways are accessing Harry McDonald Rd with this concept plan.

Q: Is Harry McDonald Rd a driveway?

A: Harry McDonald Rd will be dedicated to the MOA by the plat.

Q: Will traffic be an issue?

A: MOA Traffic and the ADOT will both review the application and make sure it is appropriate.

Q: Will dirt work and soils under homes be to code and inspected?

A: MOA inspectors and the engineers inspector will be checking during construction.

Some of the general community topics and statements covered;

- a. Harry McDonald Rd is a driveway.
- b. Would like to see the full submission once it is complete.
- c. AWWU has a water reserve above this site.
- d. Senior housing, as a previous concept was discussed
- e. Trails and Trail Parking was commented on.
- f. High and low density locations for housing.
- g. Guest parking for homes and trail access. .
- h. The Site-Specific Land Use Plan and how it was written.
- i. The MOA process for how developments are reviewed.

Community Meeting Notification: Carol Creek Tract 1

Chugiak Community Council Meeting
Date & Location:

SEPTEMBER 15 @ 7 PM

Elsie Oberg Community Center
18606 Old Glenn Hwy
Chugiak, AK 99567

Please check the Chugiak Council page on communitycouncils.org for possible meeting changes or updates.

S4 Group, LLC will be presenting a platting action and Planned Unit Development site plan with variances to the Chugiak community council at their regularly scheduled September meeting.

Representatives of the proposed project will provide an overview of the planning actions, project schedule, and will be able to answer questions. If you are not able to make this meeting, you can still contact us with any questions or concerns regarding the project at: craigb@s4ak.com or (907) 306-8104.

The project site of approximately 30 acres is located southeast of Old Glenn Hwy and southwest of Harry McDonald Rd, described as Carol Creek Tract 1.

For more information go to: s4ak.com/notice



«Name»

«Street»

«City», «State» «Zip»



SURVEYOR'S CERTIFICATE
 I, Benjamin Holmstrom, professional land surveyor, do hereby certify that the plat of CAROL CREEK SUBDIVISION is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by _____. Monuments to be set by _____.

PLAT APPROVAL
 Plat approved by the Municipal Platting Authority this _____ day of _____, 2024

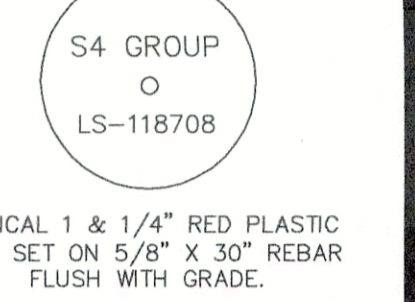
Authorized Official _____
 Date _____

ACCEPTANCE AND DEDICATION BY MUNICIPALITY OF ANCHORAGE
 The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-ways, alleys, roadways, thoroughfares and parks shown hereon.

Municipal Clerk _____ Date _____
 Mayor of Anchorage _____ Date _____

- Notes:**
- All lot lines are non-radial unless otherwise noted.
 - All distances are in feet.
 - All lots within the subdivision shall conform to the elevations and drainage patterns shown on the grading and drainage plan approved by the Municipality of Anchorage, as applicable.
 - The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns from those shown on the approved grading and drainage plan without prior approval from Municipality of Anchorage Building Safety Office.
 - Property owners and utilities shall not obstruct, impede or alter approved drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights of way.
 - All Lot corners will be set with 5/8" X 30" rebar with 1 & 1/4" red plastic cap except as shown.

- Legend**
- FOUND MONUMENT
 - FOUND AI CAP
 - (DTM) DEDICATED TO MUNICIPALITY
 - (R) RECORD AS PER PLAT 2018-82
 - (M) MEASURED AS PER THIS PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE), HEREBY CERTIFY THAT I (WE) HOLD THE HEREIN SPECIFIED PROPERTY INTEREST IN THE PROPERTY DESCRIBED HEREON. I (WE) HEREBY DEDICATE TO THE MUNICIPALITY ALL AREAS DEPICTED FOR USE AS PUBLIC UTILITY EASEMENTS, STREETS, ALLEYS, THOROUGHFARES, PARKS, AND OTHER PUBLIC AREAS SHOWN HEREON. THERE SHALL BE RESERVED ADJACENT TO THE DEDICATED STREETS SHOWN HEREON A SLOPE RESERVATION SUFFICIENT TO CONTAIN CUT AND FILL SLOPES OF 1.5 FEET HORIZONTAL FOR EACH ONE FOOT VERTICAL (1.5 TO 1) OF CUT OR FILL FOR THE PURPOSE OF PROVIDING AND MAINTAINING THE LATERAL SUPPORT OF THE CONSTRUCTED STREETS. THERE IS RESERVED TO THE GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE SUCH AREAS AT ANY TIME UPON PROVIDING AND MAINTAINING OTHER ADEQUATE LATERAL SUPPORT, AS APPROVED BY THE MUNICIPALITY.
 I (WE) HEREBY AGREE TO THIS PLAT, AND TO ANY RESTRICTION OR COVENANT APPEARING HEREON AND ANY SUCH RESTRICTION OR COVENANT SHALL BE BINDING AND ENFORCEABLE AGAINST PRESENT AND SUCCESSIVE OWNERS OF THIS SUBDIVIDED PROPERTY.

NAME: _____ TITLE: _____

FOR: _____
 SIGNATURE: _____ DATE: _____

Notary Acknowledgment
 Subscribed and sworn to before me this _____ day of _____, 2024.

My commission expires _____ Notary Public _____

BENEFICIARY
 NAME: _____ TITLE: _____

NOTARY ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2024.
 FOR: _____
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Description	Sheet
Overview.....	1 of 7
Lot Detail.....	2 of 7
Lot Detail.....	3 of 7
Lot Detail.....	4 of 7
Buildings and Setbacks....	5 of 7
Road and Sidewalk.....	6 of 7
Open Space.....	7 of 7

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	223.62'	210.00'	061°00'39"	213.20'	N03°36'41"W
C2	292.43'	470.00'	035°38'58"	287.74'	S09°04'10"W
C3	139.12'	270.00'	029°31'23"	137.59'	S23°31'02"E
C4	132.31'	370.00'	020°29'21"	131.61'	S48°31'24"E
C5	453.21'	400.00'	064°55'01"	429.35'	N88°00'02"E
C6	174.63'	180.00'	055°35'09"	167.86'	N27°44'53"E

MOA Plat Case 512738 / Conditional Use 2023-0080

Overview

Sheet 1 of 7



Vicinity Map Scale: 1" = 1/2 Mile T15N, R2W, Seward Meridian

Preliminary Plat & Site Plan of: Carol Creek Subdivision

Lots 1-115, Tracts A, B, C, D, E, F, G, H, R-1, R-2, R-3, & R-4

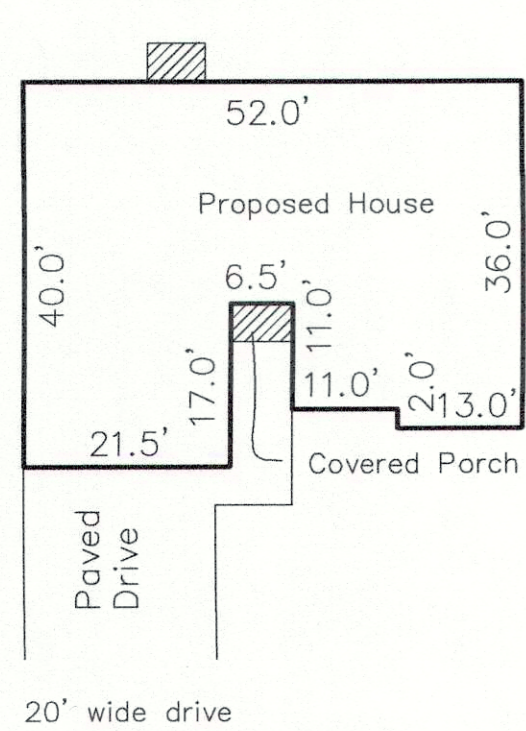
A Resubdivision of:
 Tract 1, Carol Creek Subdivision, Plat 2018-82.
 Located within the SE 1/4, Section 36, T15N, R2W, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska, Containing approximately 29.693 acres.

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

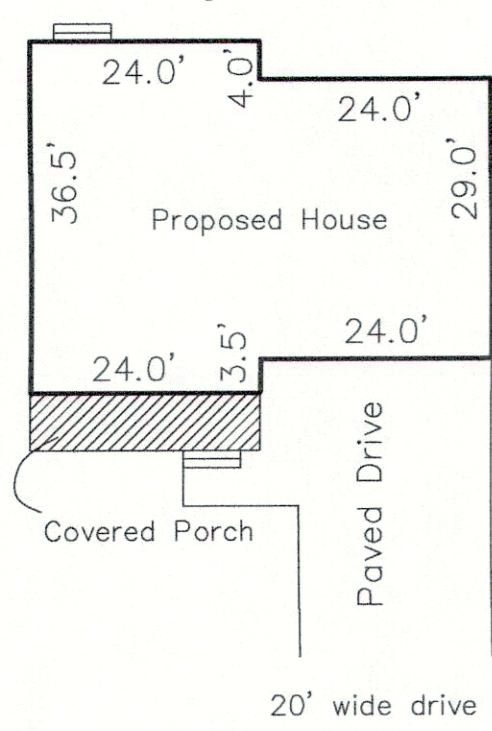
124 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 306-8104
 Craig@S4AK.com

Drawn by: CB/SC Scale 1" = 100' Grid: NW0453
 Field Book: _____ Date: 1/11/2024

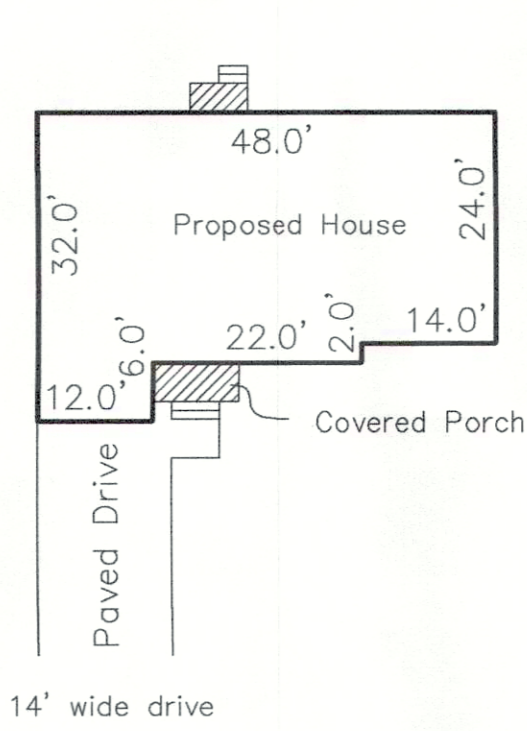
PLAN: MATUS
Coverage: 1878 s.f.



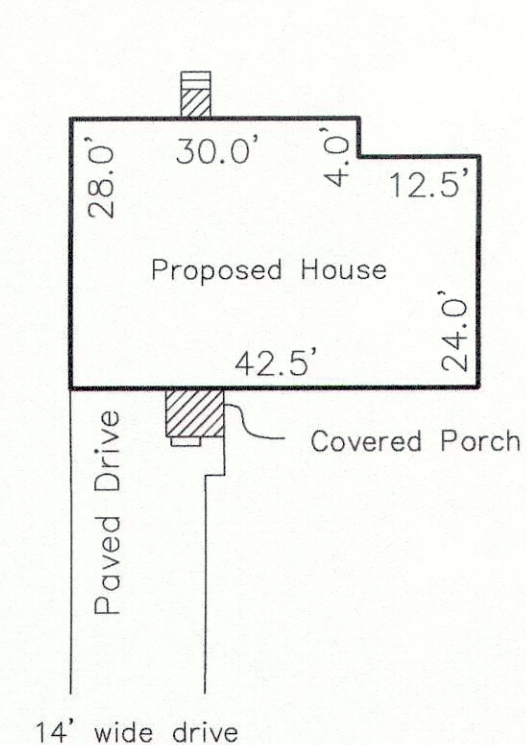
PLAN: MASTER-6
Coverage: 1716 s.f.



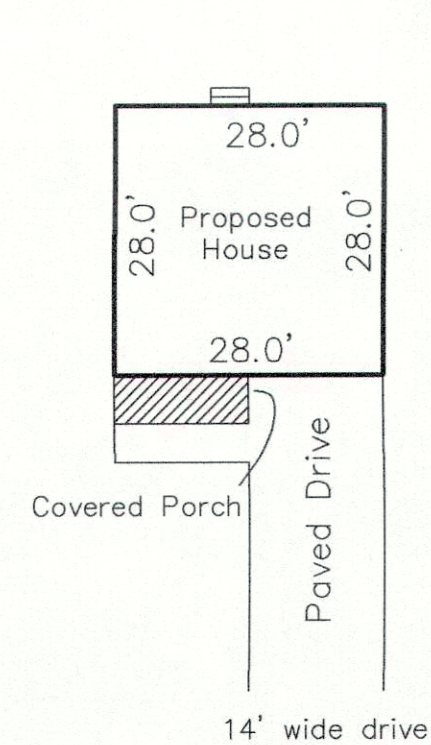
PLAN: MASTER-22
Coverage: 1328 s.f.



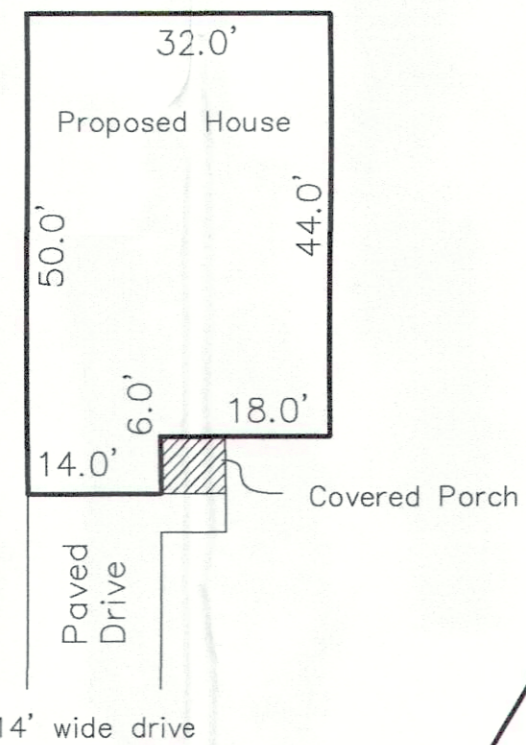
PLAN: PARTOW 30
Coverage: 1170 s.f.



PLAN: MASTER-30
Coverage: 854 s.f.



PLAN: MASTER-38
Coverage: 1534 s.f.



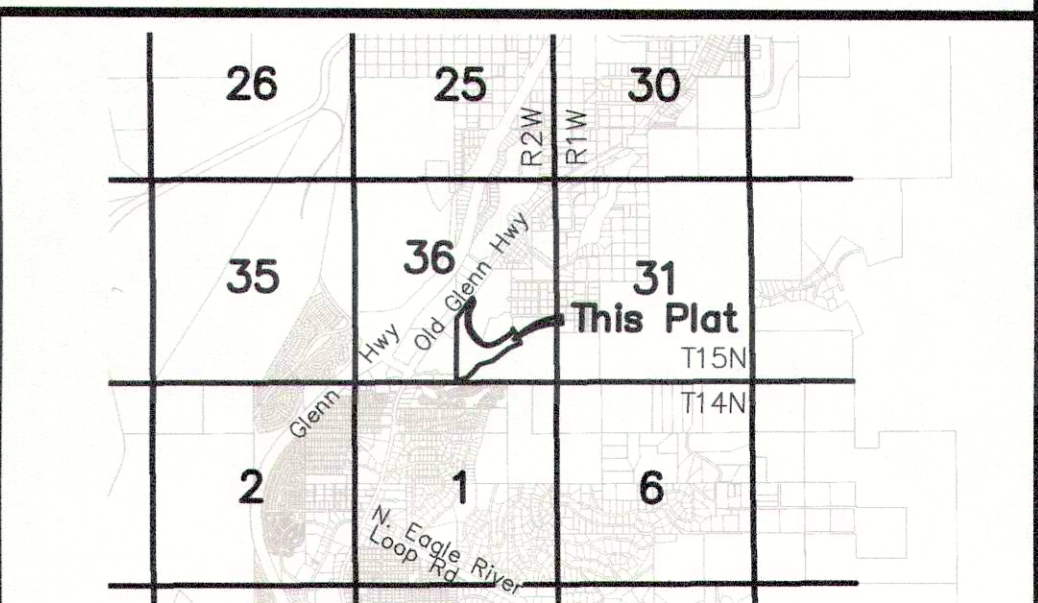
PARCEL	AREA	PLAN	LOT COVERAGE	PARCEL	AREA	PLAN	LOT COVERAGE
LOT 1	4540	MASTER-30/GU	19%	LOT 58	8570	MATUS	22%
LOT 2	4205	MASTER-30/GU	20%	LOT 59	10820	MASTER-6	16%
LOT 3	4089	MASTER-30/GU	21%	LOT 60	10017	MASTER-22	13%
LOT 4	4157	MASTER-30/GU	21%	LOT 61	9594	MASTER-38	16%
LOT 5	4045	MASTER-30/GU	21%	LOT 62	10060	PARTOW-30	12%
LOT 6	4001	MASTER-30/GU	21%	LOT 63	10060	MASTER-38	15%
LOT 7	4048	MASTER-30/GU	21%	LOT 64	9812	PARTOW-30	12%
LOT 8	4010	MASTER-30/GU	21%	LOT 65	9527	MASTER-22	14%
LOT 9	3026	MASTER-30/WO	28%	LOT 66	10340	MASTER-22	14%
LOT 10	3403	MASTER-30/WO	25%	LOT 67	9203	MASTER-22	14%
LOT 11	3915	MASTER-30/WO	22%	LOT 68	8970	MASTER-6	19%
LOT 12	3600	MASTER-30/WO	24%	LOT 69	6724	MATUS	28%
LOT 13	3462	MASTER-30/WO	25%	LOT 70	7043	MASTER-6	24%
LOT 14	3637	MASTER-30/WO	23%	LOT 71	7974	MASTER-22	17%
LOT 15	3942	MASTER-30/WO	22%	LOT 72	8905	MATUS	21%
LOT 16	4388	MASTER-30/WO	19%	LOT 73	8535	MASTER-38	18%
LOT 17	4809	MASTER-30/WO	18%	LOT 74	9162	MASTER-38	17%
LOT 18	4791	MASTER-30	18%	LOT 75	5599	MASTER-38	27%
LOT 19	4862	MASTER-30	18%	LOT 76	4553	MASTER-38	34%
LOT 20	5069	MASTER-30	17%	LOT 77	4500	MASTER-38	34%
LOT 21	4501	MASTER-30	19%	LOT 78	4500	MASTER-38	34%
LOT 22	4500	MASTER-30	19%	LOT 79	4500	MASTER-38	34%
LOT 23	4607	MASTER-38	33%	LOT 80	4500	MASTER-38	34%
LOT 24	4281	MASTER-38	36%	LOT 81	4500	MASTER-38	34%
LOT 25	4742	PARTOW-30	18%	LOT 82	4500	MASTER-38	34%
LOT 26	4921	MASTER-38	31%	LOT 83	4468	MASTER-38	34%
LOT 27	4275	MASTER-38	36%	LOT 84	4249	MASTER-38/GU	36%
LOT 28	4275	MASTER-38	36%	LOT 85	3940	MASTER-30/GU	22%
LOT 29	4275	MASTER-38	36%	LOT 86	3761	MASTER-30/GU	23%
LOT 30	4275	MASTER-38	36%	LOT 87	3798	MASTER-30/GU	22%
LOT 31	4275	MASTER-30	20%	LOT 88	4118	MASTER-38/GU	37%
LOT 32	4275	MASTER-30	20%	LOT 89	4061	MASTER-38	38%
LOT 33	4275	MASTER-30	20%	LOT 90	5804	MASTER-38	26%
LOT 34	4275	MASTER-30	20%	LOT 91	5157	MASTER-38	30%
LOT 35	3991	MASTER-30	21%	LOT 92	5157	MASTER-38	30%
LOT 36	4014	MASTER-30	21%	LOT 93	5157	MASTER-38	30%
LOT 37	4036	MASTER-30	21%	LOT 94	4940	MASTER-38	33%
LOT 38	4059	MASTER-30	21%	LOT 95	4226	MASTER-38	39%
LOT 39	4339	MASTER-30	20%	LOT 96	7332	PARTOW-30	12%
LOT 40	4395	MASTER-30	19%	LOT 97	4042	MASTER-38	38%
LOT 41	4103	MASTER-30	21%	LOT 98	4050	MASTER-38	21%
LOT 42	6300	MATUS	30%	LOT 99	4050	MASTER-38	38%
LOT 43	6300	MASTER-6	27%	LOT 100	4050	MASTER-38	38%
LOT 44	6300	MASTER-22	21%	LOT 101	4038	MASTER-30	21%
LOT 45	6300	MATUS	30%	LOT 102	4275	MASTER-30	20%
LOT 46	6191	MASTER-6	28%	LOT 103	4275	MASTER-30	20%
LOT 47	5670	PARTOW-30	15%	LOT 104	3690	MASTER-30	23%
LOT 48	5670	MATUS	33%	LOT 105	3690	MASTER-30	23%
LOT 49	9318	MASTER-6	18%	LOT 106	3720	MASTER-30	23%
LOT 50	9518	MASTER-22	14%	LOT 107	3983	MASTER-38	39%
LOT 51	9537	PARTOW-30	9%	LOT 108	4377	MASTER-38	35%
LOT 52	9935	MASTER-6	17%	LOT 109	4690	MASTER-30/GU	18%
LOT 53	11495	MASTER-22	12%	LOT 110	4088	MASTER-30/GU	21%
LOT 54	8837	MATUS	21%	LOT 111	3612	MASTER-30/GU	24%
LOT 55	9504	MASTER-6	18%	LOT 112	3443	MASTER-30/GU	25%
LOT 56	10097	MATUS	19%	LOT 113	3570	MASTER-30/GU	24%
LOT 57	7701	MASTER-22	17%	LOT 114	4038	MASTER-30/GU	21%
				LOT 115	4294	MASTER-30/GU	20%

NOTES:
GARAGE UNDER (GU)
WALKOUT BASEMENT (WO)
CE-R-2M Zoning Allows 40% Max Lot Coverage

All buildings shown are within the zoning setbacks

Building Setbacks

Sheet 5 of 7



Vicinity Map Scale: 1" = 1/2 Mile T15N, R2W, Seward Meridian

Preliminary Plat & Site Plan of: Carol Creek Subdivision

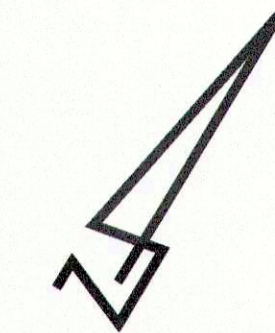
Lots 1-115, Tracts A, B, C, D, E, F, G, H, R-1, R-2, R-3, & R-4

A Resubdivision of:
Tract 1, Carol Creek Subdivision, Plat 2018-82.
Located within the SE 1/4, Section 36, T15N, R2W, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska. Containing approximately 29,693 acres.

S4 Group
Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue
Anchorage, Alaska 99501
(907) 306-8104
CraigB@S4AK.com

Drawn by: CB/SC Scale 1" = 80' Grid NW0453
Field Book: Date: 1/11/2024



Old Glenn Hwy

Open Space Code

21.07.110H.2.b. Open space.
 A minimum of 30 percent of the site shall be reserved as open space which shall meet the following standards:
6.75 ac of Open Space is required to meet the 30%, and 9.47 ac is shown.

i. At least one-half of such open space shall be contiguous;
3.38 ac of Open Space is required to be contiguous, and 6.17 ac is shown in Tract A.

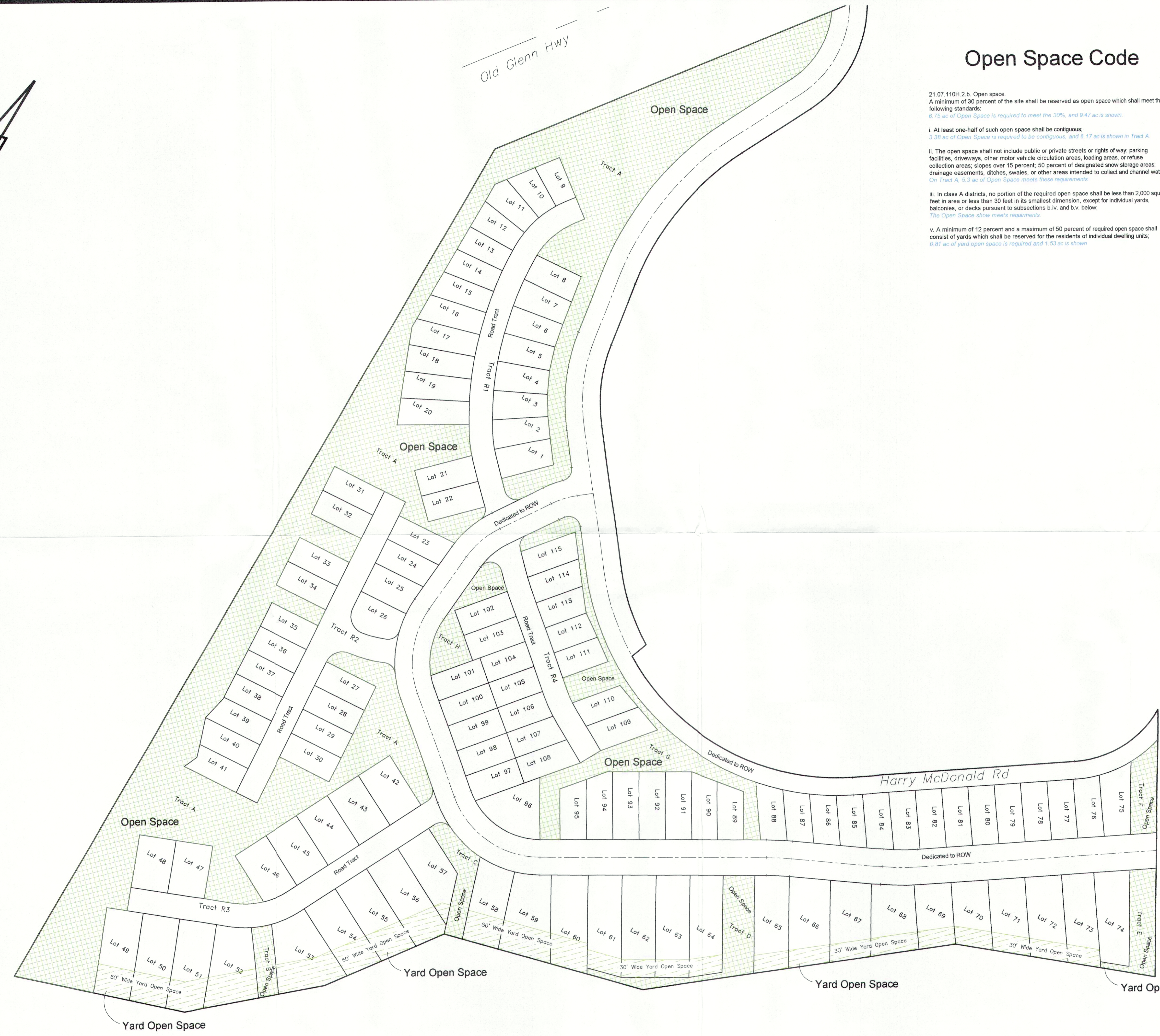
ii. The open space shall not include public or private streets or rights of way, parking facilities, driveways, other motor vehicle circulation areas, loading areas, or refuse collection areas; slopes over 15 percent; 50 percent of designated snow storage areas; drainage easements, ditches, swales, or other areas intended to collect and channel water.
On Tract A, 5.3 ac of Open Space meets these requirements.

iii. In class A districts, no portion of the required open space shall be less than 2,000 square feet in area or less than 30 feet in its smallest dimension, except for individual yards, balconies, or decks pursuant to subsections b.iv. and b.v. below.
The Open Space show meets requirements.

v. A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwelling units;
0.81 ac of yard open space is required and 1.53 ac is shown.

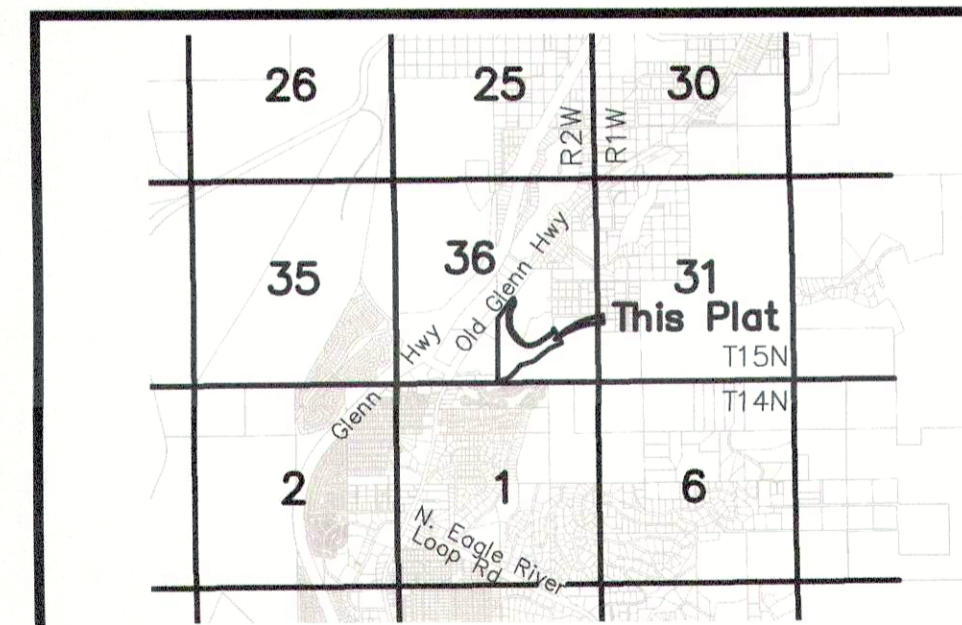
Open Space Calculations

Areas	
Total Area	1,293,434 sf
Total Lot Area	637,917 sf
Total Green Belt Tracts (Tracts A-H)	346,153 sf
Tract A Only	288,794 sf
Total Road Tracts (Tracts R1, R2, R3, & R4)	89,931 sf
Total Dedicated to ROW	222,803 sf
Requirements	
Total Area That Requires 30% Open Space (This includes all Lots and Green Belt Tracts)	980,662 sf
Required 30% =	294,205 sf
Required one-half contiguous =	147,103 sf
Required 12% for yards =	35,305 sf
Meets Requirements	
Tract A is over one-half contiguous Required	147,103 sf
Shown	268,794 sf
Minimum 12% Yard Open Space Required	35,305 sf
Yard Open Space Shown	66,494 sf
Total Open Space Required	294,205 sf
Total Open Space Shown	412,647 sf



Open Space

Sheet 7 of 7



Preliminary Plat & Site Plan of:
Carol Creek Subdivision
 Lots 1-115, Tracts A, B, C, D, E, F, G, H,
 R-1, R-2, R-3, & R-4

A Resubdivision of:
 Tract 1, Carol Creek Subdivision, Plat 2018-82.
 Located within the SE 1/4, Section 36, T15N, R2W, Seward Meridian, Alaska, Anchorage Recording District, Third Judicial District, State of Alaska. Containing approximately 29.693 acres.

S4 Group
 Land Surveying
 Land Development Consultants
 Subdivision Specialists
 Construction Surveying

124 E 7th Avenue
 Anchorage, Alaska 99501
 (907) 306-8104
 CraigB@S4AK.com