

AO

99-12

CLERK'S OFFICE
Date: 2-23-99

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: January 26, 1999

Anchorage, Alaska
AO 99- 12

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM PC (PLANNED COMMUNITY) DISTRICT TO R-10 (RESIDENTIAL
ALPINE-SLOPE AFFECTED) DISTRICT WITH SPECIAL LIMITATIONS FOR THE
TRACTS A AND C, MCINTYRE SUBDIVISION; SEWARD MERIDIAN ALASKA, T14N,
R1W, SECTION 23, W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$,
SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ EXCEPT FOR
THOSE LANDS PLATTED AS THE EAGLE RIVER GREENBELT, TRACT B AND
THOSE LANDS LYING ON THE NORTHEAST SIDE OF EAGLE RIVER ROAD,
GENERALLY LOCATED SOUTHWEST OF EAGLE RIVER ROAD AND NORTH OF
THE EAGLE RIVER GREENBELT

(Eagle River Valley Community Council) (Planning and Zoning Commission Case 98-179)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the following described
property as R-10(Residential Alpine-Slope Affected District with special limitations)
zone.

Tracts A and C, McIntyre Subdivision; Seward Meridian Alaska, T14N, R1W,
Section 23, W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$,
SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ except for
those lands platted as the Eagle River Greenbelt, Tract B and those lands lying
on the northeast side of Eagle River Road, as shown on exhibit A attached
(Planning and Zoning Commission Case 98-179).

Section 2. The zoning map described above shall be subject to the following listed
restrictions and design standards (special limitations)

The density shall not exceed 0.75 dwelling units per acre.

Section 3. The special limitations set forth in this ordinance prevail over any
inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically
provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not

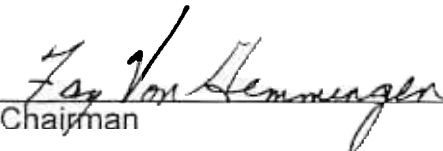
specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.


Section 4. The Director of Community Planning and Development shall change the zoning map accordingly.

Section 5. The ordinance referenced in Section 1 above shall become effective on such date as the director of the Department of Community Planning and Development determines that the special limitations set forth in Section 2 above have the written consent of the owners of the property within the area described in Section 1 above. The Director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 23rd day of February, 1999.

ATTEST:


Chairman


Municipal Clerk

98-179

REZONING

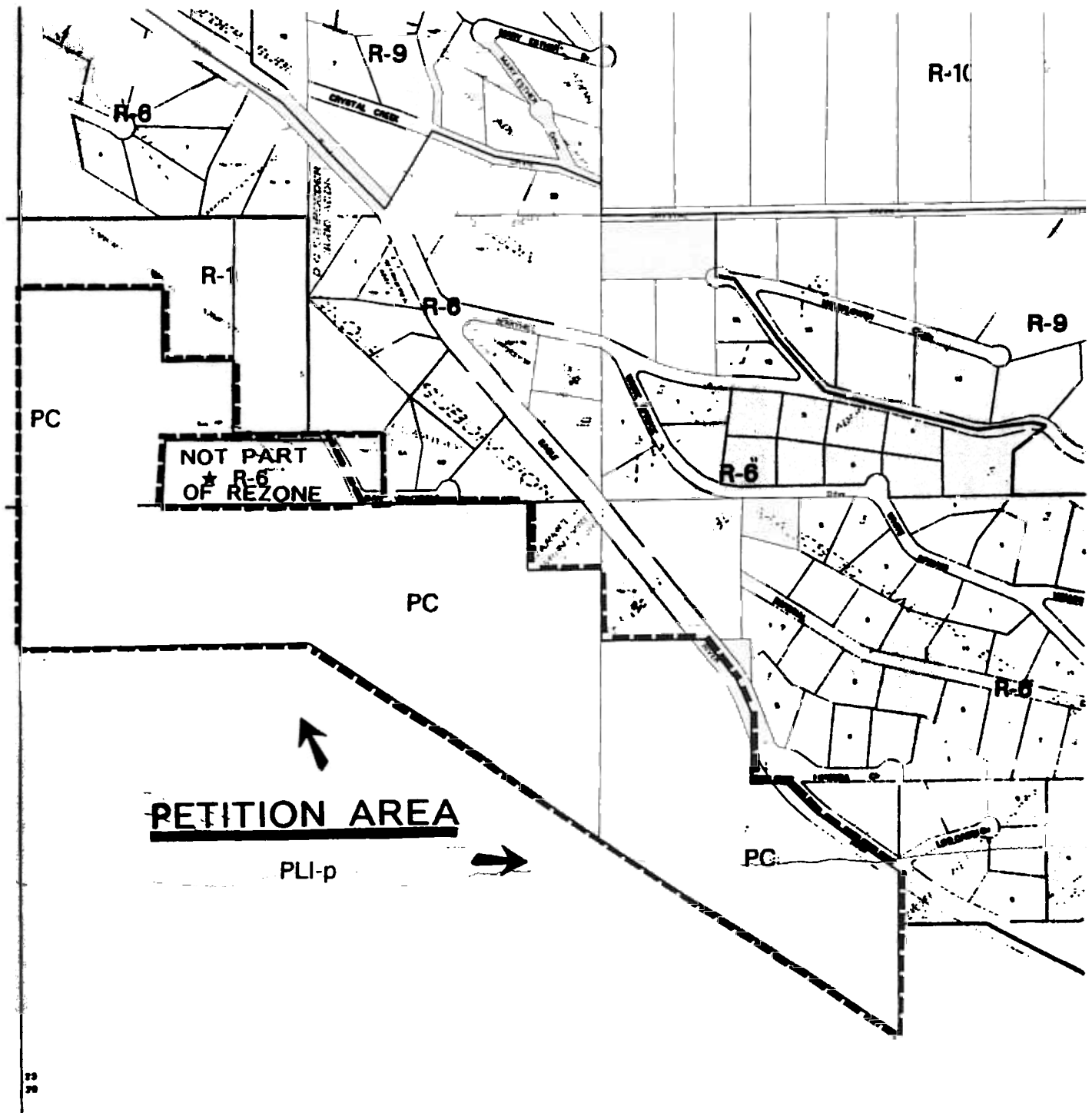
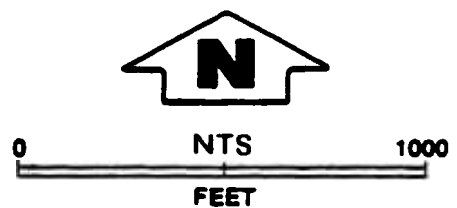


EXHIBIT A

- 100 Year Floodplain
- 500 Year Floodplain





MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 83-99

Meeting Date: January 26, 1999

From: Mayor

Subject: Planning and Zoning Commission
Recommendation on Rezoning McIntyre
Subdivision from PC to R-10SL

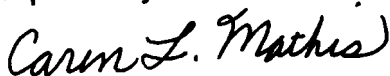
1 The property owners, Eklutna Inc. and Jack White Realty, have petitioned to
2 rezone 98 acres of their property from Planned Community with no master plan to
3 R-10, Residential Alpine-Slope. The site is approximately at mile 5 Eagle River
4 Road. The PC zoning was applied during the 1984 North Eagle River Valley
5 Areawide rezoning. The application of the PC zoning placed the property into a
6 holding zone until a master plan was approved by the Assembly. In the alternative
7 the land could be developed as R-8 or five-acre minimum lot area with single
8 family homes. Neither of these options is agreeable to the property owners at this
9 time.

10 The Planning and Zoning Commission found the rezoning to be appropriate and
11 unanimously recommended in favor of the rezoning subject to a maximum density
12 special limitation of 0.75 dwelling units per acre. The Commission believes the R-
13 10 zoning will give the property developer some flexibility in dealing with the
14 landform of the petition area.

Reviewed by:


George J. Vakalis
Municipal Manager

Prepared by:


Caren L. Mathis

Caren L. Mathis
Director, Community Planning and
Development

Respectfully submitted,


Rick Mystrom
Mayor

Reviewed by:


Elaine A. Christian
Executive Manager

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