

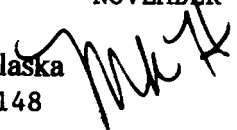
AD

99-148

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 4-18-00

Submitted by: Chairman of the Assembly at the  
Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: NOVEMBER 23, 1999

Anchorage, Alaska  
AO 99-148



1 AN ORDINANCE REPEALING ORDINANCE 84-101 CONCERNING TRACTS C11  
2 AND C15 EAGLE CROSSING SUBDIVISION, TRACT A, PTARMIGAN  
3 SUBDIVISION AND THE SW¼ OF THE SE¼ OF THE NW¼ OF SECTION 17  
4 ALONG WITH THE S½ OF SECTION 17 EXCEPTING THEREFROM TRACT A,  
5 EAGLE RIVER GREENBELT, LOCATED WITHIN SECTIONS 17 AND 18, T14N,  
6 R1W AND AMENDING THE ZONING MAP AND PROVIDING FOR THE  
7 REZONING FROM R-3/SL (MULTIPLE-FAMILY RESIDENTIAL WITH SPECIAL  
8 LIMITATIONS) TO R-3/SL (MULTIPLE-FAMILY RESIDENTIAL WITH SPECIAL  
9 LIMITATIONS) FOR THE TRACTS C11 AND C15, EAGLE CROSSING  
10 SUBDIVISION, TRACT A, PTARMIGAN SUBDIVISION AND THE SW¼ OF THE  
11 SE¼ OF THE NW¼ OF SECTION 17 ALONG WITH THE S½ OF SECTION 17  
12 EXCEPTING THEREFROM TRACT A, EAGLE RIVER GREENBELT, LOCATED  
13 WITHIN SECTIONS 17 & 18, T14N, R1W, SM, AK, CONTAINING  
14 APPROXIMATELY 225 ACRES AND GENERALLY LOCATED SOUTH OF  
15 PTARMIGAN BOULEVARD AND NORTH OF THE EAGLE RIVER GREENBELT  
16 AND ALONG BOTH SIDES OF EAGLE RIVER LANE.

17 (Eagle River Valley Community Council) (Planning and Zoning Commission Case 99-109)

18 **THE ANCHORAGE ASSEMBLY ORDAINS:**

19 Section 1. Anchorage Ordinance 84-101 concerning Tracts C11 and C15, Eagle Crossing  
20 Subdivision, Tract A, Ptarmigan Subdivision and the SW¼ of the SE¼ of the NW¼ of Section  
21 17 along with the S½ of Section 17 excepting therefrom Tract A, Eagle River Greenbelt, located  
22 within Sections 17 & 18, T14N, R1W, S.M., AK is hereby repealed.

23 Section 2. The zoning map shall be amended by designating the following described property as  
24 R-3/SL<sup>1</sup> (Multiple-Family Residential District with special limitations) zone:

25 Tract A, Ptarmigan Subdivision and the SW¼ of the SE¼ of the NW¼ of Section 17  
26 located within Section 17, T14N, R1W, S.M., AK, as shown on exhibit A attached  
27 (Planning and Zoning Commission Case 99-109).

28 Section 3. The zoning map described in section 2 above shall be subject to the following listed  
29 restrictions and design standards (special limitations)

30 1 The average dwelling units per acre shall not be greater than 4.0. Clustering of these  
31 units is to be permitted, consistent with the requirements of items 2, 3 and 4. The number  
32 of dwelling units allowed within a proposed development affected by those special  
33 limitations shall be computed by multiplying the permitted number of units per acre by  
34 the number of acres in that project. Areas of open space (defined in items 2 and 3) can be

1 included in the calculation to determine the number of acres with- in the legal description  
2 of the project.

- 3 2 Development within areas of, or greater than, 30% 25% slope affected land shall be  
4 prohibited, except ~~for~~ **in the areas shown on the attached Exhibit "B" and except for**  
5 **specific limited clearing of vegetation for utility placements in a preliminary**  
6 **approved subdivision plat.**

7 a. ~~specific limited clearing of vegetation and road construction in the areas shown as~~  
8 ~~roadway alignment on the attached exhibit B;~~

9 b. ~~lots may be created by subdivision that contain no more than 15% of its lot area~~  
10 ~~affected by slopes of, or greater than, 25% provided that the lot is not slated for~~  
11 ~~cluster development.~~

- 12 3 Existing vegetation shall be retained unless its removal is specifically approved as  
13 provided in these special limitations. Natural vegetation supplemented as necessary by  
14 planting shall be used as a buffer to surface water bodies and adjacent to developed  
15 residential areas of lower densities. Development shall be buffered by an area not less  
16 than 65 foot undisturbed vegetative easement adjacent to major water sources or those  
17 determined to be significant in terms of water resource, defined by having an ordinary  
18 high water mark. The easement shall be 65 feet on each side of the ordinary high water  
19 mark of the stream or waterbody. All development within wetlands shall comply with  
20 the conditions of a Corps of Engineers section 404 permit. Road and utility crossings  
21 will be the only permitted intrusion to the 65-foot easements.

- 22 4 The transitioning-buffering provisions of Technical Report 3, Hillside Wastewater Plan  
23 shall be followed. These standards and procedures shall affect areas adjoining existing  
24 rural development, defined to include areas of currently developed lands zoned R-6 and  
25 R-7.

- 26 5 Proposed plats affected by these special limitations shall include information on the  
27 amount and adequacy of domestic water flow. If well sources are used, the applicant  
28 must demonstrate that the supply can be maintained over a sustained period of time. A  
29 24-hour rated pump test shall be required to establish adequacy of flow and the extent of  
30 the drawdown cones.

- 31 6 A traffic impact analysis and roadway circulation plan must be prepared and submitted as  
32 part of a preliminary plat. This assessment must identify the probable impacts of  
33 project(s) affected by these special limitations upon the local and regional roadway  
34 system. The circulation plan must identify residential streets over 500 average daily  
35 traffic and streets of higher functional classifications within the project. It must also  
36 specify essential through road connections to adjoining properties and, if necessary, to the  
37 roadway system serving the adjoining area. The circulation plan shall conform to the  
38 following standard: with the exception of essential through connections, circulation for  
39 the proposed development shall be within the boundaries of that development. The  
40 traffic impact analysis and roadway circulation plan may be prepared for either specific  
41 properties or for the entire development area within this use district.

- 42 7 No building or structure shall be constructed on the property and no existing vegetation  
43 shall be cleared or disturbed except upon satisfactory fulfillment of those special

limitations and approval of a preliminary plat or issuance of a land use permit. Prior to that approval, the planning director may approve specific limited clearing of vegetation for utility placements, access to road construction, soil testing, well drilling, surveying or to collect other data necessary for plan approvals which he finds will not circumvent the intent of these special limitations.

8. Maximum height of structures shall be limited to 25 feet or 2½ stories.

Section 4. The zoning map shall be amended by designating the following described property as R-3/SL<sup>2</sup> (Multiple-Family Residential District with special limitations) zone:

Tracts C11 and C15, Eagle Crossing Subdivision and the S½ of Section 17 excepting therefrom Tract A, Eagle River Greenbelt, located within Sections 17 & 18, T14N, R1W, S.M., AK, as shown on exhibit A attached (Planning and Zoning Commission Case 99-109).

Section 5. The zoning map described section 4 above shall be subject to the following listed restrictions and design standards (special limitations)

1 The average dwelling units per acre shall not be greater than 3.5. Clustering of these units is to be permitted, consistent with the requirements of items 2, 3 and 4. The number of dwelling units allowed within a proposed development affected by those special limitations shall be computed by multiplying the permitted number of units per acre by the number of acres in that project. Areas of open space (defined in items 2 and 3) can be included in the calculation to determine the number of acres with- in the legal description of the project.

2. Development within areas of, or greater than, 30% 25% slope affected land shall be prohibited, except for in the areas shown on the attached Exhibit "B" and except for specific limited clearing of vegetation for utility placements in a preliminary approved subdivision plat.

~~a. specific limited clearing of vegetation and road construction in the areas shown as roadway alignment on the attached exhibit B;~~

~~b. lots may be created by subdivision that contain no more than 15% of its lot area affected by slopes of, or greater than, 25% provided that the lot is not slated for cluster development.~~

3 Existing vegetation shall be retained unless its removal is specifically approved as provided in these special limitations. Natural vegetation supplemented as necessary by planting shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower densities. Development shall be buffered by an area not less than 65 foot undisturbed vegetative easement adjacent to major water sources or those determined to be significant in terms of water resource, defined by having an ordinary high water mark. The easement shall be 65 feet on each side of the ordinary high water mark of the stream or waterbody. All development within wetlands shall comply with the conditions of a Corps of Engineers section 404 permit. Road and utility crossings will be the only permitted intrusion to the 65-foot easements.

- 4     The transitioning-buffering provisions of Technical Report 3, Hillside Wastewater Plan  
2     shall be followed. These standards and procedures shall affect areas adjoining existing  
3     rural development, defined to include areas of currently developed lands zoned R-6 and  
4     R-7.
- 5     5.     Proposed plats affected by these special limitations shall include information on the  
6     amount and adequacy of domestic water flow. If well sources are used, the applicant  
7     must demonstrate that the supply can be maintained over a sustained period of time. A  
8     24-hour rated pump test shall be required to establish adequacy of flow and the extent of  
9     the drawdown cones.
- 10    6.     A traffic impact analysis and roadway circulation plan must be prepared and submitted as  
11    part of a preliminary plat. This assessment must identify the probable impacts of  
12    project(s) affected by these special limitations upon the local and regional roadway  
13    system. The circulation plan must identify residential streets over 500 average daily  
14    traffic and streets of higher functional classifications within the project. It must also  
15    specify essential through road connections to adjoining properties and, if necessary, to the  
16    roadway system serving the adjoining area. The circulation plan shall conform to the  
17    following standard: with the exception of essential through connections, circulation for  
18    the proposed development shall be within the boundaries of that development. The  
19    traffic impact analysis and roadway circulation plan may be prepared for either specific  
20    properties or for the entire development area within this use district.
- 21    7.     No building or structure shall be constructed on the property and no existing vegetation  
22    shall be cleared or disturbed except upon satisfactory fulfillment of those special  
23    limitations and approval of a preliminary plat or issuance of a land use permit. Prior to  
24    that approval, the planning director may approve specific limited clearing of vegetation  
25    for utility placements, access to road construction, soil testing, well drilling, surveying or  
26    to collect other data necessary for plan approvals which he finds will not circumvent the  
27    intent of these special limitations.
- 28    8.     Maximum height of structures shall be limited to 25 feet or 2½ stories.

29    Section 6. The special limitations set forth in this ordinance prevail over any inconsistent  
30    provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise.  
31    All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special  
32    limitation set forth in this ordinance shall apply in the same manner as if the district classification  
33    applied by the ordinance was not subject to special limitations.


34    Section 7. ~~The Director of Community Planning and Development shall change the zoning map~~  
35    ~~accordingly. The provisions of Section 3, 2(a) notwithstanding while Exhibit "B" shows~~  
36    ~~secondary access for the proposed development at Eagle River Lane, secondary access at~~  
37    ~~that location is neither a requirement nor a statement of intent of this ordinance. The~~  
38    ~~requirement, the timing, and the location of secondary access to the proposed development~~

**is reserved to the platting board in its discretion as part of the subdivision plat review process.**

**Section 8.** The ordinance referenced in Sections 1, 2, 3, 4 and 5 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 Sections 3 above have the written consent of the owners of the property within the area described in Sections 2 **and 4** 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.

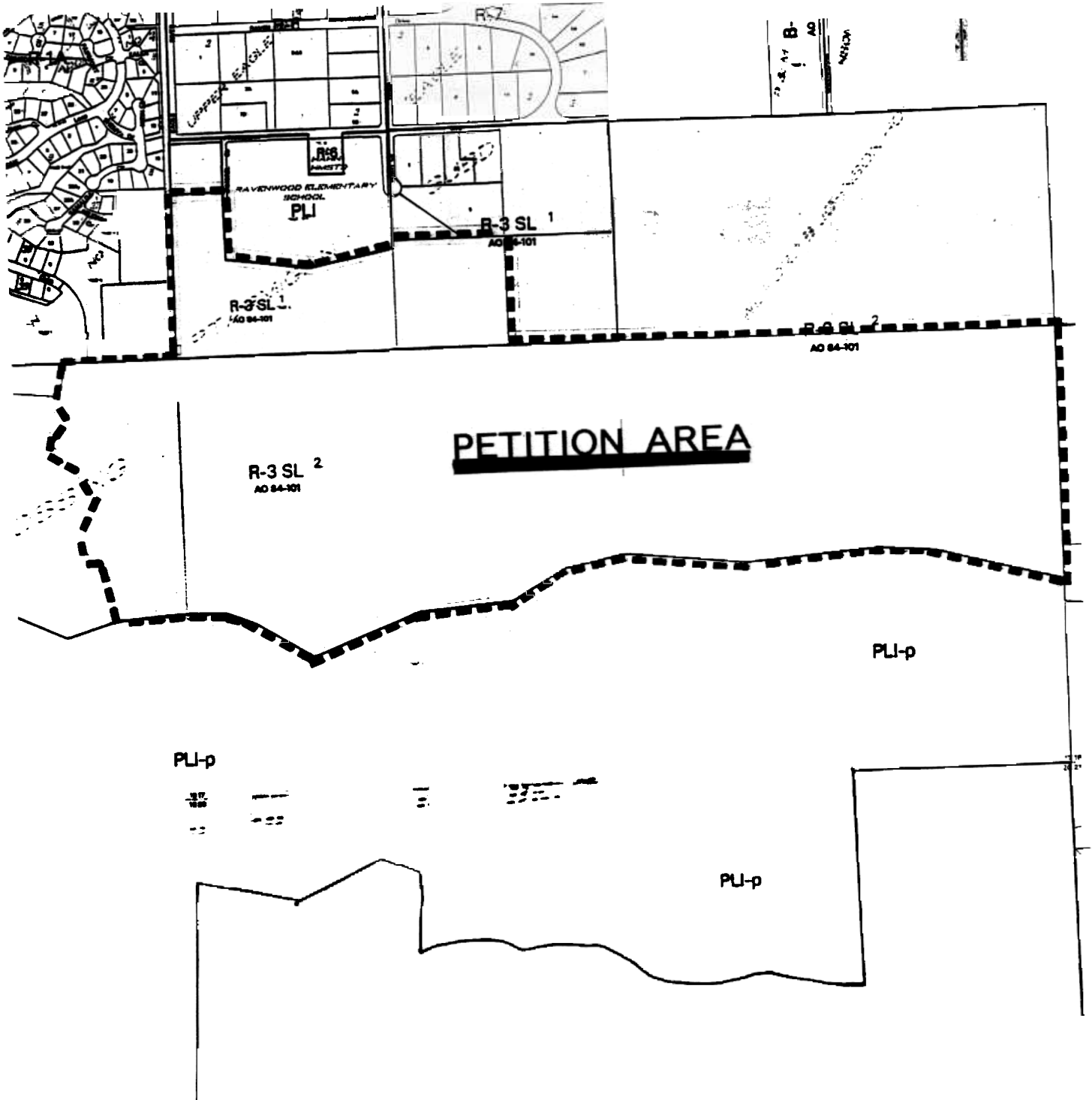
PASSED AND APPROVED by the Anchorage Assembly this 18<sup>th</sup> day of April, 2000.

ATTEST:

  
Chairman

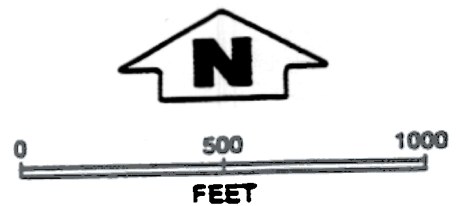
  
Municipal Clerk

# REZONING



## EXHIBIT A




- 100 Year Floodplain
- 500 Year Floodplain







**LEGEND**

-  30% SLOPE AREA
-  DEVELOPMENT CORRIDOR
-  30% SLOPE AREA TO BE DEVELOPED

**NOTES**

- 1) 30% SLOPE DELINEATED BY CONTOURS FROM AEROMAP PHOTOGRAPHY AND P.T.S SURVEY.
- 2) TOTAL DEVELOPMENT FOOTPRINT AREA IS 113.84 ACRES. TOTAL 30% SLOPE AREA IS 47.41 ACRES. TOTAL 30% SLOPE AREA TO BE IMPACT IS 8.29 ACRES.

**EXHIBIT B**





Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

A099-148

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Rezoning amending special limitations Eagle Crossing	DATE PREPARED 10/19/99  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Community Planning and Development	DIRECTOR'S NAME Caren L. Mathis
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY D. Alspach	HIS/HER PHONE NUMBER 343-4215
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS                      DATE
6	Mayor Municipal Clerk	[Signature]                      11/5/99
2	Municipal Attorney Employee Relations	[Signature]                      11/12/99
5	Municipal Manager Cultural & Recreational Services Fire Health & Human Services Merrill Field Airport	[Signature]                      11/9/99
3	Office of Management and Budget Municipal Light & Power Police Port of Anchorage Public Works Solid Waste Services Transit Water & Wastewater Utility	[Signature]                      11/10/99 11-4-99
4	Executive Manager Community Planning and Development Finance, Chief Fiscal Officer Management Information Services Heritage Land Bank Property & Facility Management Purchasing	[Signature]                      11/10/99 11-4-99
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT  <div style="text-align: right;"> <b>RECEIVED</b>          Office of Municipal Clerk          NOV 16 1999          P.O. Box 196650          Anchorage, AK 99519-0650       </div>	
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED 11/23/99	PUBLIC HEARING DATE REQUESTED At least 4 weeks after introduction 11/10/99