

Submitted by Chairman of the Assembly at
the Request of the Mayor
Prepared by Department of Community
Planning and Development
For reading AUGUST 29, 2000

Anchorage, Alaska
AO 2000- 134

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) TO R-3 SL
(MULTIPLE FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR
NW ¼ OF THE NE ¼ AND S ½ , AND A PORTION OF THE E ½ OF THE E ½ OF THE
NE ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 11 NORTH, RANGE 3 WEST, S.M.
ALASKA, EXCLUDING PROPOSED PRELIMINARY PLAT S-10561, TRACT A;
GENERALLY LOCATED BETWEEN THE SEWARD HIGHWAY AND GOLDENVIEW
DRIVE, AND EAST 172ND AVENUE AND POTTER VALLEY ROAD.

(Rabbit Creek Community Council; Case 2000-026)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following
described property as R-3 SL (Multiple Family Residential District) with Special
Limitations zone

NW ¼ of the NE ¼ and S ½, and a portion of the E ½ of the E ½ of the NE ¼ of
the NW ¼, Section 10, Township 11 North, Range 3 West, S.M. Alaska,
excluding proposed Preliminary Plat S-10561, Tract A; consisting of
approximately 117 acres as shown on Exhibit A (Planning and Zoning
Commission Case 2000-026).

Section 2. The zoning map amendment described in Section 1 above shall be
subject to the following special limitations:

A Maximum Density 3 DUA

B Housing style: Single-family cluster housing in accordance with AMC
21.50.210. Open spaces shall provide live undisturbed natural
vegetation, except as approved by the Fire Department for fire
suppression purposes. Housing design shall incorporate terrain-
adaptive architecture for hillside slopes.

C Development within areas greater than 30% slope affected land shall be
prohibited except for specific limited clearing of vegetation, location of
utilities and road construction.

- 1 D. Transition Buffering along the North and East property lines by
2 matching lot corners, 50-foot undisturbed natural vegetation buffer.
3
- 4 E. A land-clearing permit is required prior to removal of any live vegetation.
5 The removal of dead trees and shrubs is permitted without a land-
6 clearing permit.
7
- 8 F. Design Standards:
9
- 10 1. Public water and sewer shall serve each dwelling unit and
11 provide required fire flow requirements.
12
- 13 2. Underground all utilities.
14
- 15 3. Before further subdivision resolve road system design and
16 construction with Traffic Engineering and Transportation
17 Planning, to connect the existing Potter Valley Road with
18 Goldenview Drive.
19
- 20 4. Roads and structures shall be located below skyline ridges.
21 Identify and preserve prominent skyline ridge silhouettes.
22
- 23 5. Provide easement for a Moen Trail corridor/route through the
24 property if applicable.
25
- 26 6. Resolve defensible space standards or perimeter and internal
27 firebreaks and building placement on each lot. At a minimum
28 there shall be a structure firebreak of no less than 30-feet
29 around and adjacent to each structure of all flammable
30 vegetation or other combustible growth. This does not apply to
31 single specimens of trees, ornamental shrubbery or similar
32 plants that are used as ground cover provided that they do not
33 form a means to rapidly transmit fire from the native growth
34 to any building or structure.
35
- 36 7. Open space tracts shall be maintained by establishing a
37 homeowners association.
38
- 39 8. Location of all stream channels and the appropriate setbacks
40 for all streams on the plat and site plans.
41

42 Section 3. The zoning map amendment described in Section 1 above shall be
43 subject to the following effective clauses:
44

- 45 A R-3 SL zoning shall become effective upon recordation of a final plat.

1 B. Annexation to the Anchorage Roads and Drainage Service Area, or
2 formation of a Limited Road Service Area to provide road maintenance.
3

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

6 Section 5. The ordinance referenced in Section 1 above shall become effective
7 within 10 days after the Director of the Department of Community Planning and
8 Development has determined that the special limitations set forth in Section 2 above
9 have the written consent of the owners of the property within the area described in
10 Section 1 above. The Director of the Department of Community Planning and
11 Development shall make such a determination only if he/she receives evidence of the
12 required consent within 120 days after the date on which this ordinance is passed
13 and approved.

14 PASSED AND APPROVED by the Anchorage Assembly this _____ day
15 of _____, 2000
16
17
18
19

ATTEST:

Chairman

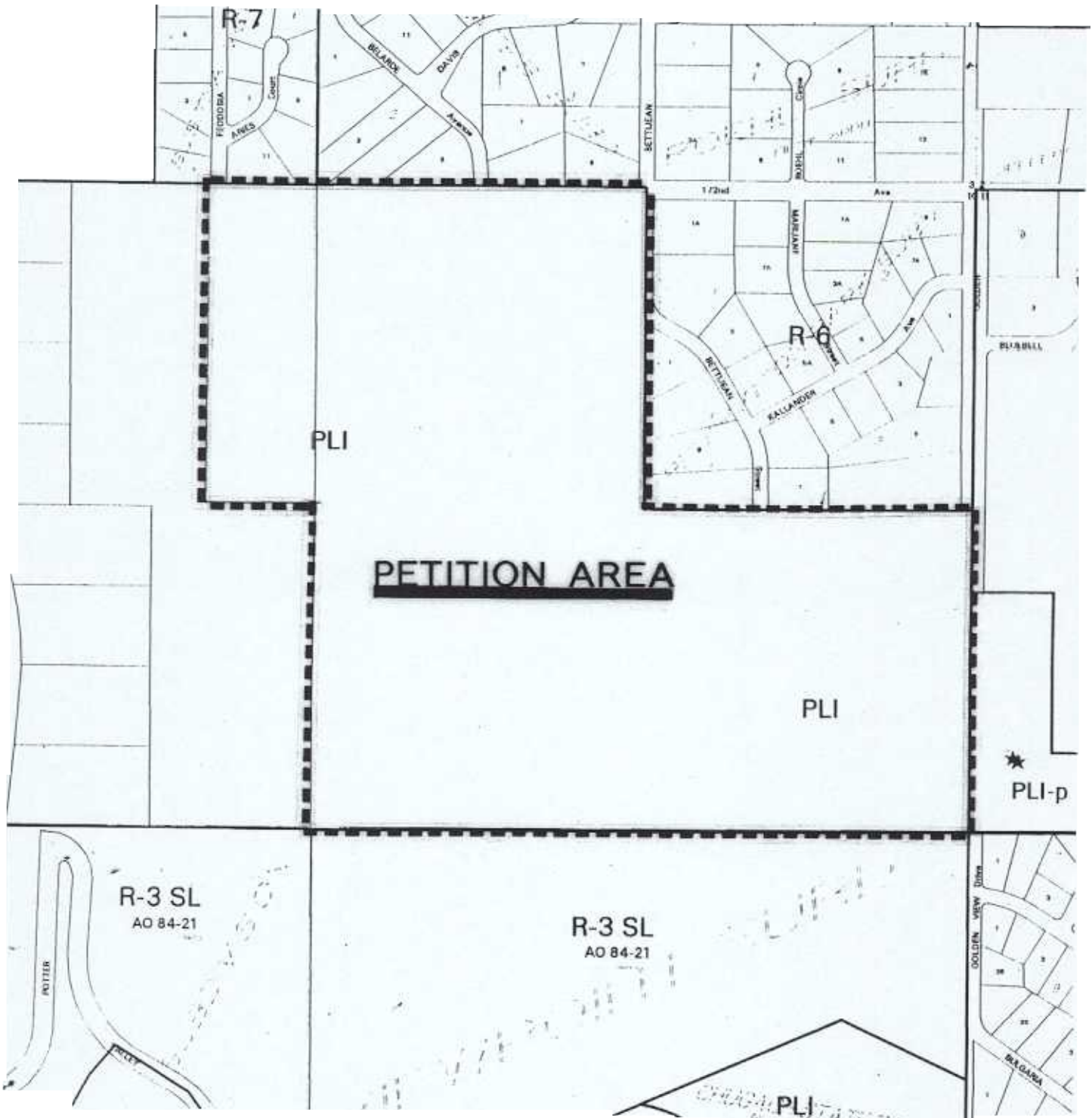
Municipal Clerk



(2000-026)
(Tax ID. No. 020-018-19; 020-182-02)

00-026

REZONING

EXHIBIT A



 100 Year Floodplain
 500 Year Floodplain

