

Submitted by: Chairman of the
Assembly At the Request
of the Mayor
Prepared by: Department of Community
Planning and Development

For Reading: SEPTEMBER 12, 2000

ANCHORAGE, ALASKA

AO NO. 2000- 138

AN ORDINANCE AMENDING ORDINANCE 92-105 FOR DEVELOPMENT AREAS A, B, D, E, F, G, H, AND I REGARDING DWELLING STYLES, MINIMUM LOT WIDTHS FOR CLUSTER, TOWNHOUSES AND ROW HOUSES, MINIMUM LOT DEPTH AND AREA; AMENDING DEVELOPMENT AREAS F AND G REGARDING ROAD STANDARDS, HEIGHT, ROAD SETBACKS, DENSITY AND PLATTING AUTHORITY; AMENDING DEVELOPMENT AREA H REGARDING SIZE OF THE COMMERCIAL AREA AND USES; DEVELOPMENT AREA I REGARDING BUILDING HEIGHT AND AMENDING THE ZONING MAP AND THE SOUTHPORT PLANNED COMMUNITY PC (PLANNED COMMUNITY DISTRICT.) AFFECTING 141 ACRES OF LAND LYING WITHIN SECTION 14 AND 23, T12N, R4W, S.M., ALASKA, GENERALLY LOCATED SOUTH OF WEST 100TH AVENUE AND WEST OF VICTOR ROAD TO TURNAGAIN ARM.

(Case 2000-086)(BAYSHORE/KLATT COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

SECTION 1. That ordinance 92-105 is amended to affect only property described in Section 2. of this ordinance.

SECTION 2. The zoning map is amended by designating the following described Property within the Southport PC (Planned Community District) affected by this amendment:

Parcel #1: Tract F-G, Southport Tracts Subdivision, according to the Official Plat No. 96-42, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #2: Tract H-1A, Southport Tracts Subdivision, according to the Official Plat No. 96-42, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #3: Tract I-5A, I-5B, and Tract I-4, Discovery Heights Phase 2 and 3, according to the Official Plat Nos. 97-2 and 97-128, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #4: Tract E-2, Southport Subdivision Area E, according to the Official Plat No. 97-79, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #5: Tracts A and B, Mariner Point at Southport Phase 3, according to the Official Plat No. 96-116, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #6: Tracts A3-1 and A3-2, Hidden Cove Phase 2, according to the Official Plat No. 98-122, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #7: Tract B-1, Southport Subdivision, according to the Official Plat No. 86-83, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #8: Tract A5, Southport Subdivision Addition No. 2, according to the Official Plat No. 92-142, located in Anchorage Recording District, Third Judicial District, State of Alaska.

SECTION 3. Development of Planned Community District shall proceed in substantial conformance to the amended Master Development Plan for the Southport Community, prepared by Lounsbury & Associates, dated March, 2000, entitled Sheet P1, and as modified by this Ordinance. Said Master Development Plan map is a part of this Ordinance.

SECTION 4. The zoning map amendment described in Section 2 is subject to the following special limitations regarding use of the property:

The maximum number of residential dwelling units to be erected within Southport shall in no event exceed a total of 1,660.

2. Dwelling unit styles [LISTED] in all development areas shall conform to the specified zoning of each section in this ordinance. Cluster housing designs shall conform to 21.50.210. The minimum lot width shall be 34 feet, the minimum lot depth shall be 90 feet, and the minimum area shall be 3,000 S.F. Townhouses, row houses, and other common wall developments designed for individual dwelling unit ownership shall conform to 21.50.110. The minimum lot width shall be the dwelling width for attached units. The appropriate side yard shall apply for end units. The minimum lot depth shall be 90 feet. There shall be no minimum lot area requirement. Each unit shall have 400 sq. ft. of useable yard space. In addition to the type of dwelling unit allowed in the individual development areas, special development zones not presently defined in Title 21 may be utilized following full public hearing site plan review by the Planning and Zoning Commission and approved by the Municipal Assembly.

3. Unless otherwise provided by this ordinance, all residential or commercial subdivisions within Southport PCD shall include sidewalks as required in Title 21 or a primary bikeway/trail as approved in the Southport Master Development Plan Map. The sidewalks or bikeways shall connect to the Southport Parkway Biketrail system. Sidewalks, Bikeways or trails shall be included as part of the subdivision agreement for the adjacent residential or commercial development area. All common open space areas shall remain undisturbed unless improvements within the common area are specifically related to subdivision development, such as utilities, dikes, etc., and approval has been obtained from the appropriate reviewing body through a non-public hearing site plan review.
4. All improvement to and within the common open space with undesigned uses such as the identified etc. recreation areas are to be left undisturbed unless related to subdivision development such as utilities, dikes, unless a specific use is petitioned for to the Planning and Zoning Commission.
5. Any improvement of the open space not in conjunction with the development areas as approved in 4 above shall be approved by the Director of Economic Development and Planning.
6. Fill material may be placed within open space areas designated for active permit. recreation (areas designated RA and Southport Park on the Master Development Plan map) only after a fill has been issued by the Department of Public Works and reviewed and approved by the Parks and Recreation Department and the Planning and Zoning Commission in a non-public hearing site plan review. Placement of fill material within the Southport PCD Recreation Areas (RA) and park shall be permitted only after receipt of a fill permit or by incorporation into a subdivision agreement. Application for a fill permit shall include all information required by 23.05 and 23.15 and additionally will include a drainage plan, addressing both on-site and off-site hydrologic conditions and impacts, to ensure that adjacent residential and commercial development areas are not adversely impacted by drainage resulting from the fill; and a revegetation plan, indicating the final graded slopes and vegetation types, that assures that after filling operations cease, the site will be left in a safe, stable and aesthetically acceptable condition
7. The Platting Board will act as the platting Authority of all subdivisions containing a single zoning/development style and proposed mixed uses in Area F/G. Where development is proposed with mixed uses (single-family and multi-family dwellings outside of Area F/G, or residential and commercial dwellings) the Planning and Zoning Commission shall be the Platting Authority for Area H.

SECTION 5. Development Area A shall be restricted to the following development

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

A1 2000-138
Case 2000-086

1	SUBJECT OF AGENDA DOCUMENT Amendments to AO 92-105, PC (Planned Community) District Zoning and Master Development Plan for Specific Vacant Undeveloped Tracts in Southport Planned Community	DATE PREPARED 8/9/00	INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Community Planning and Development	DIRECTOR'S NAME Susan R. Fison, Acting Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY J. Weaver	HIS/HER PHONE NUMBER 343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
6	Mayor	W	8/5/00
	Municipal Clerk		
2	Municipal Attorney	[Signature]	8/30/00
	Employee Relations		
5	Municipal Manager (31)	M	(1)
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
3	Office of Management and Budget	CF	9/7/00
	Municipal Light & Power		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
	Executive Manager		
1	Community Planning and Development	[Signature]	8-22-00
	Finance, Chief Fiscal Officer		
	Management Information Services		
	Heritage Land Bank		
	Property & Facility Management		
	Purchasing		
4	Community Services & Development	[Signature]	9-5-00
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: center; border: 1px solid black; padding: 5px; display: inline-block;">7.6.1. INTRODUCTION</div>		
	FOR INTRODUCTION		
6	ASSEMBLY MEETING DATE REQUESTED ASAP	7	PUBLIC HEARING DATE REQUESTED At least 4 weeks after introduction

NO A.P.A.
 10 SEP - 8 PM 3:13
 CLERKS OFFICE

**FULL TEXT OF
DOCUMENT CAN BE
OBTAINED AT MUNI
CLERK S OFFICE**