

CLERK'S OFFICE

APPROVED

Date: 1-9-01

Submitted by:

Assemblymember Fairclough

Prepared by:

Department of Community Planning  
and Development

For reading:

Anchorage, Alaska

**AO 2000-143(S-2)**

1 AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235 (S-1)(aa), AN  
2 ORDINANCE THAT REZONED TO PC (PLANNED COMMUNITY) DISTRICT APPROXIMATELY 530  
3 ACRES, DESCRIBED AS TRACT A OF THE POWDER RESERVE, TO AMEND THE STANDARDS OF  
4 DEVELOPMENT AND SITE LAYOUT PREVIOUSLY ADOPTED IN THE MASTER PLAN FOR TRACT A  
5 OF THE POWDER RESERVE, GENERALLY LOCATED IMMEDIATELY NORTHWEST AND  
6 SOUTHWEST OF THE NORTH EAGLE RIVER INTERCHANGE OF THE NEW GLENN HIGHWAY, IN  
7 THE EAGLE RIVER & BIRCHWOOD AREA, LOCATED WITHIN PORTIONS OF SECTIONS 25, 26,  
8 35 AND 36, T15N, R2W, S.M., ALASKA CONTAINING 530 ACRES MORE OR LESS.  
9  
10

11 (Birchwood Community Council)(Planning and Zoning Commission Case No. 00-013)

12 THE ANCHORAGE ASSEMBLY ORDAINS:

13 Section 1. That the Master Plan for the PC (Planned Community) District, as  
14 depicted on Exhibit A (attached), for Tract A of the Powder Reserve located within portions of  
15 Sections 25, 26, 35 & 36, T15N, R2W, S.M., Alaska, is hereby amended as set forth in subsequent  
16 sections.

17 Section 2. AO94-235 (S-1) (as amended) (as corrected 5/4/95) is hereby amended  
18 as follows:

19 Section 2 Changes:

20 Page 2, Line 1, Master Development Plan Matrix

21 Development Area N, Residential [NP] P, Commercial [NP] CU, Other [Park Reserve]

22 P, CU, Total Dwelling Units 32.

23 Development Area P, Total Dwelling Units [100] [164] 140.

24 \*\*\* No Change \*\*\*

25 Section 3 Changes:

26 Page 3, Line 19 & 20

27 [h. Tract A shall be annexed into the Building Safety Service Area (AMC 27.30.040)  
28 with or prior to the recordation of the first subdivision plat.]

29 \*\*\* No Change \*\*\*

Page 4 - Delete PC District Residential Street Design Standard sections for major and minor residential streets. Retain design standard sections for collector streets.

\*\*\* No Change \*\*\*

Page 6, lines 7,8 & 9

1) Designated open space areas within the PC district shall comply with those shown in Figures 7 and 9 as amended (Exhibit B) of the adopted Master Development Plan, except that:

\*\*\* No Change \*\*\*

Page 7, lines 40,41,42 and 43

2) Reserves for possible future construction of public park facilities shall be located in the remaining portion of Development Area F (2.5 acres) [and Development Area N (10 acres)] ,as shown in Figure 7 as amended (Exhibit B) of the adopted Master Development Plan.

\*\*\* No Change \*\*\*

Page 8, lines 4,5 and 6

4) The Municipality of Anchorage shall have authority to acquire [Development Area N and] the reserve portion of Development Area F for public park purposes and subject to the following conditions.

\*\*\* No Change \*\*\*

Section 4 Changes:

Page 9, Lines 20,21,22 and 23.

Section 4. Development area E consisting of 60 + acres, development area J consisting or 82 + acres, development area M consisting of [33] 35 + acres, development area N consisting of 10 + acres, and development area P consisting of [34] 37 + acres, as depicted in Exhibit B, shall be restricted to the following uses and development design standards:

\*\*\* No Change \*\*\*

1 Page 9, Line 24.

2 1. Development Areas E, J, M, and N [and P] (Single-Family, Two-Family  
3 Residential) (Exhibit D)

4 \*\*\* No Change \*\*\*

5 Page 9, Line 35.

6 Development Area M and N, Total Dwelling Units, Residential, 140

7 \*\*\* No Change \*\*\*

8 Page 9, Line 36.

9 [Development Area P, Total Dwelling Units, Residential, 100]

10 \*\*\* No Change \*\*\*

1 Page 10, Lines 11 and 12.

12 4) Public Buildings such as police stations, fire stations, libraries and uses in keeping  
13 with the character and requirements of the PC district.

14 \*\*\* No Change \*\*\*

15 Page 12, Lines 1 through 13.

16 1) A residential lot [Areas E, J, M, and P] created by Plat 98-80 and developed with a  
17 structure as of the effective date of this ordinance in Area M and any future lots in Areas M and N  
18 identified as Tracts 4 and 5 on Plat 98-80 with a common lot line adjacent to any developed platted  
19 lots in Area M shall have the following minimum yard

20 dimensions:

21 Front: 20 feet

22 Side: 10 feet

23 Rear: 20 feet

24 \*No less than 20 feet of the rear yard area, measured from the property line, shall be  
25 retained as undisturbed open space, except that the property owner shall be  
26 permitted unlimited right to remove slash and deadfall and to plant additional  
27 vegetation, if desired.

28 2) A 20-foot minimum Undisturbed Vegetative Easement, located at the rear of each lot  
29 shall be identified during the platting action to ensure that the intent of this Master  
30 Development Plan is carried out.

3) A residential lot in Areas E, J, the undeveloped portion of Area M identified as Tract 5 on Plat 98-80, and N shall have the following minimum yard dimensions:

Front: 20 feet

Side: [10] 5 feet

Rear: 20 feet

\*No less than [20] 10 feet of the rear yard area, measured from the property line, shall be retained as undisturbed open space, except that the property owner shall be permitted unlimited right to remove slash and deadfall and to plant additional vegetation, if desired.

4) A [20] 10-foot minimum Undisturbed Vegetative Easement, located at the rear of each lot, shall be identified during the platting action to ensure that the intent of this Master Development Plan is carried out.

\*\*\*No Change \*\*\*

Page 13, after Line 17 add:

2. Development Area P (Single-Family, Two-Family and Multiple-Family Residential)

a. Intent and use. Development standards within Development Area P shall be the same as the R-2M (multiple-family residential) district as defined in AMC 21.45.045.

b. Total Dwelling Units, Residential [164] 140.

Section 3. Master Plan Amendments:

Section III Changes:

Page 16 - Section III, A. 4 modify to read:

4. Street Design. All streets will be constructed to meet or exceed Municipal urban standards, including requirements for sidewalks and street lighting. All collector streets shall be designed in accordance with Figure 13b. PC District Residential Street Design Standard of this Master Plan. All other residential streets, including right-of-ways dedicated on Plat 98-80, shall be designed to urban street standards defined in the most recently adopted version of AMC 21.85, Subdivision Standards: Improvements, Table A. This will ensure consistency and quality in street design as phased development is undertaken.

\*\*\* No Change \*\*\*

Page 18 - Section III, Table 1. Land Use Data: delete and replace with:

1 **Table 1. Land Use Data.**

Development Area	Description	Area (Ac.)	Development Units	Density (DU/Ac.)
A	Undisturbed Area	9	0	0.0
B	Area Merged with Dev. Area E	--	--	--
C	Undisturbed Area	11	0	0.0
D	Single-Family Cluster Residential	74	200	2.7
E	Single-Family / Duplex Residential	60	220	3.7
F	Park Area (12.5 Ac. Dedicated and 2.5 Ac. Reserve)	150	0.0	0.0
G	Undisturbed Area	7	0	0.0
H	School Site	15	0	0.0
I	Single-Family / Multi-Family Res.	76	450	5.9
J	Single-Family / Duplex Residential	82	330	4.0
K	Undist. Area (Fire Cr. Greenbelt)	20	0	0.0
L	Multi-Family Cluster Residential	39	350	
M	Single-Family / Duplex Residential	35	108	3.1
N	Single Family Residential	10	32	3.2
O	Office/Retail/Hotel/Institutional Area	35	0	0.0
P	Multiple-Family Residential (R-2M)	37	[164] 140	[4.4] 3.78
Q	Undisturbed Area	12	0	0.0
	<b>TOTAL</b>	<b>537</b>	<b>[1,854]</b> <b>1,830</b>	<b>[3.5]</b> <b>3.4</b>

		% of Total Area		
D, E, I, J, L, M, N, & P	Total Residential Area	413	1,854	76.9
A, C, G, K, Q	Total Open Space Area (Undisturbed Areas and Green Belt)	59	0	11.0
F, & H	Total Public Use Area (School and Parks)	30	0	5.6
O	Total Office/Hotel/Institution Area	35	0	6.5

4 [Note that changes have been made to the total area. This is a result of boundary surveys completed  
5 for a portion of the property through the platting process. Additional changes are anticipated as the  
6 site is platted and development areas are defined by actual boundary surveys.]

7 \*\*\* No Change \*\*\*

8 Page 19 - Section III, A. 5 delete and replace with:

9 5. Street Landscaping. Both sides of all collector streets within the tract will be tree-lined to  
10 specified standards to ensure consistent, high quality aesthetic design.

\*\*\* No Change \*\*\*

Page 19 - Section III. A. 6 be amended to read:

6. Preservation of Natural Vegetation. Standards have been developed to ensure that a high degree of natural vegetation is retained in all areas of the tract. In addition, of the tract's [five] four designated opens space areas, development standards require that undisturbed open space be retained in rear yards of all residential neighborhoods.

\*\*\* No Change \*\*\*

Page 19 - Section III. A. 8 be deleted:

[8. Quality of Construction. All structures within the tract are required to be constructed to municipal Uniform Building Code Standards]

\*\*\* No Change \*\*\*

Page 19 - Section III. B. 1 amend the first paragraph to read:

1. Overview. The unifying development theme and dominant land use for Tract A is residential. Almost 77 percent of the land, [398] 413 acres in total, is designated for primary residential use. At full build-out, the tract will accommodate a total of [1,790] [1,854] 1830 dwelling units. Residences will be located within [seven] eight Development Areas: Areas D, E, I, J, L, M, N, and P.

\*\*\* No Change \*\*\*

Page 20 - Section III. B. 3 amended the "NOTE:" to read:

NOTE: Development Areas E, J, M, and N [and P] are all subject to the same development standard requirements and restrictions.

\*\*\* No Change \*\*

Page 21 - Section III. B.5 be deleted and replaced with:

5.	Development Area M and N	(Single-Family, Two-Family Residential)
	Development Area Size:	45 acres
	Development Area Dwelling Units:	140
		Area M = 66 Single-Family and 42 Two-Family
		Area N = 32 Single-Family
	Style of Dwelling Units	Single-Family detached, Two-Family
	See Development Area E above for description of development requirements and restriction.	

Page 21 - Section III. B. 6 be deleted and replaced with:

6. Development Area P (Single-Family, Two-Family and Multiple-Family Residential)

2 Development Area Size: 37 acres

3 Development Area Dwelling Units: [164] **140**

4 Style of Dwelling Units: Single-Family, Two-Family and Multiple-Family

5 This development area is intended to serve single-family, two-family and multiple-family  
6 residential development. Development standards shall be the same as the R-2M (Multiple-Family  
Residential) district as defined in AMC 21.45.045.

8 \*\*\* No Change \*\*\*

9 Page 25 - Figure 8. Conceptual Park Layout: delete Area N figure. (Exhibit C)

10 \*\*\* No Change \*\*\*

11 Page 26 - Section III.D.3 be deleted.

12 [3. Development Area N (Active Park)

13 In the southern portion of the tract, a 10-acre active park/ball field area has been reserved  
14 at the existing gravel extraction site. The site's advantage for ball field use is that it has  
15 been excavated more like a "clear cut" than a "hole". Its location also has the major benefit  
16 of making it readily accessible to both tract residents and the surrounding community.  
17 The park is primarily intended, and can be designed, to accommodate baseball, softball or  
18 Little League fields. Figure 8 shows a conceptual park layout.] (Exhibit C)

19 \*\*\* No Change \*\*\*

20 Section IV Changes:

21 Page 36 - Section IV. A.8 be deleted:

22 [8. Tract A shall be annexed into the Building Safety Service Area (AMC 27.30.040) with or  
23 prior to recordation of the first subdivision plat.]

24 \*\*\* No Change \*\*\*

25 Page 37 - Section IV.D.1.b be amended to read:

26 b. All streets, street lighting, sidewalks and bike paths will be designed and constructed to  
27 meet or exceed the most recently adopted urban design standards identified in Title 21, the  
28 Design Criteria Manual (DCM), and the Official Streets and Highways Plan (OSHP).  
29 Collector streets shall conform to PC District street design standards shown in Figure 13B.  
30 Streets shall be constructed in conjunction with subdivision development.

31 \*\*\* No Change \*\*\*

32 Page 37 - Section IV.D.1.c be amended to read:

1 C. All collector streets within the PC district shall be planted on both sides with deciduous  
2 trees a minimum of 8 feet in height (1-inch caliper). Trees shall be planted at average  
3 intervals no greater than 20 feet on center. Trees shall be planted within 12 months of  
4 street construction. Trees shall be maintained by the property owner after expiration of  
5 any warranty on the landscaping.

6 \*\*\* No Change \*\*\*

7 Page 39 - Figure 13a. PC District Residential Street Design Standards: to be deleted.

8 \*\*\* No Change \*\*\*

9 Page 44 - Section IV F.2.b. amend to read:

10 b. Reserve for possible future construction of public park facilities shall be located in the  
11 remaining portion of Development Area F (2.5 acres) [and Development Area N (10 acres),]  
12 as shown in Figure 7, as amended (Exhibit B), of the adopted Master Development Plan.

13 \*\*\* No Change \*\*\*

14 Page 44 - Section IV.F.2.d. amend to read:

15 d. The Municipality of Anchorage shall have authority to acquire [Development Area N and]  
16 the reserve portion of Development Area F for public park purposes and subject to the  
17 following conditions.

18 \*\*\* No Change \*\*\*

19 Page 45 - Section IV.F.2.d.(2) amend to read:

20 (2) Decision by the Municipality not to acquire [Development Area N or] the reserve  
21 portion of Development Area F shall not obligate Eklutna, Incorporated or such  
22 other property owner to provide alternative park reserve site(s) within the Master  
23 Development Plan area. Provisions of alternative park reserve site(s) shall be solely  
24 at the discretion of Eklutna, Incorporated or such other property owner.

25 \*\*\* No Change \*\*\*

26 Page 45 - Section IV.F.2.e amend to read:

27 e. If the decision is made by the Municipality not to acquire [Development Area N or] the  
28 reserve portion of Development Area F at any time from date of adoption of the PC District,  
29 then they shall be immediately released from their reserve designations. Under such  
30 circumstance, standard for [Development Area N and] the reserve portion of Development  
31 Area F of the Master Development Plan shall be amended as outlined in Anchorage  
32 Municipal Code 21.40.250.f.

33 \*\*\* No Change \*\*\*

1 Page 46 - Section IV.B amend to: DEVELOPMENT AREAS E, J, M, and N [~~and P~~]

2 \*\*\* No Change \*\*\*

3 Page 47 - Section IV B.2. Maximum Limits on Permitted Principal Uses

4 Total Dwelling Units, Residential

5 1) Dev Area E 220

6 (2) Dev Area J 330

7 (3) Dev Area M and N 140

8 [(4) Dev Area P 100]

9 \*\*\* No Change \*\*\*

10 Page 47 - Section IV.B.3.d modify to read:

11 d. public buildings such as police, fire stations, libraries and uses in keeping with the  
12 character and requirements of the PC district;

13 \*\*\* No Change \*\*\*

14 Page 70 - Add new item as follows:

15 G. Development Area P (Single-Family, Two-Family, and Multiple-Family Residential.

16 1 Intent and use. Development standards within Development Area P shall be the  
17 same as the R-2M (multiple-family residential) district as defined in the most  
18 recently adopted version of AMC 21.45.045.

19 2. Total Dwelling Units, Residential [164] 140.

20 \*\*\* No Change \*\*\*

21 Section 4. Effective Clauses. The Director of the Department of Community

22 Planning and Development shall change the zoning map in accordance with ordinance referenced  
23 in Section 1 above, which shall become effective upon satisfaction of the following:

24 A. A letter from the petitioner shall be submitted within 120 days of Assembly approval,  
25 indicating no objection to the following conditions:

- 1) ~~No~~ further zoning amendments of the PC Zone, as represented by the Master Development Plan for Tract A, Powder Reserve (as amended and corrected), shall be considered by the Municipality of Anchorage, without an accompanying re-evaluation of the existing Master Plan. At a minimum, the re-evaluation should address the inter-relationship of Powder Reserve Tracts A, B and C, as well as the use of standard zoning districts in lieu of the current PC and T zoning in the area.
- 2) ~~Residential streets shall be designed to accommodate separated sidewalks (on both sides of the street), bike trails (where designated in the Plan), and snow storage areas within the right-of-way.~~
- 3) The map/plat for Powder Ridge Subdivision, contained in the petitioner's submittal dated May 18, 2000, showing the location of single-family and duplex dwellings, shall be included in the Master Plan to supplement related text revisions. (Exhibit D)
- 4) ~~The petitioner agrees to dedicate 3.5 acres of land from Development Area N to be used for a neighborhood park.~~

B. The petitioner shall submit 18 copies of an updated Master Plan that is revised in accordance with the amendments contained herein, and all prior amendments and corrections, which shall be delivered to the Director of the Community Planning and Development Department. The update shall include all prior amendments or revisions to the Master Development Plan for Tract A, Powder Reserve, that have been duly approved by the Assembly since the original approval in 1995.

PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of January, 2000.

ATTEST:

Fay Van Hemmergen  
Chairman

Lepine Ferguson  
Municipal Clerk

(051-631-51, varies within Powder Ridge Phase I)

(Case 2000-013)

