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APPROVED

Date 2-13-01

*Immediate Reconsideration
failed 2-13-01*

Submitted by

Chair of the Assembly at the
Request of the Mayor
Planning Department

Prepared by:

For reading:

January 9, 2001

Anchorage, Alaska

AO 2001- 1

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-1SL (SINGLE FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL
LIMITATIONS TO PLI SL (PUBLIC LANDS AND INSTITUTIONAL DISTRICT) WITH
SPECIAL LIMITATIONS FOR TURNAGAIN VIEW EAST SUBDIVISION, TRACT B-1;
GENERALLY LOCATED SOUTH OF LEYDEN ROAD AND WEST OF ELMORE ROAD,
(Site of Future South
(Huffman/O'Malley Area Community Council; Case 2000-117) Anchorage High School)
THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following
described property as PLI SL (Public Lands and Institutions District) with Special
Limitations Zone:

Tract B-1, Turnagain View East Subdivision; consisting of approximately 49.89
acres as shown on Exhibit A (Planning and Zoning Commission Case 2000-
117).

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

1. Buffer yards shall be undisturbed vegetative buffers along the boundary of Tract B-1 or the existing utility easement adjoining the boundary. In the event that the existing vegetation in this designated buffer area is disturbed or removed, the affected area shall be replanted to provide within a reasonable time for growth, approximately 75% visual absorption of structures under winter conditions from the perspective of persons off of the property on neighboring lands and streets.
2. Development of the site recognizes crossings of the buffers by pedestrian and vehicle access and utility service. Disturbance to the buffers should be minimized and the quantity and locations be considered as part of the detailed Site Plan Review process.
3. The platted buffer yards described on Plat 98-35 shall be maintained and the 40-foot buffer yard described on the southern boundary of Tract B-1 shall be extended for the balance of the south, southwest and western boundary. The buffer shall be inboard of the current 40-ft AWWU and telecommunications easement as indicated on the plat.
4. No structures, other than Commission-approved screening structures, or pedestrian-path improvements may be placed within the buffer yards.

5. There shall be no point of vehicular access to the property from Leyden Drive.
6. Multiple access points shall be permitted from Elmore Road.
7. No permits shall be granted for development of Tract B-1 until a detailed site plan has been approved by the Planning and Zoning Commission after a public hearing site plan review process, per AMC 21.40.020N and AMC 21.15.015.
8. Elmore Road shall be upgraded to Class I collector standards before the school goes into operation.

Section 3. The Director of the Planning Department shall change the zoning map accordingly.

Section 4. The ordinance referenced in Section 1 above shall become effective 10 days after the Director of the Planning Department has determined 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 Planning Department 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 13th day of

February, 2001

ATTEST:


Chair


Municipal Clerk

(2000-117)
(Tax ID. No. 018-411-75)