

PROPOSED SPECIAL LIMITATIONS FOR ASSEMBLY CONSIDERATION

AO 2001 - 1 (S)

AN ORDINANCE AMENDING THE ZONING MAP PROVIDING FOR THE REZONING FROM R-1 SL (SINGLE FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS TO PLI-SL (PUBLIC LANDS AND INSTITUTIONAL DISTRICT) WITH SPECIAL LIMITATIONS FOR TURNAGAIN VIEW EAST SUBDIVISION, TRACT B1; GENERALLY LOCATED SOUTH OF LEYDEN ROAD AND WEST OF ELMORE ROAD.

(Site of Future South Anchorage High School)

(Huffman/O'Malley Area Community Council; Case 2000-117)

THE ANCHORAGE ASSEMBLY ORDAINS:

SECTION 1: The zoning map shall be amended by designating the following described property as a PLI-SL (Public Lands and Institutions Zoning District), with Special Limitations set forth below:

Tract B1, Turnagain View East Subdivision; consisting of approximately 49.89 acres, generally located within the SE1/4, Section 28, T12N, R3W, S.M. (South of Leyden Road and West of Elmore Road).

SECTION 2: This zoning map amendment described in Section 1 above shall be subject to the following special limitations establishing design standards and restrictions for the property:

- 1 There shall be an 80 foot deep (north/south dimension) undisturbed vegetative bufferyard along the northerly boundary of the property where the property abuts Leyden Drive. In the event that the existing vegetation 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. *[This special limitation is identical to that of the original rezoning ordinance AO 84-75]*
- 2 Along the easterly boundary of the property where it abuts Elmore Road, there shall be a 60 foot deep (east/west dimension) bufferyard of the same type as described in 1. above. *[This special limitation is identical to that of the original rezoning ordinance AO 84-75].*
- 3 Along the southerly, southwesterly and westerly boundaries of the property there exists a 40 foot deep waterline and telecommunications easement as described on Plat 98-35. This, together with an additional 40 foot bufferyard of the same type as described in 1. above inboard of this easement shall constitute the bufferyard. The two pedestrian access points platted as of the

date of this ordinance shall be permitted. *[This special limitation incorporates the intent of the original ordinance AO 84-75, and the special limitations proposed by the School District in their rezone request and allows for the platted pedestrian access points to be formally recognized].*

4. All bufferyards shall be exclusive of utility easements, except the existing utility easements described in Plat 98-35. Development of the site recognizes that utility services will have to cross the bufferyard to access the site. Disturbance to the bufferyard should be minimized, the quantity and locations to be considered as part of the public Site Plan review process. All bufferyards shall show as a screening easement on the plat of the property. The owner of the property shall acknowledge the existence of the bufferyards/screening easements and acknowledge that the existing vegetation within the easement shall not be disturbed and no structure, other than screening structures approved as part of the public site plan review, may be placed within it. Where the existing vegetation is disturbed or removed for utility access to the property, the area shall be replanted to provide within a reasonable time for growth approximately 75% visual absorption of the structure under winter conditions. The owner does have passive use of the bufferyard and the right to maintain the existing vegetation. *[This special limitation incorporates both the original special limitations in AO 84-75, while incorporating those proposed by the School District in their rezone request].*
5. There shall be no point of access from Leyden Road. There shall be one point of vehicular access and one point of pedestrian access permitted from Elmore Road. Additional vehicular access shall be provided along the southerly, southwesterly or westerly boundaries in accordance with the intent of the Transition Area Standards of the Hillside Wastewater Management Plan, and as required by AO 84-75. *[This special limitation is in accordance with the original special limitations on AO 84-75, whilst at the same time allowing for safe pedestrian access on Elmore from the sidewalks which will be constructed as part of the Elmore Road upgrade project as requested by the School District].*
6. No permits shall be granted for development of Tract B1 Tumagain View East, until a detailed site plan has been approved by the Planning & Zoning Commission after a public hearing site plan review process, per AMC 21.40.020 N and AMC 21.15.015. *[This special limitation was suggested by the School District].*
7. No facility shall be permitted to operate until upgrade of Elmore Road to Class 1 Collector status, as defined in the Official Streets and Highways Plan and the Municipal Criteria Manual, is completed. *[This special limitation was put into place by the Planning & Zoning Commission during the public hearing of September 18, 2000].*

8. No construction traffic shall be permitted use of any rural subdivision roads. Construction shall only be permitted between the hours of 8.0 a.m. to 5.0 p.m. *[This special limitation is requested in consideration of the neighborhoods that surround the site].*

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

SECTION 4: This ordinance shall become effective ten 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 30 days after the date on which this ordinance is passed and approved. *[The specified time period has been changed from 120 days to 30 days]*

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2001.

ATTEST:

Chair

Municipal Clerk

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

AO 2001-1(S)

1	SUBJECT OF AGENDA DOCUMENT REZONING TO PLI-SL - TURNAGAIN VIEW EAST SUBDIVISION, TRACT B1 (SITE OF FUTURE SOUTH ANCHORAGE HIGH SCHOOL) (P&Z CASE 00-117)		DATE PREPARED	
			Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME ASSEMBLY		DIRECTOR'S NAME FAY VON GEMTINGEN, CHAIR	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE	
	Mayor			
	Municipal Clerk			
	Municipal Attorney			
	Employee Relations			
	Municipal Manager			
	Cultural & Recreational Services			
	Fire			
	Health & Human Services			
	Merrill Field Airport			
	Municipal Light & Power			
	Office of Management & Budget			
	Police			
	Port of Anchorage			
	Public Works			
	Solid Waste Services			
	Public Transportation			
	Water & Wastewater Utility			
	Executive Manager			
	Community Planning & Development			
	Finance, Chief Fiscal Officer			
	Heritage Land Bank			
	Management Information Systems			
	Property & Facility Management			
	Purchasing			
	Other			
5	SPECIAL INSTRUCTIONS/COMMENTS			
	LAI D ON THE TABLE 2-6-01			
6	ASSEMBLY HEARING DATE REQUESTED 2-6-01		7	PUBLIC HEARING DATE REQUESTED