

CLERK'S OFFICE

APPROVED

Date: 9-25-01

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: JULY 10, 2001

Anchorage, Alaska
AO 2001- 137

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 9.49 ACRES FROM R-O SL (RESIDENTIAL-
OFFICE DISTRICT WITH SPECIAL LIMITATIONS) TO R-O SL (RESIDENTIAL-
OFFICE DISTRICT WITH SPECIAL LIMITATIONS) FOR TRACT A, LAKE OTIS
ACRES SUBDIVISION, GENERALLY LOCATED SOUTH OF DOWLING ROAD
AND EAST OF LAUREL STREET, FOR THE PURPOSE OF INCREASING THE
NUMBER OF ALLOWABLE DWELLING UNITS FROM 80 TO 95.

(Abbott Loop Community Council) (Planning and Zoning Commission Case 2001-018)

WHEREAS AO 79-74 zoned the subject parcel to R-O SL and limited the total
number of dwelling units to 80; and

WHEREAS the petitioner applied to increase the allowable number to 95; now
therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following
described property as R-O SL (Residential-Office with Special Limitations) zone:

Tract A, Lake Otis Acres Subdivision, as shown on exhibit A
attached (Planning and Zoning Commission Case 2001-018).

subject to the following special limitations:

- a No building height shall exceed 35 feet.
- b Hotels, motels, and motor lodges, boarding and lodging houses,
and private clubs and lodges shall be specifically excluded as a
permitted use.
- c The residential density within the R-O area be limited to no more
than 95 dwelling units.

d. The owner(s) of the site shall participate in the road improvement district for Laurel Street upgrade when the district is formed.

e. The petitioner shall follow the proposed revised site plan presented for this development regarding street layout, entitled Meadow View Condominiums 94 Unit Site Plan, dated February 20, 2001, Triad Engineering, with the following modifications:

1) The developer of this site shall replat the site to properly dedicate the following:

Dedicate and construct right-of-way connection in and out of this subdivision from the south to the west to connect into Laurel Street, location to be resolved with the Planning Department;

Dedicate right-of-way connection in and out of this subdivision from the south to the parcel to the east, location to be resolved with the Planning Department;

Dedicate an 8-foot wide pedestrian easement from the internal vehicular circulation system to the Dowling Road right-of-way, location to be resolved with the Planning Department.

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

Section 4. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 1 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved. In the event no special limitations are contained herein, this ordinance is effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 25th

2 day of September, 2001

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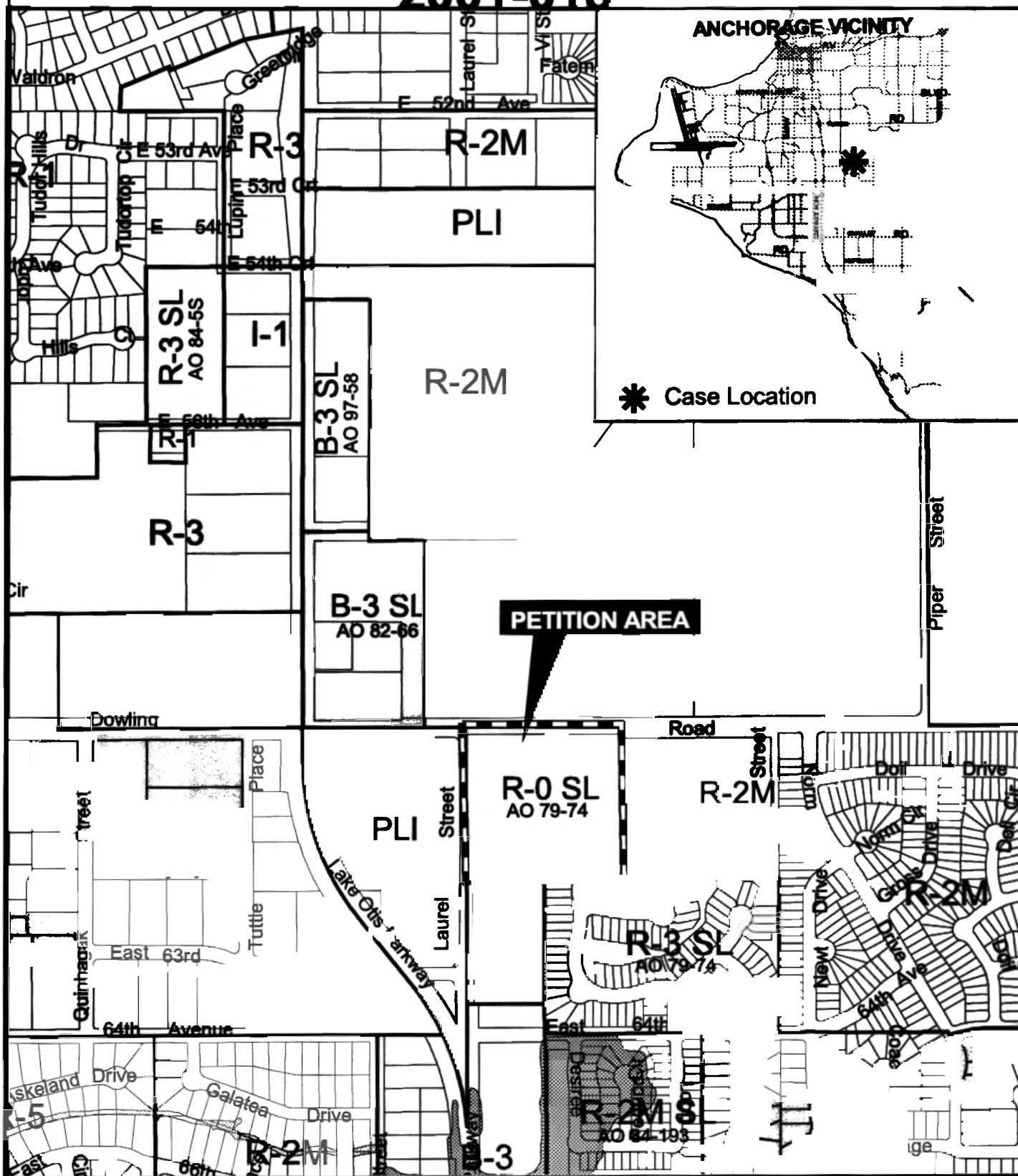
ATTEST:


Chair


Municipal Clerk

(2001-018)
(014-025-06)

2001-018



Municipality of Anchorage
Planning Department



Date: MAY 24, 2001

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001-137 Title: The rezoning of 9.49 acres from R-O SL to R-O SL for Tract A, Lake Otis Acres Subdivision.

Sponsor: Meadow View, LLC
Preparing Agency: Planning Department
Others Affected

CHANGES IN EXPENDITURES AND REVENUES

(Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
TOTAL DIRECT COSTS					
6000 IGCs					
FUNCTION COST:					

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning should have no significant economic impact on the public sector. Tract A, Lake Otis Acres Subdivision was previously zoned R-O SL, and this rezoning will provide for the ability to increase the density on the parcel from 80 dwelling units to 95 dwelling units. The surrounding area is zoned residential. There will be little noticeable, if any, public sector impact by rezoning the 9.49-acre area to allow up to 15 additional dwelling units. The rezone will also provide special limitations to ensure that the owner of this parcel join an improvement district, when formed for the purpose of upgrading Laurel Street. There are adequate public facilities and services in this area for this level of residential density.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The new R-O SL zoned area will make this property more functional by allowing a higher density of residential development as recommended in the Anchorage 2020 Comprehensive Plan.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB:

Cheryl Graca

Approved By:

William R. Flinn
Director, Preparing Agency

Telephone: 343-4215

Date:

6/14/01

Date:

5-36-01

Submitted by: Chairman of the Assembly
at the request of the Mayor
Prepared by: Planning Department
For Reading: June 13, 1979
Retyped: September 20, 1979 (11)

ANCHORAGE, ALASKA

AO NO. 79-74

AMENDED AND APPROVED

DATE 9-18-79

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-2 (TWO FAMILY RESIDENTIAL DISTRICT) TO R-O (RESIDENTIAL-OFFICE DISTRICT), R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) AND B-3 (GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT) FOR A PORTION OF SECTION 4-T12N-R3W, CONTAINING 25 ACRES, MORE OR LESS, SITUATED SOUTHEAST OF LAKE OTIS AND DOWLING ROAD.

THE ANCHORAGE ASSEMBLY ORDAINS:

That the zoning map be amended by designating the following described property as R-O (Residential-Office District) Special Limitations, R-3 (Multiple-Family Residential District) Special Limitations, and B-3 (General and Strip Commercial Business District) zone:

A portion of Section 4-T12N-R3W as shown on the attached map.

Special Limitations in the R-O zone are:

1. No building height shall exceed 35 feet.
2. Hotels, motels, and motor lodges, boarding and lodging houses, and private clubs and lodges shall be specifically excluded as a permitted use.
3. The residential density within the R-O area be limited to no more than 80 dwelling units.

Special Limitations in the R-3 zone are:

1. Density shall be limited to 100 dwelling units or approximately 20 dwelling units per acre.

The Planning Director is hereby directed to change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 18th day of September, 1979.


Chairman

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 491-79

Meeting Date: June 12, 1979

From: Mayor

Subject: Ordinance AO No. 79-74

Rezoning from R-2 to R-O,
R-3 and B-3 - Southeast
of Lake Otis and Dowling
Road.

This rezoning comes to the Municipal Assembly with a recommendation of denial from the Planning Commission on April 16, 1979.

Prepared by:

Michael J. Keenan
Director of Planning

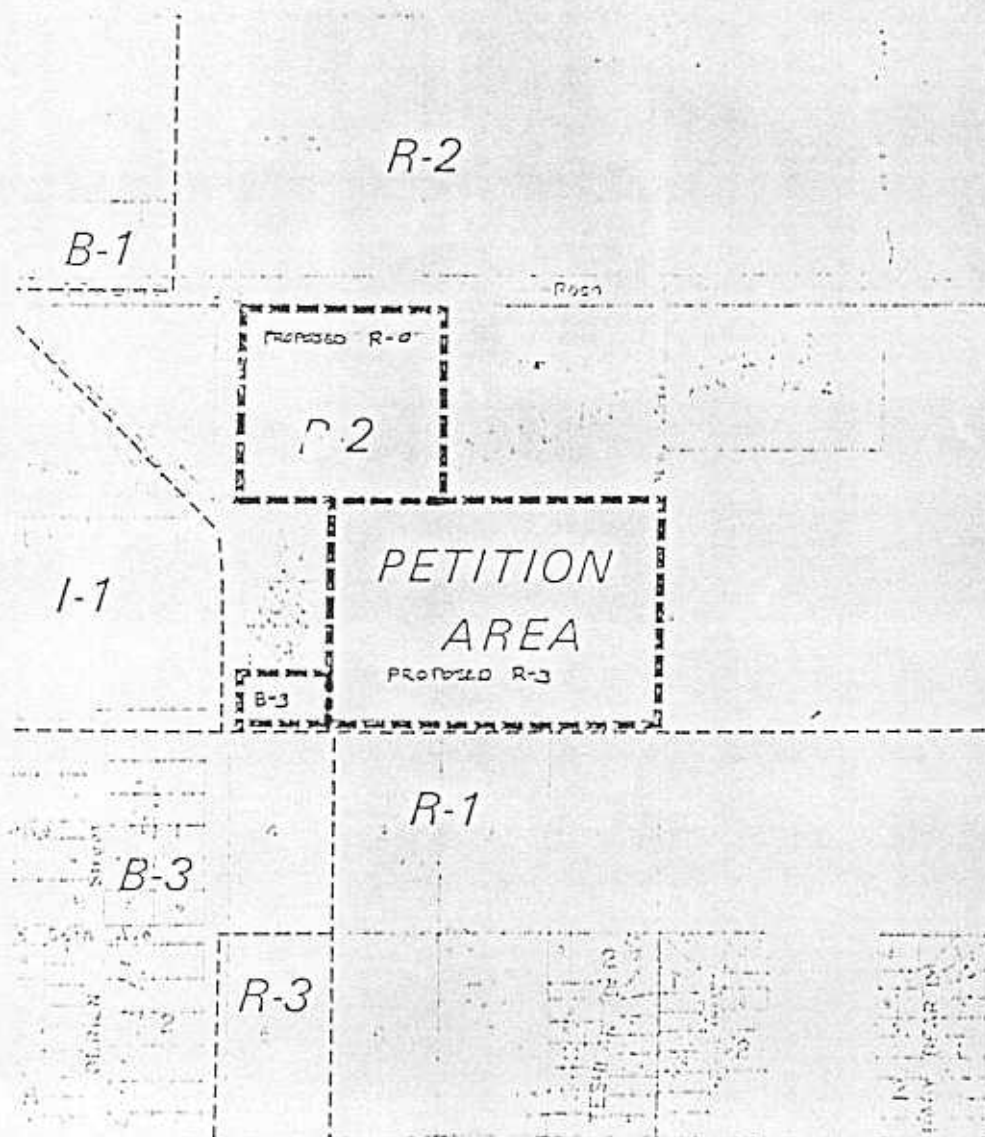
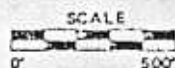
Respectfully submitted:

George M. Sullivan
Mayor

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