

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: JULY 24, 2001

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 11-23-01

Anchorage, Alaska
AO 2001-142

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 7.46 ACRES FROM R-3SL (MULTIPLE
FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) AND R-6
(SUBURBAN RESIDENTIAL - LARGE LOT DISTRICT) TO R-7 (INTERMEDIATE
RURAL RESIDENTIAL DISTRICT) FOR TRACT A, BLUEBELL SUBDIVISION,
GENERALLY LOCATED ON THE EAST SIDE OF GOLDENVUE DRIVE AND
NORTH OF EAST 172ND AVENUE EXTENDED.

(Rabbit Creek Community Council) (Planning and Zoning Commission Case 2000-208)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the
following described property as R-7 (Intermediate Rural Residential) zone:

Bluebell Subdivision, Tract A, as shown on exhibit A attached
(Planning and Zoning Commission Case 2000-208).

Section 2. 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.

see attached special limitations

1 PASSED AND APPROVED by the Anchorage Assembly this 23rd
2 day of October, 2001

3 ATTEST:

Dick
Chair

Vicki Cantrell
Municipal Clerk

D. J. J.

(2000-208)
(020-101-24)

SPECIAL LIMITATIONS AO 2001-142

1. All lots shall have a minimum lot size of 20,000 square feet, a minimum 150 foot lot width and perimeter lots shall maintain a minimum 50 foot rear yard building setback; 25 feet of the 50 feet shall be left in a natural state and undisturbed except for utility extensions to access the lot, and is exclusive of utility easements on any lot.
2. The petition site shall be developed with a maximum of 10.5 lots
3. Vegetation or slope shall not be altered in the area of 25% slope except to clear dead vegetation, place foundations and driveways and to replant vegetation.
4. The 25 feet of the vegetative buffer area of the perimeter lots shall not be disturbed within the 50 foot rear yard setback and left in a natural state and undisturbed except for utility extensions to access the lot. The area shall be provided with protective fencing to ensure non-disturbance. Any trees removed from the protected area shall be replaced at a rate of 3 for 1. A vegetative survey shall be provided prior to development that delineates the 50 foot setback area. This survey should identify any dead vegetation to be removed for protection of the remaining hearty vegetation.

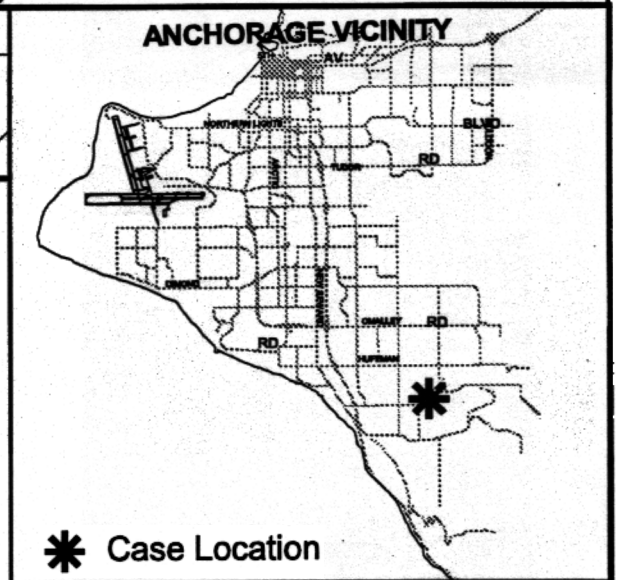
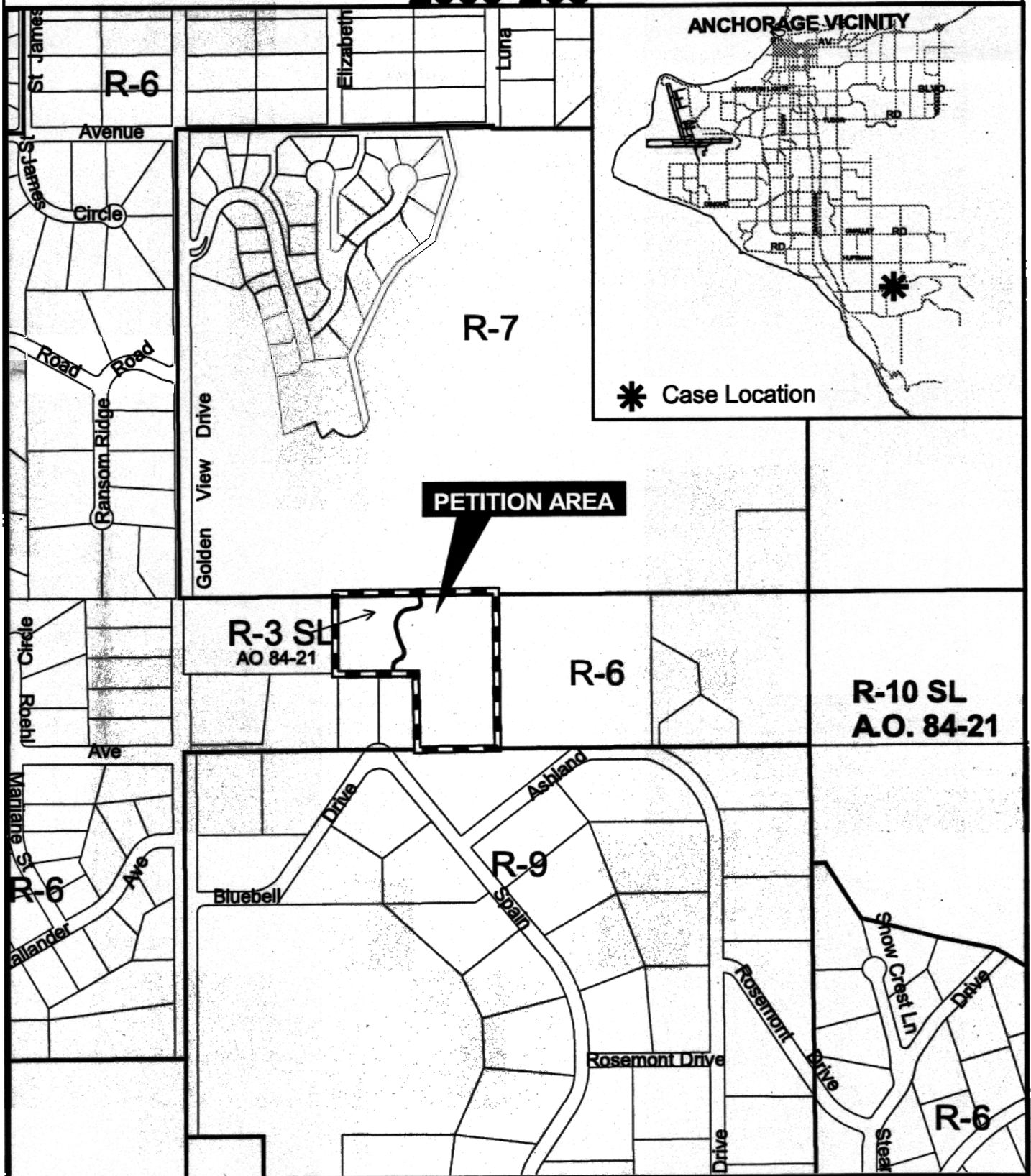
~~It appears that the only remaining issue is whether the 50 foot setback applies to all rear yards or only to Lots 15, 16, 43 and 44.~~

Clerk's Note:

1-29-02 Corrected after review of the record by Zoning and Platting Division at the request of the petitioner, as indicated above.

EXHIBIT A

2000-208



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: 2001-142 Title: The rezoning of 7.46 acres from R-3 SL and R-6 to R-7 for Tract A, Bluebell Subdivision

Sponsor: Goldenview Land Company

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:					
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

Denial of this rezoning should have no significant economic impact on the public sector. The Commission finds that there are concerns regarding runoff and drainage impacting the surrounding area if rezoned to R-7. There is also concern with visual impacts on surrounding developed areas if lots were developed at the smaller lot size that R-7 zoning district allows, without requirements for larger buffers and retention of existing vegetation.

PRIVATE SECTOR ECONOMIC EFFECTS:

Denial of this rezoning should have no significant economic impact on the private sector. The Commission finds that there are concerns regarding runoff and drainage impacting the surrounding area if rezoned to R-7. There is also concern with visual impacts on surrounding developed areas if lots were developed at the smaller lot size that R-7 zoning district allows, without requirements for larger buffers and retention of existing vegetation.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB:

Approved By:

Cynthia Frasca
James R. Furr
Director, Preparing Agency

Telephone: 343-4215

Date: 6/22/01

Date: June 18, 2001

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2001 OCT 24 PM 1:00
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On the map by
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reconsider

AO 2001/42

Dec 22

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