

CLERK'S OFFICE

APPROVED

Date: 4/16/02

Submitted by:

Chairman of the Assembly at
the Request of the Mayor

Prepared by:

Planning Department

For reading:

February 26, 2002

ANCHORAGE, ALASKA

AO 2002- 53

AN ORDINANCE APPROVING THE REZONING OF 17.5 ACRES FROM R-9 (RURAL RESIDENTIAL) ZONING DISTRICT TO R-6 (SUBURBAN RESIDENTIAL - LARGE LOT) FOR A PORTION OF NW 1/4, SECTION 13, T12N, R3W, S.M., GENERALLY LOCATED ON THE SOUTH EAST CORNER OF HILLSIDE DRIVE AND BEACON HILL DRIVE.

(Hillside East Community Council; Case 2001-198)

THE ANCHORAGE ASSEMBLY ORDAINS:

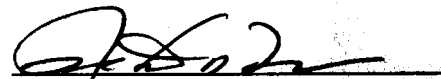
Section 1. The zoning map shall be amended by designating the following described property as R-6 (Suburban Residential - Large Lot) zone:

A portion of NW 1/4, Section 13, T12N, R3W, S.M.; consisting of 17.5 acres as shown on Exhibit A.

Section 2. This ordinance shall become effective within ten (10) days after the Planning Director 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 one-hundred and twenty (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. The Planning Director shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 16th day of April, 2002.

ATTEST:

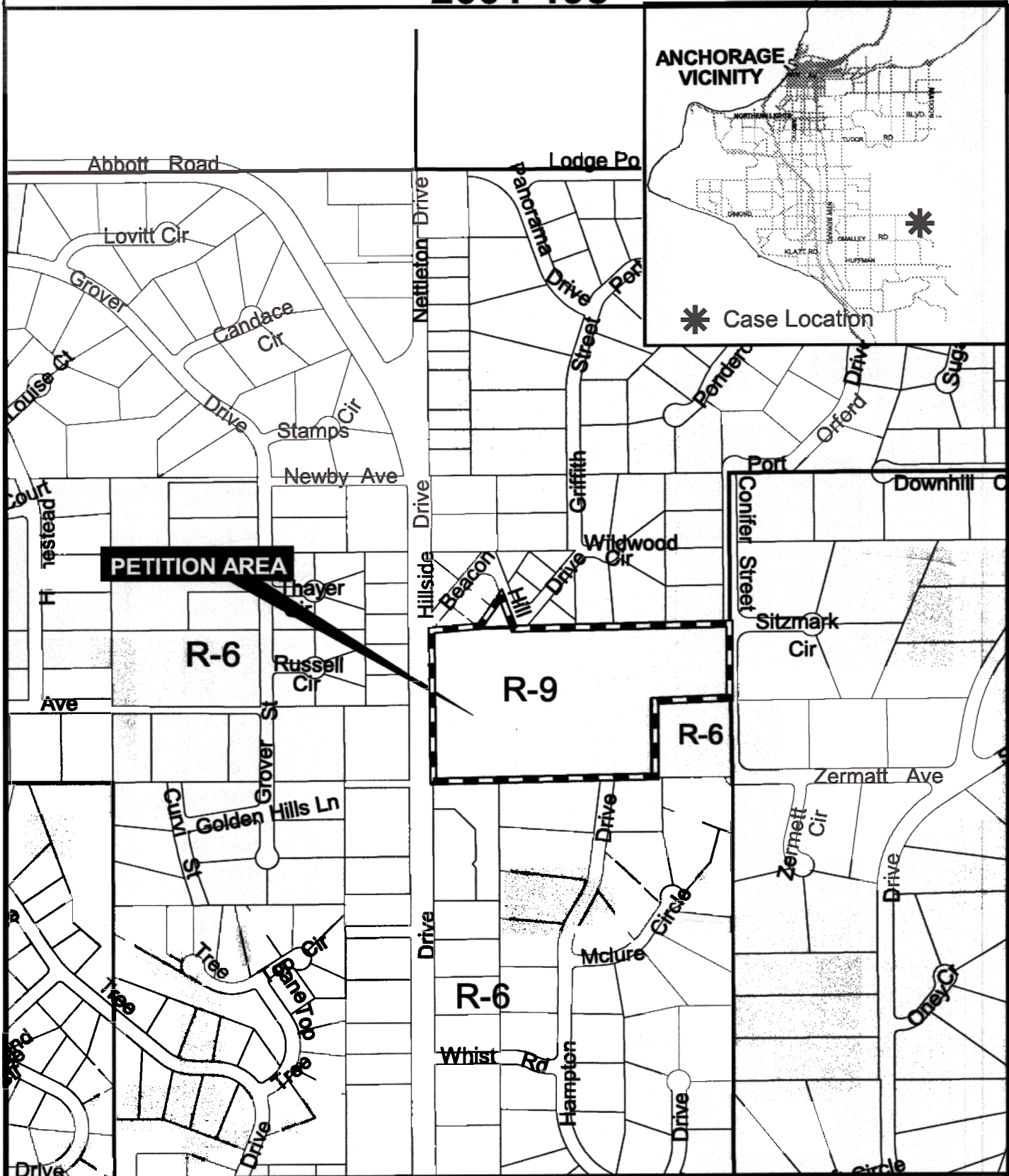

Chairman


Municipal Clerk

(2001-198)
(Tax ID. No. 015-092-30)

EXHIBIT - A

2001-198



Municipality of Anchorage
Planning Department



Date: JANUARY 29 2002

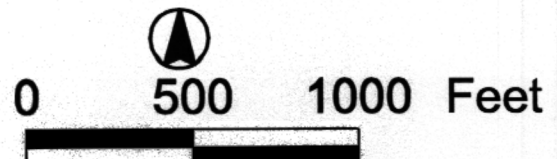
Flood Limits



100 Year Floodplain

500 Year Floodplain

Floodway



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2002-53 Title: The rezoning of 17.5 acres from R-9 to R-6 for a portion of NW 1.4, Section 13, T12N, R3W, S.M.

Sponsor: Municipality of Anchorage

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:

Approval of this rezoning should have no significant economic impact on the public sector. Although the minimum lot size allowed in the R-6 zoning district is half the size of that allowed in the R-9 district, the petition site is impacted by slopes, wetlands and a waterbody, which could cause the need to have larger lot sizes in order to sustain the required on-site systems for development. The petitioner will be responsible for any construction costs and necessary replatting.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning should have no significant economic impact on the private sector. The rezone will change the zoning of approximately 17.5 acres from a rural residential use district (R-9) to a suburban residential use district (R-6). The petition site is surrounded on 3.5 sides by property developed substantially to the same standards as the proposed R-6 district for this site.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Telephone: 343-4215

Validated by OMB:

Cheryl Fradaca

Date:

2/19/02

Approved By:

James R. Zinn
Director Preparing Agency

Date:

1-29-02



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 226-2002

Meeting Date: February 26, 2002

From: Mayor

Subject: AO 2002-53

Planning and Zoning Commission
Recommendation on a Rezoning From R-9 to
R-6 for a 17.5 Acre Portion of NW ¼, Section
13, T12N, R3W, S.M.


1 On December 3, 2001, the Planning and Zoning Commission approved the
2 rezoning of a 17.5 acre portion of NW ¼, Section 12, T12N, R3W, S.M., from R-9
3 (Rural Residential District) to R-6 (Suburban Residential – Large Lot District).
4

5 Approval of this ordinance is recommended.
6

7 Reviewed by:

Harry J. Kielling, Jr.
Municipal Manager

Reviewed by:

 Craig E. Campbell, Executive Director
Office of Planning, Development, and
Public Works

Respectfully submitted

George P. Wuerch
Mayor

Prepared by:

Susan R. Fison, Director
Planning Department

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2001-109**

A RESOLUTION APPROVING REZONING 17.5 ACRES FROM R-9 (RURAL RESIDENTIAL DISTRICT) TO R-6 (SUBURBAN RESIDENTIAL DISTRICT - LARGE LOT) FOR A PORTION OF NW ¼, SECTION 13, T12N, R3W, S.M., AK; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF HILLSIDE DRIVE AND BEACON HILL DRIVE.

(Case 2001-198; Tax ID. # 015-092-30)

WHEREAS, a petition has been received from Suzan McCready to rezone from R-9 (Rural Residential District) to R-6 (Suburban Residential District - Large Lot), for a portion of NW ¼, Section 13, T12N, R3W, S.M., AK; consisting of approximately 17.5 acres; generally located on the southeast corner of Hillside Drive and Beacon Hill Drive, and

WHEREAS, notices were published, posted and mailed and a public hearing was held December 3, 2001.

NOW THEREFORE BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

- 1. This is a request to rezone a 17.5-acre parcel of land from R-9 to R-6. The site is located on the southeast corner of Hillside Drive and Beacon Hill Drive.**
- 2. The primary purpose behind this rezone request is to provide the petitioner with the ability to develop this property within the patterns of the surrounding area. The Department finds that this request is in general conformance with *Anchorage 2020*.**
- 3. The petition site is an unsubdivided parcel, which was zoned first as R-6 on 12-13-71. At that time, the surrounding area was all zoned to R-6 at the same time. On 5-13-74, it was rezoned to R-9 as a part of area G-2 in the Areawide rezoning. This parcel, which was unsubdivided at the time, in the same configuration as it now exists, was the only parcel west of Conifer Street re-zoned to R-9.**
- 4. The site is bounded on the north, west, south and southeast by R-6 zoned property. The majority of those properties have been subdivided to the R-6 standards. The area to the east is zoned R-9. The R-9 zoned property in this area, outside of the petition site, exists across Conifer Street, and has been subdivided and developed with much larger lots than the majority of the properties surrounding the petition area to the north, west and south.**
- 5. The site has an average slope across the middle of the site, of approximately 5.7% slope (76-foot rise over 1,330 feet). However, there are smaller areas of significant slope, of approximately 45%, according to the 1997 Municipal Eagle River Topographic maps. The remainder of the R-9 zoned property to the east of the petition site is primarily above the 800-foot elevation, but also**

has similar topography, in that the average slopes may not be great, but there are also smaller areas of significant slopes. This is common throughout the surrounding R-6 area, as well. There are pockets of relatively level areas through the petition site and surrounding area. There is a pond and Class B Wetlands on the northern central portion of the site.

6. The Commission finds that many of the issues that had been brought before the Commission by those who testified were more aptly put before the Platting Board. There are Class B wetlands on the property and, with the minimum lot size of 1.25 acres, the Commission believes that the likelihood of some of the 14 allowable lots falling out of the plat is high. The Commission further noted the slopes on the property range from 5%-7% and are as high as 45%, so the slope chart requirements may cause more lots to fall out of the subdivision design, and felt that the final design would be compatible with the surrounding neighborhood.
7. The Commission finds that the lot size for R-6 zoning of 1.25 acres is not a guarantee in this zoning district. There are many variables and factors that must be considered. Those issues are considered during the platting process, when there is review of the ability to provide water and sewer for each lot and the issue of access is dealt with as well.
8. The Commission further finds that this created a logical zoning boundary, given that all the area to the north, west and south of the petition site is zoned R-6, and did not find the potential increase in density would have a profound impact on the area.
9. The Commission commented that all the comments from those who testified had been heard and they had been taken into consideration. The Commission noted that these issues would be addressed before the Platting Board and the information on those issues would be included in the staff packet on the platting request. It was further explained that the petitioner will be required to demonstrate there is adequate water flow, that three septic sites can be located on each lot, and that the impact to the surrounding subdivisions is at a minimum. It was remarked by the Commission that fire safety is a problem on the Hillside, but the Staff packet indicated that connectivity between areas could be improved with this plat, which would allow for a fire truck to get to the area more quickly.

The Commission noted that the setbacks from property lines were doubled under the R-6 zoning, so the potential for seeing development from the street or an adjoining property would be minimized, and that even if the property were developed to the absolute maximum, it would be only an additional 7 homes in the area.

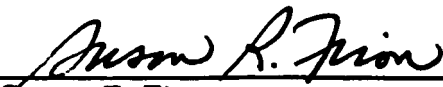
The Commission noted further that there is an unlimited height limitation under the R-9 zone and the R-6 zone limits height to 35 feet.

The rezoning satisfies the standards of AMC 21.20.090 for zoning map amendments.

The motion to recommend approval to the Assembly to rezone the subject property to R-6 was unanimous, 5 in favor, 0 opposed.

B. The Commission recommends the Assembly rezone the subject property to R-6:

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this
3rd day of December 2001.



Susan R. Fison
Director



Daphne Brown
Chair

(Case 2001-198)
(Tax ID. 015-092-30)

Municipality of Anchorage

MEMORANDUM

DATE: November 15, 2001

TO: Jerry T. Weaver, Jr., Planning Supervisor
Zoning and Platting Division

FROM:  Tom Nelson, Planning Supervisor
Physical Planning Division

SUBJECT: Comments for Planning and Zoning Commission Case 2001-198

Physical Planning has no comments on rezoning case 2001-198 for December 3, 2001

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

to 2002-53

1	SUBJECT OF AGENDA DOCUMENT Rezoning from R-9 to R-6 approximately 17.5 acres, portion of NW1/4, Section 13, T12N, R3W, S.M. Hillside East Community Council Case 2001-198	DATE PREPARED 01/28/02 INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Angela C. Chambers	PHONE NUMBER 343-4215
4	COORDINATED WITH AND REVIEWED BY	INITIALS
6	Mayor Heritage Land Bank Merrill Field Airport Municipal Light & Power Port of Anchorage Solid waste services Water & wastewater utility	
5	Municipal Manager Cultural & Recreational Services Employee Relations Finance, Chief Fiscal Officer Fire Health & Human Services	<i>m</i>
4	Office of Management & Budget Management Information Services Police	<i>CP</i>
2	Planning, Development & Public Works Development Services Facility Management	<i>CC</i>
1	Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing	<i>ME</i>
3	Municipal Attorney 1052 Municipal Clerk Other	<i>DA</i>
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: right; font-style: italic;">9.F. Introduction</div>	
6	ASSEMBLY MEETING DATE REQUESTED ASAP <i>2/26/02</i>	PUBLIC HEARING DATE REQUESTED 4 weeks after introduction <i>4/11/02</i>

M.D.A.
 2002 FEB 19 PM 3:42
 CLERKS OFFICE