

CLERK'S OFFICE  
AMENDED AND APPROVED  
Date: 8-6-02

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading June 25, 2002

Anchorage, Alaska

AO 2002-99

AN ORDINANCE AMENDING AO 2000-138(S) AND THE SOUTHPORT PLANNED COMMUNITY MASTER PLAN MAP TO CHANGE THE DESIGNATION AND CLASSIFICATION OF 3.3 ACRES LOCATED IN AREA I FROM RESIDENTIAL (CONFORMING TO R-3 ZONING) TO RECREATIONAL AREA (RA) FOR DISCOVERY HEIGHTS, TRACT 1-3A; GENERALLY LOCATED SOUTH OF WEST 100<sup>TH</sup> AVENUE AND WEST OF SOUTHPORT PARKWAY.

(Bayshore-Klatt Council) (Planning and Zoning Commission Case 2002-015)

THE ANCHORAGE ASSEMBLY ORDAINS:


**Section 1:** The Master Development Plan shall be amended for Discovery Heights Subdivision/<sup>Tract I</sup> Tract 1-3A, consisting of approximately 3.3 acres, by designating the property as RA (Recreational Area) classification, as shown on Exhibit B.

**Section 2.** The sole permitted principal use for/<sup>Tract I</sup> Tract 1-3A shall be recreational uses, such as park or "picnic-like" settings, including but not limited to playgrounds, bike and pedestrian paths, and the like.

**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 6th day of August 2002.

  
Chair

ATTEST:

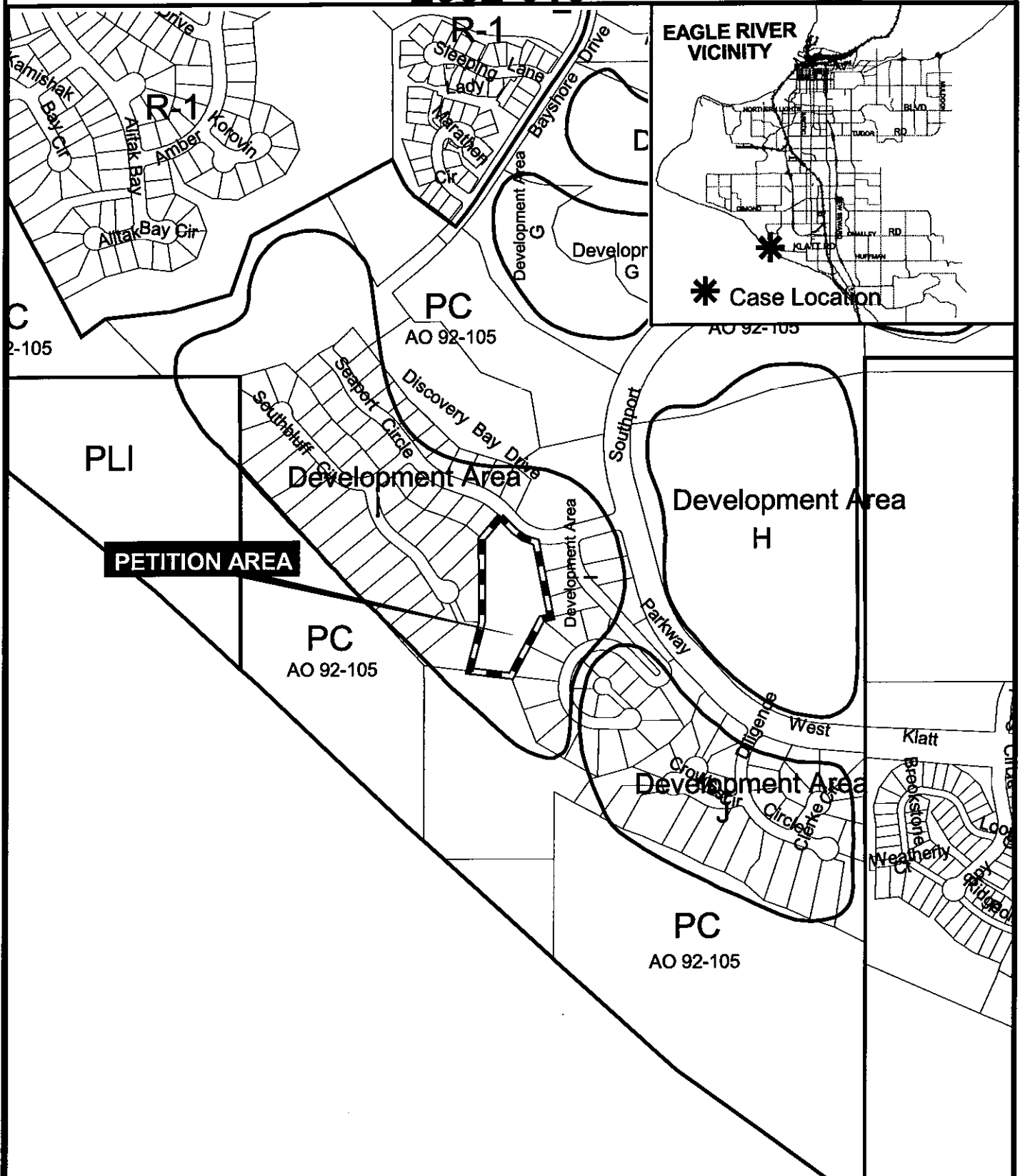
  
Municipal Clerk

(2002-015)  
(Tax ID. No. 019-171-68)

AM 569-2002

# EXHIBIT - A

## 2002-015



Municipality of Anchorage  
Planning Department



Date: DECEMBER 4, 2001

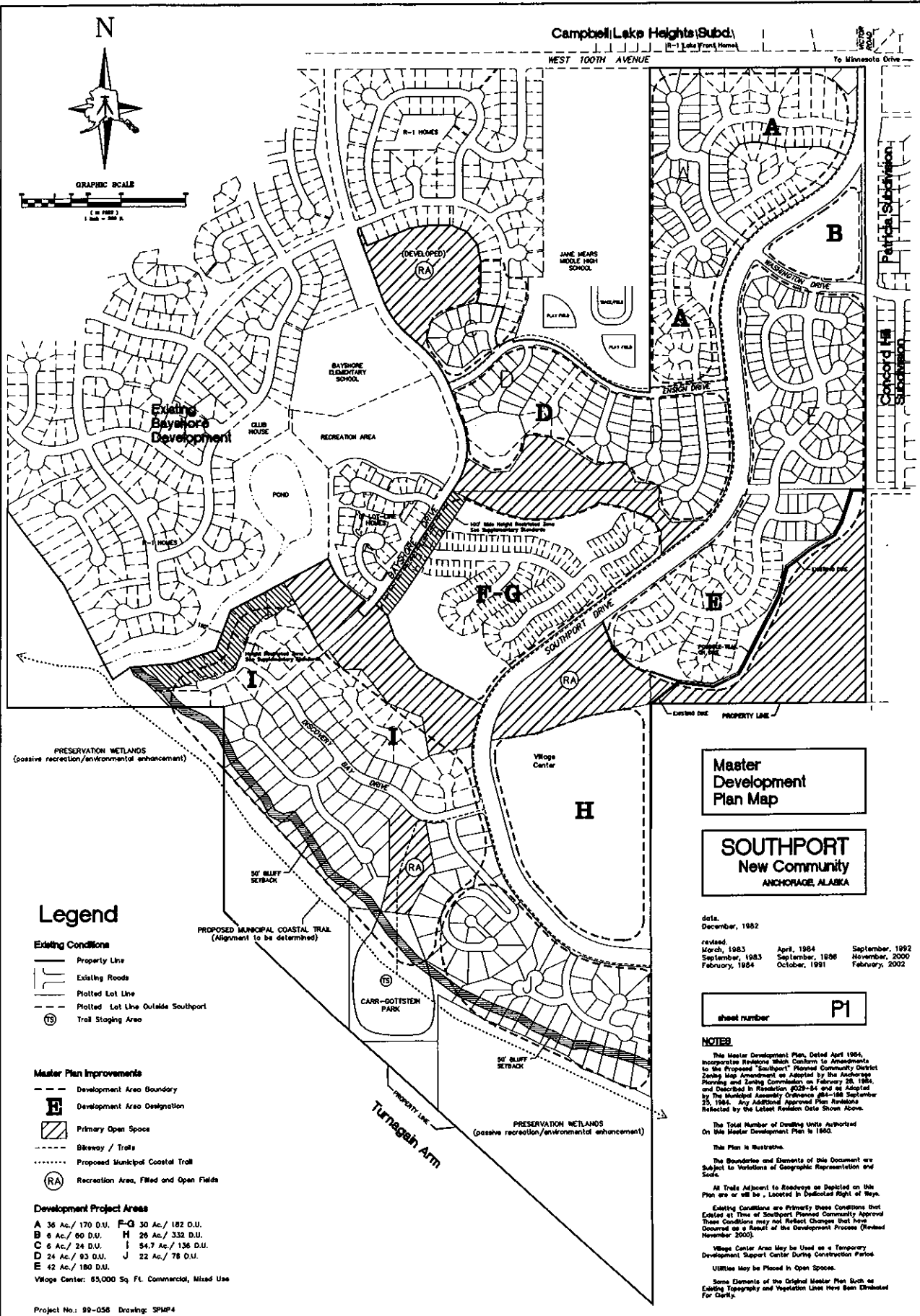
Flood Limits

-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway



0 500 1000 Feet





### Master Development Plan Map

### SOUTHPORT New Community ANCHORAGE, ALASKA

date:  
December, 1982

revised:  
March, 1983  
September, 1983  
February, 1984

April, 1984  
September, 1986  
October, 1991  
September, 1992  
November, 2000  
February, 2002

sheet number

P1

#### NOTES

This Master Development Plan, Dated April 1984, incorporates revisions which conform to Amendments to the Proposed "Southport" Planned Community District Zoning Map Amendment as adopted by the Anchorage Planning and Zoning Commission on February 28, 1985, and described in Resolution #228-84 and as adopted by the Municipal Assembly Ordinance #84-188 September 25, 1984. Any Additional Approved Plan Amendments reflected by the Latest Revision Date Shown Above.

The Total Number of Dwelling Units Authorized On this Master Development Plan is 1862.

This Plan is Illustrative.

The Boundaries and Elements of this Document are Subject to Variations of Geographic Representation and Scale.

All Trails Adjacent to Roadways as Depicted on this Plan are or will be, Located in Dedicated Right of Ways.

Existing Conditions are Primary; these Conditions that Exist at Time of Southport Planned Community Approval These Conditions may not Reflect Changes that have Occurred as a Result of the Development Process (Revised November 2002).

Village Center Area May be Used as a Temporary Development Support Center During Construction Period.

Utilities may be Placed in Open Spaces.

Some Elements of the Original Master Plan Such as Existing Topography and Vegetation Lines Have Been Eliminated For Clarity.

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2002- 99 Title: Zoning Amendment to AO 2000-138(S) and the Southport  
Planned Community Master Plan Map to Change the Designation and Classification of 3.3 acres  
Located in Area I from Residential (Conforming to R-3 zoning) to Recreational Area (RA) for  
Discovery Heights/~~Tract I-3A~~.

. Tract I  
Sponsor: Carr-Gottstein  
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:**

There is no significant economic impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

There is no significant economic impact on the private sector.

Prepared by: Jerry Weaver Jr.,  
Manager Zoning & Platting

Telephone: 343-4215

Validated by  
OMB:

Cheryl Frasca

Date: 6/11/02

Approved By:

Dr. H. H. H.  
Director, Preparing Agency

Date: 5-20-02



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 569-2002

Meeting Date: June 25, 2002

From: Mayor

Subject: AO 2002- 99

Planning and Zoning Commission  
Recommendation to Amend AO 2000-138(S)  
and the Southport Planned Community  
Master Plan Map to Change the Designation  
and Classification of 3.3 Acres Located in  
Area I from Residential (Conforming to R-3  
zoning) to Recreational Area (RA) for  
Discovery Heights, Tract 1-3A.

1 On February 4, 2002, the Planning and Zoning Commission approved a rezoning  
2 application submitted by Carr-Gottstein Properties to amend AO 2000-138(S) and  
3 the Southport Planned Community Master Plan Map to change the designation and  
4 classification of 3.3 acres located in Area I from Residential (conforming to R-3  
5 zoning) to Recreational Area (RA) for Discovery Heights/~~Tract 1-3A~~.

6 Tract I

7 Carr-Gottstein Properties rezoning request amends the present PC zoning by  
8 removing approximately 3.3 acres from area I within Discovery Heights/~~Tract 1-3A~~  
9 which presently allows residential development and designating that area as  
10 Recreational Area (RA).

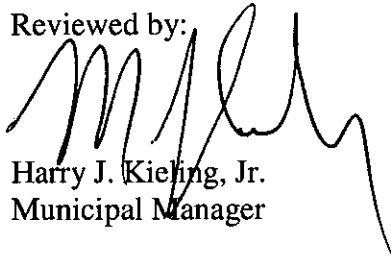
11  
12 As described in the original PC zoning ordinance and master development plan map  
13 adopted in 1984, there are large areas of open space tracts through out Southport  
14 identified as primary open space. These areas have interconnecting trails, which  
15 provide a pedestrian/bike circulation network connecting with Bayshore to the west  
16 and Concord Hill Subdivision to the east. Beyond the trail system, there are no  
17 development plans for the open space or for the two areas already designated as RA.

18  
19 Changing the designation of this tract from Residential to RA will have the effect of  
20 reducing the size of Area I acreage from 58 acres as shown in AO 2000-138(S)  
21 Section 13 to 54.7 acres. There is no change in the total number of 136 dwelling  
22 units in Area I. No other amendments to the ordinance are required. The Master  
23 Development Plan Map, shown as Exhibit B, changes the size of acreage for Area I  
24 (lower left hand corner of map) and added the month and year of this change to the  
25 revision dates (lower right hand title block above the sheet number P1).

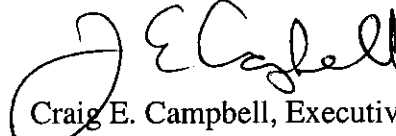
1  
2 Approving the RA designation has no functional effect on the existing development  
3 or traffic circulation. Given the type and make-up of the soils, it is reasonable to  
4 remove the residential classification from the petition property and reclassify it as  
5 RA. This is a minor zoning amendment to the PC zoning and Master Development  
6 Plan Map.

7  
8 Approval of this ordinance is recommended.  
9  
10  
11  
12

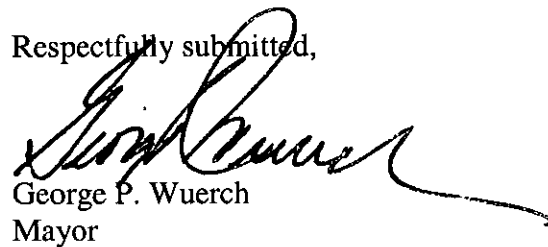
13  
14 Reviewed by:

15   
16  
17  
18 Harry J. Kieling, Jr.  
19 Municipal Manager  
20

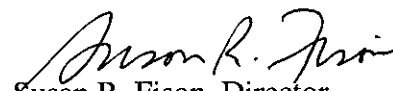
Reviewed by:

21   
22 Craig E. Campbell, Executive Director  
23 Office of Planning, Development,  
24 and Public Works  
25

26 Respectfully submitted,

27   
28 George P. Wuerch  
Mayor

Prepared by:

  
Susan R. Fison, Director  
Planning Department

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2002-010**

A RESOLUTION APPROVING AMENDING AO 2000-138(S), AND THE SOUTHPORT PLANNED COMMUNITY MASTER PLAN MAP, TO CHANGE THE DESIGNATION AND CLASSIFICATION OF 3.3 ACRE'S LOCATED IN AREA I FROM RESIDENTIAL (CONFORMING TO R-3 ZONING) TO RECREATIONAL AREA (RA) FOR DISCOVERY HEIGHTS, TRACT 1-3A.

(Case 2002-015; Tax ID. # 019-171-68)

---

WHEREAS, a petition has been received from the Carr-Gottstein Properties to amend AO 2000-138(S), and the Southport Planned Community Master Plan Map, to change the designation and classification of 3.3 acre's located in Area I from Residential (conforming to R-3 Zoning) to Recreational Area (RA) for Discovery Heights, Tract 1-3A; generally located south of West 100<sup>th</sup> Avenue and west of Southport Parkway.

WHEREAS, notices were published, posted and 57 public hearing notices (PHN) were mailed with 1 returned PHN in support of the rezone, and a public hearing was held February 4, 2002.

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

A. The Commission makes the following findings of fact:

1. The petition site fronts onto Discovery Bay Drive at the eastern end of Area I, and is immediately north (and above the bluff) of the Carr-Gottstein Park located on Tracts E and F. The Carr-Gottstein Park is classified as RA and is owned by Carr-Gottstein. The subject 3.3-acre site has poor soils for development. Years ago the area had gravel excavated from the site for road development in the area. The existing top 10-feet or so of soils was backfilled with organic overburden from other residential phases and capped with Type 3 soils from Development Area J (sometimes referred to as the knob) covered with peat, seeded with grass, and is being planted with trees.
2. The application before the Commission is technically a rezoning request in the sense that the petitioner is amending their own customized PC zoning, but is not in fact proposing to change the zoning from PC to, for example, all R-1. As described in the original PC zoning ordinance and master development plan map adopted in 1984, there are large areas of open space tracts throughout Southport identified as primary open space, with interconnecting trails providing a pedestrian/bike circulation network connecting with Bayshore to the west and Concord Hill Subdivision to the east. Beyond the trail system there are no development plans for the open space or for the two areas already designated as RA.
3. Assuming this 3.3-acre tract is approved as RA, the tract will be available for use in the spring of 2003 once the grass has survived one year. There is no plan by the owner to further develop this tract. All of the open space and the RA tracts are owned by Carr-Gottstein and will remain so, but is available to

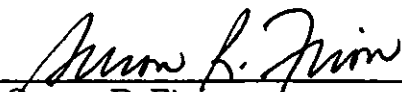



the surrounding subdivisions as well as to the general public as passive open space.

4. Changing the designation of this tract from residential to RA will have the effect of reducing the size of Area I acreage from 58 acres as shown in AO 2000-138(S) Section 13 to 54.7 acres. There is no change in the total number of 136 dwelling units in Area I. No other amendments to the ordinance are required. The Master Development Plan Map, shown as Exhibit A, will need to change the size of acreage for Area I (lower left hand corner of map) and add the month and year of this change to the revision dates (lower right hand title block above the sheet number P1).
5. Approving the RA designation has no functional affect on the existing development or traffic circulation. Given the condition and make-up of the soils, it is reasonable to remove the residential classification from the petition property and reclassify it as RA. This is a minor zoning amendment to the PC zoning and Master Development Plan Map.
6. The petitioner testified that this property has always been intended for recreational use. It has been filled, seeded and fenced. A planting program has begun. Carr-Gottstein would like one entity to take ownership of all the recreational property in this PC in the future. There is a plat requirement to provide an easement for the Coastal trail whenever the future alignment for that trail is decided. At one time Carr-Gottstein had proposed to dedicate all the open space to the Municipality but the Municipality declined responsibility. The petitioner would not agree to zone the property to PLI-p.
7. The motion to approve the rezoning carried unanimously.

B. The Commission recommends the above captioned rezoning be APPROVED.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 4th day of February 2002.

  
\_\_\_\_\_  
Susan R. Flson  
Director

  
\_\_\_\_\_  
Daphne Brown  
Chair

(Case 2002-015)  
(TAX # 019-171-68)

amended to allow these exemptions through DHHS. MR. KLINKNER asked whether AMC 21.145.180.A could say that yard areas should be as specified in Title 16. MS. CHAMBERS stated that Land Use Enforcement brought up the same issue and she reviewed it in-depth with DHHS. DHHS and the Planning Department felt it as important to keep this issue in Title 21 because usable yard space is a land use issue.

The public hearing was opened and closed without public comment.

COMMISSIONER KARABELNIKOFF moved to recommend to the Assembly approval of the amendment of AMC 21.45.180 Child Care Services as shown on page 2 of the Staff packet.

COMMISSIONER COX seconded.

COMMISSIONER KARABELNIKOFF stated the information in the packet and Staff presentation indicated to him this was a housekeeping measure that should be adopted.

AYE: Jones, Penney, Brown, Adams, Karabelnikoff, Killoran, Klein,  
Klinkner, Cox

NAY: None

PASSED

COMMISSIONER ADAMS noted he had a conflict in the next case and would not be participating in any potential discussion of 2001-015. CHAIR BROWN excused him from the remainder of the meeting. She indicated she would be unable to attend the February 11, 2002 meeting, which will be Ms. Cox's and Mr. Karabelnikoff's last meeting. She was also going to suggest that the Commission conduct its re-organization at the second meeting in March. MR. ADAMS departed the meeting.

**3. 2002-015**

Carr-Gottstein Associates. A rezoning amendment to AO 2001-138 (S) for 3.3 acres of Development Area I (Single Family Residential conforming to the R-3 (AMC 21.40.050 regulations) to RA\ (Recreation Area, Filled & Open Fields). Discovery Heights Phase 3, Tract I-3A. Generally located south of Discovery Bay Drive and west of Discovery Heights Circle

Staff member MARY AUTOR stated 57 public hearing notices were mailed, 3 were undeliverable, and 1 was received in favor. She explained this is technically a rezoning, however, it is not a change to the zoning category. This property is zoned PC and is part of the

Southport Planned Community Master Plan. The request is to change the classification in the PC and the PC Master Plan Map (Area I) from residential to recreational. The size of the property is approximately 3.3 acres in size and it is located north of existing tracts of land designated as recreation area, which is identified in the PC as open space and recreation area space. The primary reason for the designation change is that there are poor soils on this property and it was not intended to be developed under the original plan, although it is shown as Area I. Years ago, gravel was excavated from this site for other infrastructure developments elsewhere in Southport. The area was later backfilled with organic material, capped with Type 3 soils from Area J, and covered with peat and seeded with grass. It is or will be planted with trees. After one year of growth, the tract will be available for use in spring 2003. All of the recreation area and open space belong to Carr-Gottstein. The Department of Cultural and Recreational Services, Parks and Recreation gave comments asking that this 3.3 acres and the trail staging area to the south be zoned PLI-p, but that is not before the Commission this evening. That zoning would have the effect of dedicating the property as public parkland. That is not the petitioner's proposal and it is not a recommendation the Department supported.

COMMISSIONER KLEIN asked if the Department was not concerned about asking for a public use easement through this property. MS. AUTOR understood that is a requirement of the plat and it will be resolved with the Parks and Planning Departments.

The public hearing was opened.

KEN AYERS, representing the petitioner, explained this issue was housekeeping in the mind of Carr-Gottstein. The property is being taxed as developable land, but it has always been intended for recreational use. It has been filled, seeded, and fenced. A planting program has begun. Carr-Gottstein would like one entity to take ownership of all the recreational property in this development in the future. He stated there is a requirement to provide an easement for the Coastal Trail when the alignment for that trail is decided in the future.

COMMISSIONER KILLORAN asked what kind of entity is envisioned to take over the ownership of recreational space. MR. AYERS explained there was a previous proposal to dedicate all the space to the Municipality, but the Municipality declined responsibility at that point in time. There has not yet been a determination what entity would take over the recreational space. MS. KILLORAN asked if the petitioner does not favor a PLI-p zoning. MR. AYERS replied that it is best to develop this property in conformance with the PC Master Plan. If the property is dedicated to the Municipality in the future, such a rezoning may be appropriate.

COMMISSIONER KARABELNIKOFF asked whether the petitioner found the conditions of approval acceptable. MR. AYERS replied in the affirmative.

The public hearing was closed.

COMMISSIONER KLINKNER moved for approval of an amendment to AO 2000-138(S) and the Southport Planned Community Master Plan Map to change the designation of 3.3 acres located in Area I of the Southport Community Master Plan from residential (conforming to R-3) to Recreational Area (RA).

COMMISSIONER COX seconded.

COMMISSIONER KLINKNER characterized this as a housekeeping measure conforming the designation on the Master Plan to the intended use of the property. That intended use will not impose any additional burdens on the surrounding property and there is no opposition to the change. He felt this appeared to be a proper amendment.

AYE: Jones, Penney, Brown, Karabelnikoff, Killoran, Klein, Klinkner,  
Cox

NAY: None

PASSED

4.     **2002-011**                      Kaylen D. LeBaron. A request to rezone approximately 75.0 acres from R-6 to PC.

***POSTPONED TO MARCH 11, 2002***

5.     **2002-014**                      Pete Kineen. A conditional use to allow a salvage yard in the I-2 zone.

***POSTPONED INDEFINITELY***

CHAIR BROWN suggested that any questions on the information provided in case 2001-015 be held until next week

## **I.     REPORTS**

1.     **Chair** - None
2.     **Secretary**  
MS. AUTOR indicated that Gayle Knepper, Dan Coffey, and Ken Klein were appointed to the Commission. She stated the Commission will receive the addition to the site plan drawing

02-015

RECEIVED

JAN 22 2002

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

January 11, 2002

Ken Ayers  
Lounsbury & Associates  
732 West 6th Avenue  
Anchorage, AK 99501

Dear Ken:

This letter is to provide you with additional information regarding Carr-Gottstein Properties' current intention for use or disposition of the property which we are currently rezoning from residential to recreation area.

The area in question has been depicted as a recreation area on various Southport documents throughout the years. We consider it to be a mistake that, as it turns out, the area is actually zoned for residential use. The proper way to correct the situation, in our view, is to rezone the property from residential to recreation area.

It is our current intention to continue grooming the property for use as a recreation area. In 2000 the property was capped with peat and seeded. Also, the perimeter fencing was completed. Last year we planted trees and nursed the grass. This year we intend to work on the other major Southport recreation area. Hopefully, they should both be ready for actual use next year, or soon thereafter.

At this point we are unsure what the final disposition of the property will be. The options include transferring it to a homeowners' association type entity, a public entity or a private nonprofit group. We think it is important that all the Southport open space be managed by one entity. We offered it to the city several years ago but were told the city would only accept a portion of the property. We will continue our deliberations regarding an appropriate entity willing to undertake management of all Southport open space.

Very truly yours,



Robert A. Mintz

K:\90\63\ayers3.doc

**CARR  
GOTTSTEIN  
PROPERTIES**

550 W. 7th Avenue, Suite 1540 • Anchorage, AK 99501 • (907) 278-2277 • facsimile 272-3695

**DEPARTMENT OF COMMUNITY PLANNING  
PLANNING STAFF ANALYSIS  
REZONING REVIEW**

**DATE:** February 4, 2002

**CASE NO.** 2002-015

**APPLICANT:** Carr-Gottstein Properties

**REPRESENTATIVE:** Kenneth W. Ayres  
Lounsbury & Associates

**REQUEST:** Amend AO 2000-138(S), and the Southport  
Planned Community Master Plan Map, to  
change the designation and classification of  
3.3 acre's located in Area I from Residential  
(conforming to R-3 Zoning) to Recreational  
Area (RA)

**LOCATION:** Discovery Heights, Tracts I-3A;  
Generally located south of West 100<sup>th</sup> Avenue  
and west of Southport Parkway.

**SITE ADDRESS:** No property address available

**COMMUNITY  
COUNCIL:** Bayshore-Klatt

**TAX NUMBER:** 019-171-68

**ATTACHMENTS:**

1. Zoning Vicinity Maps
2. Department Agency and Public Comments
3. Application
4. Affidavit of Notice of Posting
5. Historical Information

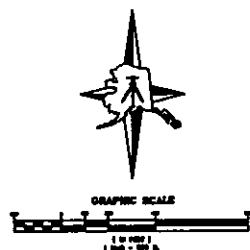
**DEPARTMENT RECOMMENDATION SUMMARY:**

The Department has no objection to the proposed changes

**SITE:**

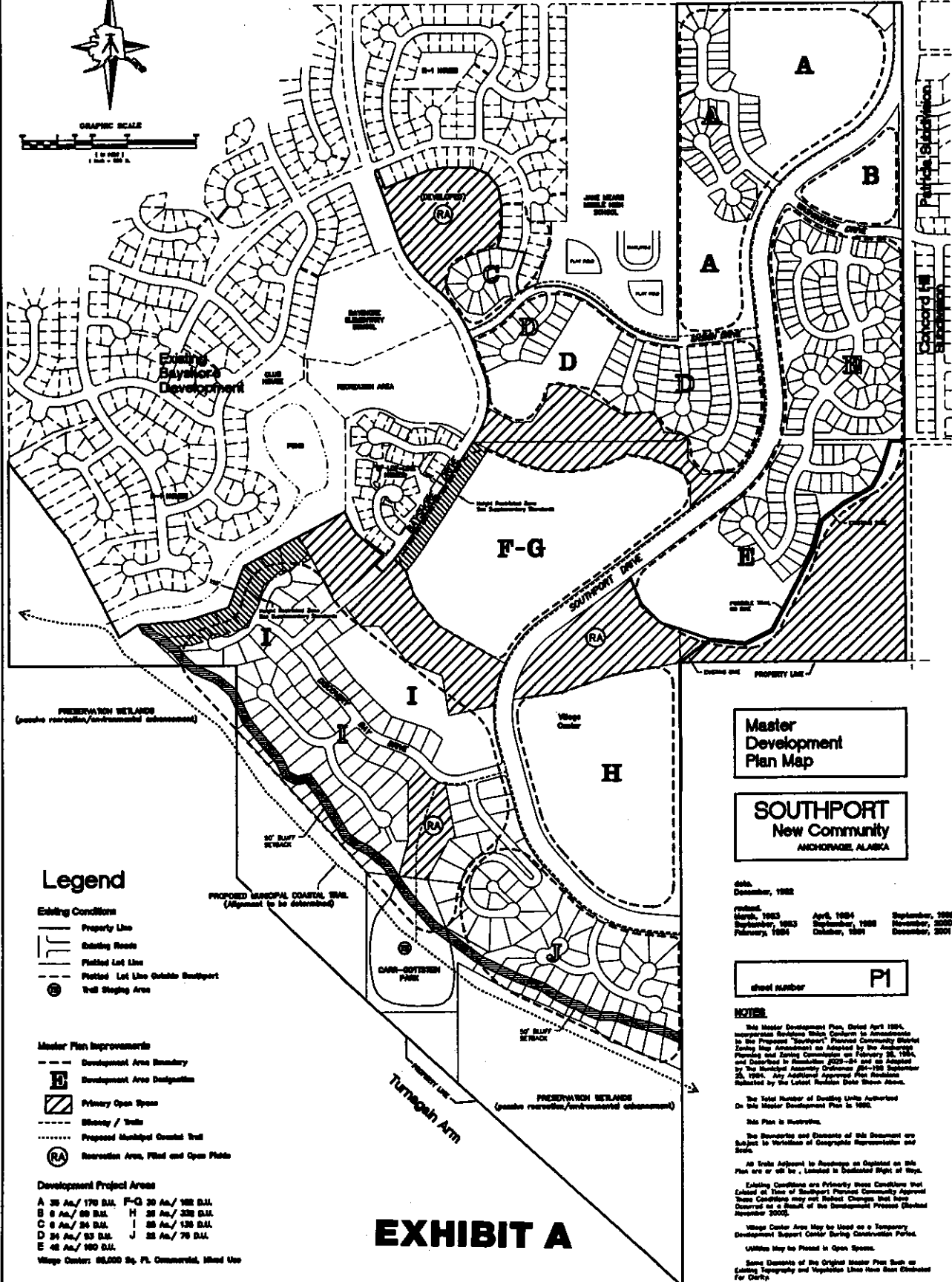
Acres 3.3 acres of vacant undevelopable land  
Vegetation: scrub  
Zoning: PC (Planned Community); Area I development shall

N



Campbell Lake Heights Subd.  
(2-4 Lots From Town)  
WEST 100TH AVENUE

To Milepost Drive



# Legend

## Existing Conditions

- Property Line
- Existing Roads
- Platted Lot Line
- Platted Lot Line Outside Southport
- Trail Staging Area

## Master Plan Improvements

- Development Area Boundary
- Development Area Designation
- Primary Open Space
- Highway / Trail
- Proposed Municipal Coastal Trail
- Recreation Area, Filled and Open Plots

## Development Project Areas

- A 30 Ac./ 170 D.U. F-G 30 Ac./ 182 D.U.
  - B 6 Ac./ 60 D.U. H 30 Ac./ 320 D.U.
  - C 6 Ac./ 34 D.U. I 30 Ac./ 130 D.U.
  - D 34 Ac./ 83 D.U. J 30 Ac./ 70 D.U.
  - E 48 Ac./ 160 D.U.
- Village Center: 66,000 Sq. Ft. Commercial, Mixed Use

Master  
Development  
Plan Map

**SOUTHPORT**  
New Community  
ANCHORAGE, ALASKA

Date:  
December, 1992

revised:  
March, 1993 April, 1994 September, 1998  
September, 1993 September, 1998 November, 2000  
February, 1994 October, 1999 December, 2001

sheet number **P1**

**NOTES**

This Master Development Plan, dated April 1994, incorporates amendments to the original plan as approved by the Anchorage Planning and Zoning Commission on February 28, 1994, and approved by the Anchorage City Council on March 28, 1994. Any additional amendments to this plan shall be approved by the Anchorage Planning and Zoning Commission and the Anchorage City Council.

The total number of dwelling units authorized in this Master Development Plan is 1,000.

This Plan is illustrative.

The boundaries and contents of this document are subject to verification of geographic representation and scale.

All trails adjacent to boundaries as depicted on this plan are or will be, located in indicated right of ways.

Existing conditions are primarily those conditions that existed at the time of Southport's Planned Community Approval. These conditions may not reflect changes that have occurred as a result of the development process (March/November 2000).

Village Center Area may be used as a Temporary Development Support Center During Construction Period. Utilities may be placed in Open Space.

Some elements of the Original Master Plan such as existing topography and vegetation lines have been eliminated for clarity.

**EXHIBIT A**

conform to R-3 (Multiple Family Use District) 21.40.050  
per AO 2000-138 (S)  
Topography: Varied  
Existing Use: Vacant  
Soils: Poor

### **COMPREHENSIVE PLAN:**

Classification: Residential  
Density: 3-6

### **PROPERTY HISTORY:**

2002-015	02-04-02	Public hearing scheduled to hear the subject case: Amend 3.3 acre in Area I from Residential conforming to R-3 Zoning to Recreational Area (RA) in Southport Planned Community PC Zoning Ordinance AO 2000-138(S) and Master Development Plan Map
2001-083	07-16-01	PZC approved a site plan for Southport Drive between Seagate Court and West 100 <sup>th</sup> Avenue. Resolution 2001-055
2000-086	11-21-00	AO 2000-138 (S) approved amending AO 92-105 for Development Area's A, B, D, E, F, G, H and I regarding dwelling styles, minimum lot widths for Cluster, Townhouses and Row Houses; Minimum Lot Depth and Area; amending Development Area's F and G regarding road standards, height, road setbacks, density and platting authority; amending Development Area H regarding size of the Commercial Area and Uses; amending Development Area I regarding building height; and Amending the Zoning Map and the Southport Planned Community PC (Planned Community District) affecting 141 acres of land lying within Section 14 and 23, T12N, R4W, S.M., Alaska; generally located south of West 100 <sup>th</sup> Avenue and west of Victor Road to Turnagain Arm. (PZC Reso 2000-065)
S-10573	06-07-00	Seclusion Bay Subdivision.



Case 2000-086	06-05-00	Public hearing before PZC to review Amendments to Southport PC (Planned Community) District Zoning Ordinance AO 92-105 and Master Development Plan Map dated Revised September 1992. Proposed amendments include (1) amending all development areas re: dwelling styles, minimum lot widths for Cluster Plats and Townhouses and Row houses; (2) combine development areas F and G; (3) change the road standards, height, reduce the road setbacks, density and platting authority for combined area F and G; (4) decrease the commercial acreage from 8 to 4 acres in Area H , increase the residential capacity by 48 units; (5) Increase Area I building height from 30 to 35 feet.
S-9518 S-9179	03-03-99	Time extension approved for Phase V Discovery Heights, Block 2, Lots 1-7, a subdivision of Tract I-4, Discovery Heights Phase 2 (Plat 97-2) located in N2, Section 23, T12N, R4W, S.M. Ak approved 3-2-94. Time extension expires 9-2-00.
Plat 97-128	12-01-97	Discovery Heights, Phase 3, Lot 13, Block 2; Lots 6-12, Block 3; Lots 15-22, Block 4; Lots 1-6, Block 5; and Lots 1-4, Block 6; and Tracts 1-3A, I-5A and I-5C, a subdivision of Tracts I-2, I-3 & I-5, Discovery Heights Phase 2, Plat 97-2, located within NW4, Section 23, T12N, R4W, S.M. containing 32.6 acres. S-6516, S-9179
Plat 97-2	01-22-97	Phase 2 Discovery Heights, Block 2, Lots 8-13; Block 3, Lots 1-5, Block 4, Lots 1-14, Tracts I-2, I-3, I-4, I-5. A subdivision of Tract I-1, Southport Sub. Plat 96-42, located in N2, Section 23, T12N, R4W, S.M., AK. S9518 and S-9179.
Plat 96-42	06-05-96	Southport Tracts Subdivision, Tracts D-1, D-1A, D-1B, E-1, E-1A, F-G, G-1A, G-1B, H-1B,

		H-1A, I-1 and I-1A, a subdivision of Tract B-1, Mariner Point at Southport, Plat 95-14; Tracts C & D, Southport Subdivision, Plat 91-94; Tract D, Southport Subdivision Addition No. 1, Plat 93-129; Tract M, Bayshore West Unit No. 3, Plat 76-220; Tract J-1, Discovery Subdivision Plat 96-30, located in S2 Section 14 and Section 23, T12N, R4W, S.M. containing 191.4 acres. S-9842
S-9668	02-06-95	Discovery Heights Lots 1 thru 8 (resubdivision of Plat 93-129); vacation of 2 easements; change of dwelling unit style from 4 four-plex townhomes to 2 single family dwelling and either 6 single family or duplex townhomes.
Case 93-072	06-07-93	PZC approved Final Approval of a Fill Permit as required by AO 92-105 (aa) re Recreation Area E/H (Resolution No. 93-031).
Case 84-004-5	09-22-92	Assembly adopted amendments to Southport PC Map, Zoning Regulations and Master Plan; AO 92-105 (aa). PZC Resolution 84-029-B.
Case 84-004-6	08-17-92	PZC approved a Traffic Impact Analysis for Southport PC as part of the revisions to Case 84-004-5 (Resolution 84-029-C).
Plat 92-142	07-01-92	Southport Subdivision Addition No. 2 Block 1, Lots 1-23 and Block 2, Lots 1-37, and Tracts A3 through A7 Cluster Subdivision (Southport Area A) S-9257
Plat 93-129	02-24-92	Southport Subdivision, Addition No. 1 (Portions of Area I and J), Lots 1 thru 4, Block 2; Lots 1 thru 6, Block 3; Lots 1 thru 15, Block 4; Lots 1 thru 4, Block 5, Tracts C, D, E, F, G, H-1, H-2. Approved by PZC Resolution 92-010. S-9179
S-9074	07-03-91	Edgewater Subdivision (cluster plat) located on the bluff was approved by Platting Board.
Plats 91-93	12-05-90	Southport Subdivision (Southport PC, Area

& 91-94		D). S-9001
Plat 91-81	12-05-90	Bayshore West Subdivision, No. 4A (located north of Ensign Drive). Platting Bd. approved. S-9000
Case 84-004-3	11-19-90	Southport Planned Community District -- Minor revision which allowed the petitioner to increase Area D from 19 acres to 23.75 acres.
Plat 90-61	05-02-90	Discovery Subdivision (Southport PC) located on the bluff was approved by the Platting Board. S-8917
Plat 89-29	12-05-88	Clipperwood Subdivision (PC cluster plat) Platting Board approved. S-8765
Plat 88-39	06-18-86	Discovery Subdivision (Southport PC) approved by Platting Bd. S-8490
S-8468	05-28-86	Southport Zero lot line detached (Area A). Expired prior to being recorded.
Plat 88-48	03-05-86	Bayshore West Unit No. 4A (Rev) vacation and replat. S-8385
Plat 87-24	04-17-85	Clipperwood Subdivision (PC cluster Plat) Platting Board Approved. S-8058
Case 84-198	09-25-84	Southport rezoning to PC District. AO 84-198 (aa)

### **BACKGROUND**

The Anchorage Assembly approved PC (Planned Community) zoning and a Master Development Plan Map for Southport in 1984 (AO 84-198 (aa)) and later amended both in 1992 (AO 92-105) and in 2000 (AO 2000-138-S).

The purpose of PC zoning, in accordance with AMC 21.40.250 PC planned community district, is to provide a property owner flexibility in the selection of land use controls while still protecting that development will be consistent with the applicable Comprehensive Plan and the

holding capacity of the land. A PC ordinance establishes a range of uses and the design and character of development within an area as set by the approved master plan, in this case the Southport Master Development Plan Map and the approved zoning ordinance. The property owner gets to create and customize his own zoning and land use standards. Major amendments to an approved master development plan map and PC ordinance, such as decreases in open space, addition or deletion of uses, or changes in development standards for individual development areas, triggers a public hearing process before the Planning and Zoning Commission and the Assembly.

The 1984 Southport Planned Community (PC) District was the first of its kind in Anchorage under this new zoning district classification. It had a net acreage of 323 acres with an allowed density of 2,060 dwelling units (with 389 additional bonus units).

Nine (9) development areas were established with a mixed range of high and low-density residential uses and styles and a commercial center, and underlying zoning.

Separating the residential development areas is an integrated system of open space with interconnecting trails providing a pedestrian/bike circulation network to connect with the existing Bayshore area to the west and Concord Hill Subdivision to the east and providing 2 access points to the Municipal Coastal Trail along the Turnagain Arm. There were no definite improvement proposals for the open space (other than trail construction) or Recreation Area's (RA); each is to be developed as part of the adjacent residential development. All open space and Recreation Area's (RA) are the responsibility of the developer or homeowners associations.

The petitioner is before the Commission, and ultimately the Assembly, to amend 3.3 acre's in Area I from it present classification as Residential (conforming to R-3 Zoning) to Recreational Area (RA) in Southport Planned Community PC Zoning Ordinance AO 2000-138(S) and Master Development Plan Map

### **SITE DESCRIPTION**

The petition site fronts onto Discovery Bay Drive at the eastern end of Area I, and is immediately north (and above the bluff) of the Carr-Gottstein Park located on Tracts E and F. The Carr-Gottstein Park is classified as RA and is owned by Carr-Gottstein. The subject 3.3-acre site has poor soils for development. Years ago the area had gravel

excavated from the site for road development in the area. The existing top 10-feet or so of soils was backfilled with organic overburden from other residential phases and capped with Type 3 soils from Development Area J (sometimes referred to as the knob) covered with peat, seeded with grass, and is being planted with trees.

### **PROPOSED AMENDMENT**

Changing the designation/classification from Residential in Area I to RA entails amending the Master Develop Plan map, and will amend AO 2000-138 (S).

### **DISCUSSION**

The application before the Commission is technically a rezoning request in the sense that the petitioner is amending their own customized PC zoning, but is not in fact proposing to change the zoning from PC to, for example, all R-1. As described in the original PC zoning ordinance and master development plan map adopted in 1984, there are large areas of open space tracts through out Southport identified as primary open space, with interconnecting trails providing a pedestrian/bike circulation network connecting with Bayshore to the west and Concord Hill Subdivision to the east. Beyond the trail system there are no development plans for the open space or for the two areas already designated as RA.

Assuming this 3.3-acre tract is approved as RA, the tract will be available for use in the Spring of 2003 once the grass has survived one year. There is no plan by the owner to further develop this tract. All of the open space and the RA tracts are owned by Carr-Gottstein and will remain so, but is available to the surrounding subdivisions as well as to the general public as passive open space.

Comments received from the Department of Cultural & Recreational Services Parks & Recreation Division request that this 3.3 acres, as well as the Trail Staging Area to the south, be zoned PLI-p. Zoning to PLI-p as the effect of dedicating the property as Public Park land. However, unless the Municipality of Anchorage buys the property from Carr-Gottstein this is not possible for three reasons: (1) it was not advertised (2) Carr-Gottstein is under no obligation to give away the land to the Municipality, and (3) Carr-Gottstein does not consent to zoning the property PLI-p. Under the Mystrom Administration Carr-Gottstein *informally* asked whether the Municipality would like to have all of the open space tracts and RA tracts as a package, all or none. The Mystrom

Administration declined to accept the entire package because they did not want the responsibility or the cost of maintaining/repairing or extending the trail system, or the development of any of the RA's as parks.

Changing the designation of this tract from residential to RA will have the effect of reducing the size of Area I acreage from 58 acres as shown in AO 2000-138(S) Section 13 to 54.7 acres. There is no change in the total number of 136 dwelling units in Area I. No other amendments to the ordinance are required. The Master Development Plan Map, shown as Exhibit A, will need to change the size of acreage for Area I (lower left hand corner of map) and add the month and year of this change to the revision dates (lower right hand title block above the sheet number P1).


Approving the RA designation has no functional affect to on the existing development or traffic circulation. Given the condition and make-up of the soils, it is reasonable to remove the residential classification from the petition property and reclassify it as RA. This is a minor zoning amendment to the PC zoning and Master Development Plan Map.

**RECOMMENDATION:**

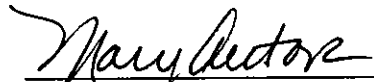
The Department has no objection to the proposed change in designation or use of the subject to the following condition of approval:

1. Amend AO 2000-138(S), Section 13, Area I Supplemental Standards, Line 33, Total Acreage from 58 acres to 54.7 acres.
2. Correct the Development Project Areas for Area I acreage from 58 acres to 54.7, and the revision dates to include the month and year of this revision on the Master Development Plan Map

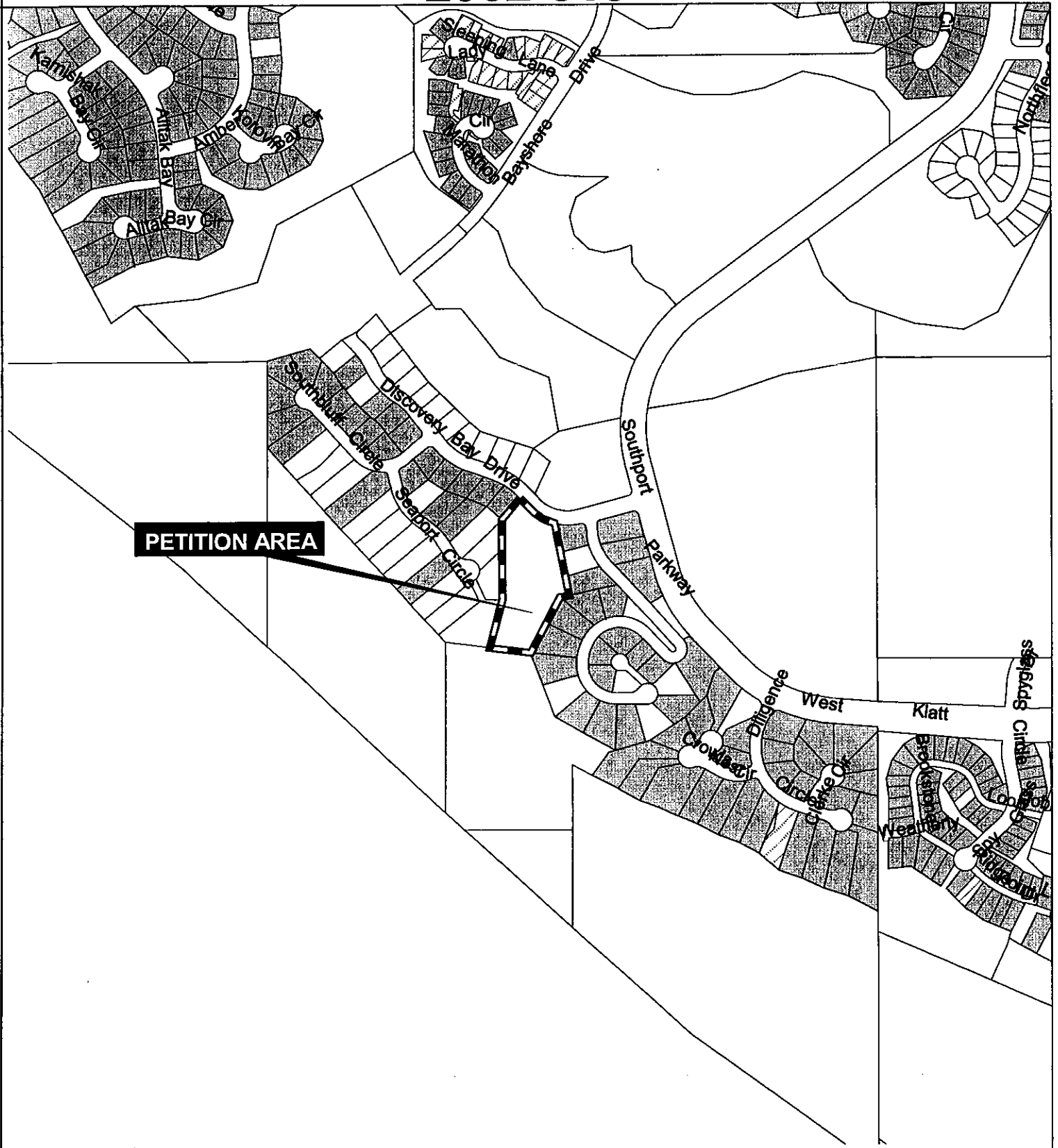
Reviewed by:

  
\_\_\_\_\_  
Susan R. Fison  
Director

Prepared by:

  
\_\_\_\_\_  
Mary Antor  
Senior Planner





# REZONING 2002-015



Municipality of Anchorage  
Planning Department



Date: DECEMBER 4, 2001

-  Single Family Detached
-  Single Family Attached, Duplex
-  Mobile home
-  Multi - Family 3 & 4 Plex
-  Multi - Family 5+

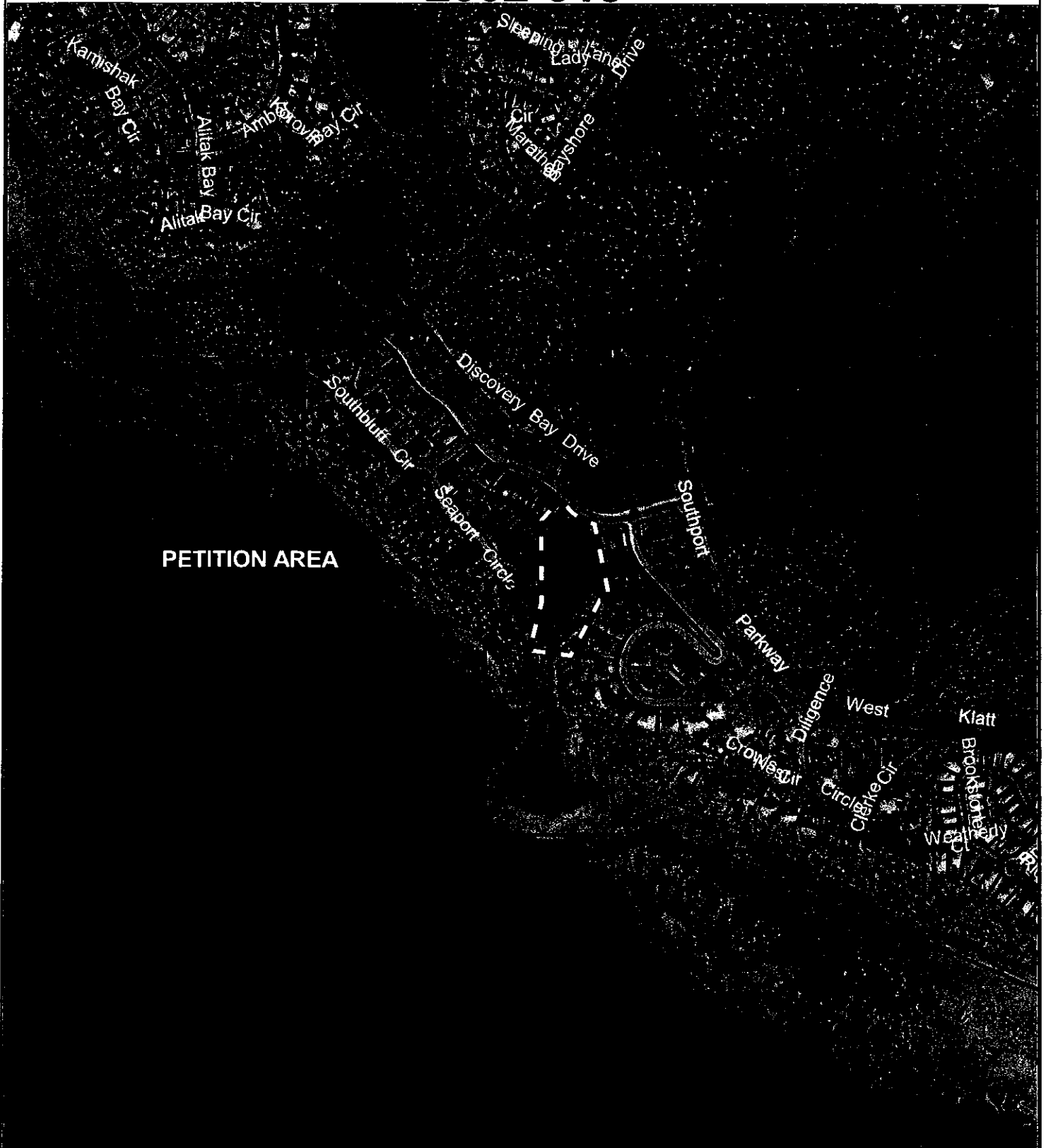


0 500 1000 Feet

Source: Housing Stock based on 1998 Land Use Inventory  
Planning Department, MOA

017

# REZONING 2002-015



PETITION AREA

Municipality of Anchorage  
Planning Department



Date: DECEMBER 04, 2001



0 500 1000 Feet 013

Date of Aerial Photography: 1996



**DEPARTMENTAL  
COMMENTS**

# Reviewing Agency Comment Summary Case No.: 2002-015

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Albion		X	
Albion			
Albion			
Albion		X	
Albion	X	.	
Albion			
Albion			
Albion			
Albion			
Albion			
Albion			
Albion			
Albion		X	
Albion	X		
Albion			
Albion			
Albion			
Albion			
Albion		X	
Albion			

Community Development

X

57 PHNs mailed  
3 Returned Unclai  
0 Yes  
0 No

**Municipality Of Anchorage  
ANCHORAGE WATER & WASTEWATER UTILITY**

**M E M O R A N D U M**

**RECEIVED**

DEC 17 2001

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** December 14, 2001

**TO:** Zoning and Platting Division, OPDPW

**FROM:** Hallie Stewart, Engineering Technician

**SUBJECT:** Planning & Zoning Commission Public Hearing of February 4, 2002  
AGENCY COMMENTS DUE January 7, 2002

AWWU has reviewed the case material received on December 5, 2001, and has the following comments.

**02-013 Campbell Terrace, Block 1, Lot 4 (conditional use) Grid 2426**

1. AWWU is currently billing this parcel for water and sanitary sewer service.
2. AWWU has no objection to the proposed use for an assisted living facility.

**02-014 Maui Industrial, Block 3, Lot 1 (conditional use) Grid 2530**

1. AWWU water mains are located within the Cordova Street right-of-way and within an easement located on the north 30' of the referenced lot.
2. AWWU has no objection to the proposed conditional use to allow a salvage yard.

**02-015 Discovery Heights Phase 3, Tract I-3A (rezone) Grid 2626**

1. AWWU water and sanitary sewer mains are located within the Discovery Bay Drive right-of-way.
2. AWWU has no objection to the proposed rezone.

**02-016 Title 21, Subsection 21.45.180.A**

1. AWWU has no comments on the proposed changes to Title 21.



**MUNICIPALITY OF ANCHORAGE**  
**DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES**  
**PARKS & RECREATION DIVISION**

**MEMORANDUM**

**RECEIVED**

DEC 20 2001

MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

DATE: December 17, 2001  
TO: Jerry T. Weaver, Platting Supervisor, Planning Department  
THROUGH: John Rodda, Manager *[Signature]*  
FROM: *[Signature]* Mada Hansen, Land Manager  
SUBJECT: Comments, Planning & Zoning Commission meeting of February 4, 2002

**02-013 Campbell Terrace; 9360 Campbell Terrace Drive; Conditional use for an assisted living facility; Grid 2426**

No park lands or trail systems will be adversely effected by this Conditional Use; therefore, Parks & Recreation Division has no comment.

**02-014 Maui Industrial Park; NHN Cordova Street; Conditional use for a salvage yard; Grid 2530**

The proposed multi-use trail and proposed bicycle route to the east and across 'C' Street from this proposed conditional use will not be adversely effected, and no park lands will be adversely effected by this Conditional Use; therefore, Parks & Recreation Division has no comment.

**02-015 Discovery Heights; NHN Discovery Bay Drive; Master Plan Amendment, Rezone a portion of a Planned Community District to a Recreational Area; Grid 2626**

Parks & Recreation requests that this property, as well as the Trail Staging Area to the south, be zoned PLI-Parks. The exact alignment of the proposed Coastal Trail has not been decided at this time. However, this Discovery Heights park would create an approximate half-way access point to the Coastal Trail, between the Ocean View access and the Kincaid Park access. Municipality Parks & Recreation ownership of this property would create convenient access to the Coastal Trail from the Southport area.



**Municipality of Anchorage**  
**Development Services Department**  
**Building Safety Division**



**MEMORANDUM**

**RECEIVED**

**DATE:** December 31, 2001

**JAN - 2 2002**

**TO:** Jerry T. Weaver, Jr., Platting Officer, CPD

**COMMUNITY PLANNING  
AND DEVELOPMENT**

**FROM:** *JC* James Cross, PE, Program Manager, On-Site Water & Wastewater

**SUBJECT:** Comments on Cases due January 7, 2002

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2002 - 013 A request for a zoning conditional use for an assisted living facility.

No objections.

2002 - 014 A request for a zoning conditional use for a salvage yard.

No objections.

2002 - 015 A request for a rezoning to RA: Recreational Area with Southport Acres.

No objections.

2002 - 016 An Ordinance amending Title 21.

No objections.

# Municipality of Anchorage

## MEMORANDUM

**RECEIVED**  
DEC 31 2001  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** December 26, 2001

**TO:** Jerry Weaver, Manager  
Zoning & Platting Division

**THRU:** Teresa A. Smith, Acting Manager *AS*  
Community Development Division

**THRU:** James H. Boehm, Senior Neighborhood Planner *JB*  
Community Development Division

**FROM:** Courtney Larsen, Assistant Planning Technician *CL*  
Community Development Division

**SUBJECT:** Request for comments December 4-20, 2001.

Case #2001-192	A request for variance to allow a house to exceed required maximum 30% lot coverage in a R-1A One-family residential district, in the Oceanview Area.
Case #2002-013	Request for conditional use from R-2 Multiple-family residential district to an assisted living facility, in the Sand Lake Area.
Case #2002-014	Request for conditional use from I-2 Heavy industrial district to a salvage yard (debris recycling) in the Bayshore/Klatt Area.
Case #2002-015	Request to rezone a Planned Community District to a Recreational Area (park) within Southport, in the Bayshore Area.
Case #2002-016	An ordinance amending Title 21, Subsection 21.45.180 to allow Drop-In Child Care Centers exemption to those particular yard requirements.
Case #2002-017	Request for variance to allow a garage to encroach 5' side yard setback in the Taku Campbell Area.
Case #2002-018	Request for variance to allow less than the required parking spaces for a dance school in the Spenard Area.
Case #2002-019	Request for variance to construct a dwelling within the stream protection setback in Girdwood.
Case #2002-020	Request for variance to allow a structure to encroach the required 5' side yard setback and to allow a non-conforming structure to be enlarged/alterd to more non-conformity, in the South Addition Community Council (West Chester Lagoon Area).
Case #2002-021	Request for variance to allow a porch to encroach the required 20' front yard and 5' side yard setbacks, in the Spenard Area.
Case #2002-023	Site plan review to create a public park in the Rabbit Creek Area (off of Goldenview Dr.)

Pierce, Eileen A

---

**From:** Staff, Alton R.  
**Sent:** Wednesday, December 05, 2001 4:48 PM  
**To:** Ayres, Patty R.; Pierce, Eileen A  
**Cc:** Taylor, Gary A.  
**Subject:** Zoning Case review

Public Transportation has not comment on the following cases:

2002-013 through 2002-016

2002-015

Thank you for the opportunity to review.

Alton R. Staff, Operations Supervisor  
Municipality of Anchorage - Public Transportation Department  
3650-A E. Tudor Road  
Anchorage, AK 99507  
907-343-8230

**RECEIVED**  
DEC 06 2001  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

Pierce, Eileen A

---

**From:** Johnson, Mio S.  
**Sent:** Monday, December 10, 2001 11:11 AM  
**To:** Pierce, Eileen A  
**Subject:** Cases 2002-013, 2002-014, 2002-015, 2002-016



clip\_image003.jpg



clip\_image001.gif



clip\_image005.jpg

Municipal Light and Power <?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

## ENGINEERING DIVISION MEMORANDUM

**Date:** 10 December 2001  
**TO:** Eileen Pierce, Planning Department  
**FROM:** Mio Johnson, Assistant to Chief Engineer  
**SUBJECT:** Cases 2002-013, 2002-014, 2002-015, 2002-016

**Case #**



**Description**

**Comment**

2002-013

2002-014

2002-015

2002-016

Conditional Use for Assisted Living Facility

Conditional Use for a Salvage Yard

Rezoning : Recreational Area within Southport

Ordinance Amending Title 21 eliminating yard requirements for  
drop-in Child Care Centers

No Comment

No Comment

No Comment

No Comment

Mio Johnson  
Projects Engineer  
Municipal Light and Power



Georg

Wue-roh  
or

# Municipality of Anchorage

## Department of Health and Human Services

Division of Environmental Services

Air Quality Program

P.O. Box 196650 Anchorage, Alaska 99519-6650

<http://www.ci.anchorage.ak.us>

**RECEIVED**  
DEC 12 2001  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

**DATE:** 12/11/01  
**TO:** Jerry Weaver, Platting & Zoning, fax 4220  
**THROUGH:** <sup>SM</sup> Steve Morris, P.E., Program Manager  
**FROM:** <sup>LT</sup> Larry Taylor, QEP, Environmental Engineer  
**SUBJECT:** Comments

CASE NO. 2001-013:	No Objection
CASE NO. 2001-014:	No Objection
CASE NO. 2001-015:	No Objection
CASE NO. 2001-016:	No Objection
CASE NO. 2001-001:	No Objection
CASE NO. 2001-002:	No Objection
CASE NO. 2001-003:	No Objection
CASE NO. 2001-005:	No Objection

**Case No. 2002-023**

Transportation Planning is concerned about whether or not the site plan provides adequate parking. There are currently no sidewalks or trails along Goldenview Drive. (Note: the Areawide Trails Plan calls for a unpaved multi-use trail on the east side and a paved multi-use trail on the west side.) Combined with the fact that this is a large lot residential area, it is probably safe to assume that a lot of the park users will be driving to the facility. The first phase development plan calls for the construction of 4 parking spaces with a total of 8 spaces to be added in the future. Although it is sometimes difficult to estimate how many parking spaces will be needed for park uses, there is a potential for spillover parking with only 4 spaces provided.

In some circumstances it may be appropriate to allow the street to handle the spillover parking. This would not be an appropriate use of Goldenview Drive, however. Goldenview Drive is designated as a Class I Residential Collector in the Official Streets and Highways Plan. The OS&HP states that residential collectors are only suitable for emergency parking and should not be used for off-street parking.

Transportation Planning recommends that the site plan indicate a reserve parking area to accommodate future parking needs. In that way, the parking lot can be enlarged if the need arises.

**Case No. 2002-024**

No comment.

**Case No. 2002-015**

No comment.

**Case No. 2002-016**

No comment.

**Case No. 20002-013**

No comment.

**Case No. 2002-014**

Conditional uses require that a site plan be submitted for review. Transportation planning needs a site plan in order to adequately review and comment on this application.

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

CENTRAL REGION - PLANNING

TONY KNOWLES, GOVERNOR

4111 AVIATION AVENUE  
P.O. BOX 196900  
ANCHORAGE, ALASKA 99519-6900  
(TDD 269-0473)  
(907) 269-0520 (FAX 269-0521)

December 10, 2001

RE: MOA Zone Requests

**RECEIVED**  
DEC 12 2001  
MUNICIPALITY OF ANCHORAGE  
PLANNING & ZONING DIVISION

Mr. Jerry Weaver, Platting Officer  
Department of Development & Planning  
Municipality of Anchorage  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

Dear Mr. Weaver:

The Department of Transportation and Public Facilities (ADOT&PF) has reviewed the following zoning cases and has no comment.

2002-014 Maui Industrial, commercial remanufacturing

2002-015 Discovery Heights Sub., Master Plan Amendment

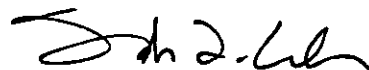
2002-016 Amend Title 21-yard requirements for drop-in child care centers

**Comments:**

2002-013 Campbell Terrace, assisted living-quasi institutional house: As a reminder to the applicant, direct vehicular access to Dimond Boulevard is prohibited. Access to this facility is via Campbell Terrace Drive.

Thank you for the opportunity to comment on these zoning cases. If you have any questions, please contact me at 269-0522.

Sincerely,



Sandra L. Cook  
Anchorage Area Planner

/hh

**3**

# **APPLICATION**



**Municipality of Anchorage**  
Department of Community Planning and Development  
P.O. Box 196650  
Anchorage, Alaska 99519-6650  
**ZONING MAP AMENDMENT APPLICATION**

<b>OFFICE USE</b>	
REC'D By:	<i>[Signature]</i>
Verify Own:	<i>[Signature]</i>
Poster and Affidavit:	<i>[Signature]</i>
Fee \$	<i>750.00</i>
Tentative Hearing Date	<i>2, 4, 02</i>

Case Number: **2002-015**

Zoning map amendments require at a minimum 1.75 acres of land or a boundary common to the requested zoning district. The application must also be signed by 51% of the property owners within the area to be rezoned.

**A. Please fill in the information requested below. Print one letter or number per block.**

**1. Petitioning for:**

MASTER PLAN AMENDMENT

**2. Abbreviated legal description (T12N R2W SEC 2 LOT 45 or SHORT SUB BLK 3 LOT 34) Full legal on back Page.**

TRACT I-3 ADI SCOVERY HEIGHTS SUB

**3. Street address of petition site (1234 Main Street).**

DISCOVERY BAY DRIVE

**4. Petitioner's Name (Last - First)**

CARR - GOTTSTEIN PROPERTIES

**Address:**

550 W 7th SUITE 1540

**City**

ANCHORAGE

**State:**

AK

**Day Phone**

Number: 278-2277

**Zip:**

99501

**5. Petitioner's representative**

LOUNSBURY & ASSOCIATES

**Address:**

723 W 6th Avenue

**City**

ANCHORAGE

**State:**

AK

**Day Phone**

Number: 272-5451

**Zip:**

99501

**6. Current Zoning:**

P C

**7. Petition Acreage:**

3.3

**8. Grid Number:**

26 26

**9. Principal Tax Number:**

01917168

**10. No. of Tax Parcels:**

001

**11. Community Council:** Bayshore/Klatt

B. I hereby certify that (I am)/(I have been authorized to act for) owner of the property described above and that I desire to rezone it in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the rezoning application fee is nonrefundable and is to cover the costs associated with processing this applications, and that it does not assure approval of the rezoning. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department Staff or the Planning and Zoning Commission or the Assembly due to administrative reasons.

Date:

11/21/01

Signature:

*[Signature]*

Agents must provide written proof or authorization

**C. Please check or fill in the following**

**1. Comprehensive Plan -- Land Use Classification**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Marginal Land             | <input type="checkbox"/> Residential            |
| <input type="checkbox"/> Commercial            | <input type="checkbox"/> Parks/Open Space          | <input type="checkbox"/> Special Study          |
| <input type="checkbox"/> Commercial/Industrial | <input type="checkbox"/> Public Lands Institutions | <input type="checkbox"/> Transportation Related |
| <input type="checkbox"/> Industrial            |  |   |

**2. Comprehensive Plan Residential Land Use Intensity**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Dwelling units per acre | <input type="checkbox"/> Alpine/Slope Affected | <input type="checkbox"/> Special Study |
|--|--|--|

**3. Environmental Factors (if any):**

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> a. Wetlands  | <input type="checkbox"/> b. Avalanche                     |
| <input type="checkbox"/> Development  | <input type="checkbox"/> c. Floodplain                    |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> d. Seismic Zone (Harding/Larson) |
| <input type="checkbox"/> Preservation |   |

**D. Please indicate below if any of these events have occurred in the last three years on the property**

- |   |               |    |
|---|---------------|----|
| <input checked="" type="checkbox"/> Rezoning      | Case Number   | AO |
| <input type="checkbox"/> Subdivision action       | Case Number   |    |
| <input type="checkbox"/> Conditional use          | Case Number   |    |
| <input type="checkbox"/> Zoning Variance          | Case Number   |    |
| <input type="checkbox"/> Site plan review         | Case Number   |    |
| <input type="checkbox"/> Enforcement action       | Case Number   |    |
| <input type="checkbox"/> Building/Land use permit | Permit Number |    |

**E. Please list any attachments**

1. Location map (Mandatory)

2.

3.

4.

**F. Proposed special limitations: (use separate sheet if necessary).**

1. NONE

2.

3.

4.

**G. The full legal description for legal advertisement (use separate paper if necessary)**

Tract I-3A, Discovery Heights Phase 3

# STANDARDS FOR ZONING MAP AMENDMENTS

The petitioner must provide a written narrative which addresses the following standards. Zoning map amendment applications which do not address these items will be considered invalid and will not be accepted for public hearing by the Department of Community Planning and Development. (Use additional paper if necessary).

## A. Conformance to Comprehensive Plan.

1. If the proposed zoning map amendment does not conform to the land use classification map contained in the applicable Comprehensive Plan, explain how the proposed rezoning meets one or more of the following standards:
  - a. The proposed use is compatible because of the diversity of uses within the surrounding neighborhood or general area;
  - b. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or
  - c. The proposed use does not conflict with the applicable Comprehensive Development Plan goals and policies.

**This amendment is in conformance with the land use classification and is compatible with the surrounding neighborhood.**

---

---

---

2. If the proposed zoning map amendment does not conform to the generalized residential intensity (density) of the applicable Comprehensive Plan map, explain how the proposed rezoning meets the following standards:
  - a. In cases where the proposed rezoning would result in a greater residential intensity (density), explain how the rezoning does not alter the plan for the surrounding neighborhood or general area, utilizing one of the following criteria:

- i. The area is adjacent to a neighborhood shopping center, other major high density mode, or principal transit corridor.

- ii. Development is governed by a Cluster Housing or Planned Unit Development site plan,

**This standard does not apply.**

---

---

---

- b. In cases where the proposed rezoning would result in a lesser residential intensity (density), explain how the rezoning would provide a clear and overriding benefit to the surrounding neighborhood.

**Public open space and recreation areas benefit the immediate area and entire community.**

---

---

---

- c. Explain how the proposed residential density conforms with the applicable Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area.

**This standard does not apply.**

---

---

---

## B. A zoning map amendment may be approved only if it is in the best interest of the public, considering the following standards:

1. Describe the effect of development under the amendment and the cumulative effect of similar development on (a) the surrounding neighborhood, (b) the general area, and (c) the community with respect to the following (The discussion should include the degree to which proposed special limitations will mitigate any adverse effects.):



a. Environment:

This will increase open space recreation area and have less impervious surfaces.

b. Transportation:

This amendment will decrease vehicular traffic and provide more area for pedestrians.

c. Public Services and Facilities:

This amendment will reduce the impact to public services and facilities.

d. Land Use Patterns:

This amendment will have no effect on land use patterns.

Note: Surrounding neighborhood = 500-1000' radius  
General Area = 1 Mile radius  
Community = Anchorage as a whole

2. Quantify the amount of undeveloped (vacant) land in the general area having the same zoning or similar zoning requested by this application. Explain why you feel the existing available land is not sufficient or is not adequate to meet the need for land in this zoning category?

This amendment expands on a planned open space recreation area. This property is not suitable for residential development due to soils.

3. When would development occur under the proposed zoning? Are public services (i.e., water, sewer, street, electric, gas, etc.) available to the petition site? If not, when do you expect that it will be made available and how would this affect your development plans under this rezoning?

The area will be open space recreation area. Public services are available.

4. If the proposed rezoning alters the use of the property from that which is indicated in the applicable Comprehensive Plan, explain how the loss of land from this use category (i.e., residential, commercial, industrial) might be regained elsewhere in the community?

This property is not suitable for residential development due to soils.

January 11, 2002

Ken Ayers  
Lounsbury & Associates  
732 West 6th Avenue  
Anchorage, AK 99501

Dear Ken:

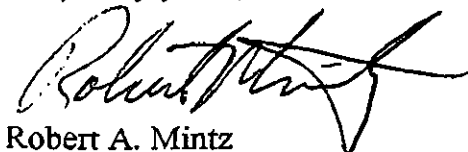
This letter is to provide you with additional information regarding Carr-Gottstein Properties' current intention for use or disposition of the property which we are currently rezoning from residential to recreation area.

The area in question has been depicted as a recreation area on various Southport documents throughout the years. We consider it to be a mistake that, as it turns out, the area is actually zoned for residential use. The proper way to correct the situation, in our view, is to rezone the property from residential to recreation area.

It is our current intention to continue grooming the property for use as a recreation area. In 2000 the property was capped with peat and seeded. Also, the perimeter fencing was completed. Last year we planted trees and nursed the grass. This year we intend to work on the other major Southport recreation area. Hopefully, they should both be ready for actual use next year, or soon thereafter.

At this point we are unsure what the final disposition of the property will be. The options include transferring it to a homeowners' association type entity, a public entity or a private nonprofit group. We think it is important that all the Southport open space be managed by one entity. We offered it to the city several years ago but were told the city would only accept a portion of the property. We will continue our deliberations regarding an appropriate entity willing to undertake management of all Southport open space.

Very truly yours,

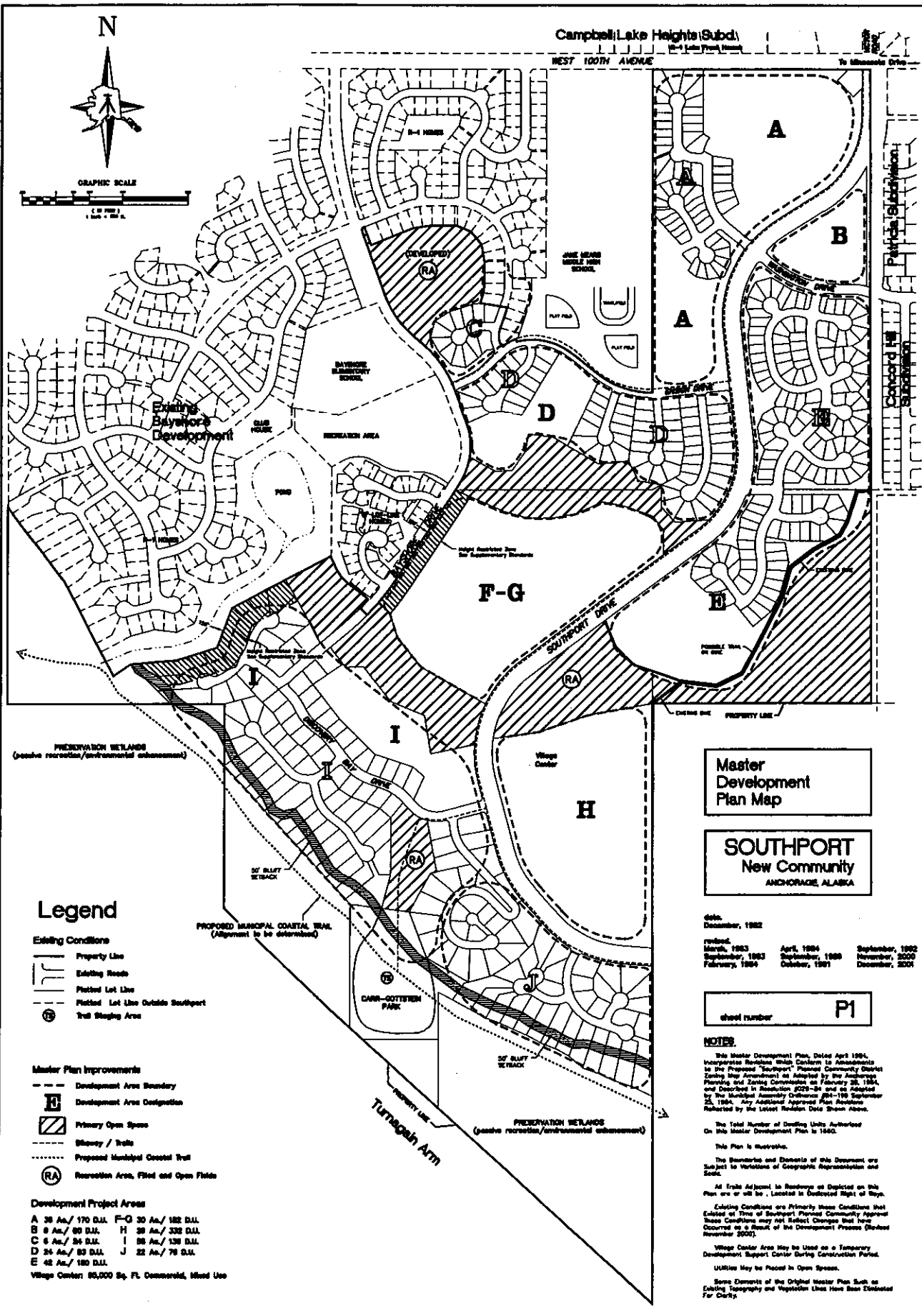


Robert A. Mintz

K:\00\63\ayers3.doc

**CARR  
GOTTSTEIN  
PROPERTIES**

550 W. 7th Avenue, Suite 1540 • Anchorage, AK 99501 • (907) 278-2277 • facsimile 272-3695

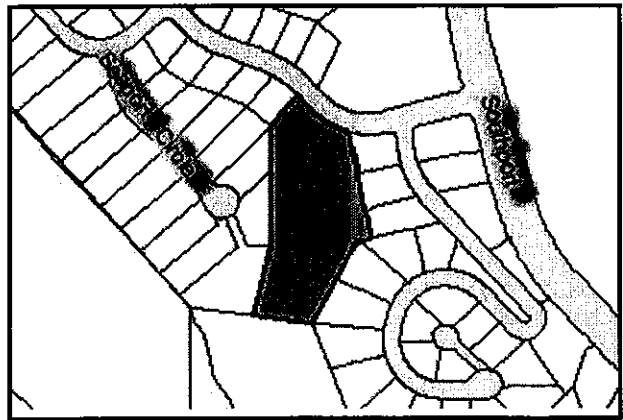


## Municipality of Anchorage Property Card for 2001

### Owner Information

**CARR-GOTTSTEIN ASSOCIATES**  
**4720 BUSINESS PARK BLVD #40**  
**ANCHORAGE , AK 99503-7124**

### Parcel Address



### Parcel Details

Parcel ID: **01917168**  
 Deed Date: **1995-02-24 00:00:00**  
 Deed Book: **0000**  
 Deed Page: **0000000**  
 Legal Description: **DISCOVERY HEIGHTS PHASE 3**  
 App: **168**  
 Card: **01**  
 Landuse: **RESIDENTIAL VACANT LAND**  
 Unit:  
 Blue Book Page: No Field Reference  
 Small Grid: 002626  
 Large Grid: No Field Reference  
 Tax District: 018  
 Zoning: PC  
 Living Units: 001  
 Lot Size(ft<sup>2</sup>): 144582  
 Ownership: No Field Reference  
 Leasehold:

### Site Characteristics

Topography:	EVEN LEVEL	StreetType:	PAVED CURB & GUTTER	Drainage:	GOOD
		Access:	GOOD	Common Area:	0
Utilities:	PUBLIC WATER PUBLIC SEWER	Traffic:	LOW	Wetlands:	

### Parcel Values

Year	Land	Building	Total
2001	\$ 202,400	\$ 0	\$ 202,400

### Deed Change

Date	Book	Page	Plat
1995-02-24 00:00:00	0000	0000000	970128

Legal: Discovery Heights Phase 3, Tract I-3A

A rezoning amendment to AO 2001-138(S) for 3.3 acres of Development Area I (Single Family Residential conforming to the R-3 (AMC 21.40.050 regulations) to RA (Recreation Area, Filled & Open Fields)

**4**

**POSTING**

**AFFIDAVIT**



# AFFIDAVIT OF POSTING

**RECEIVED**

JAN - 3 2002

CASE NUMBER: 2002-015COMMUNITY PLANNING  
AND DEVELOPMENT

I, Kenneth W. Ayers hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for zoning map amend.. The notice was posted on 01-03-02 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 3rd day of January, 2002

Kenneth W. Ayers  
Signature

## LEGAL DESCRIPTION

Tract or Lot I-3A

Block                     

Subdivision 8 Discovery Hts Phase 3

jtw G:\CPD\Public\FORMS\Other\OcasAOP.DOC

ATTN: MARY : 343-4220

041

# **HISTORICAL INFORMATION**



CLERK'S OFFICE  
AMENDED AND APPROVED

11-21-02

Submitted by: Chairman of the  
Assembly at the Request  
of the Mayor  
Prepared by: Planning Department

For Reading: OCTOBER 31, 2000

ANCHORAGE, ALASKA

AO NO. 2000-138(S)

AN ORDINANCE AMENDING ORDINANCE 92-105 FOR DEVELOPMENT AREAS A, B, D, E, F, G, H, AND I REGARDING DWELLING STYLES, MINIMUM LOT WIDTHS FOR CLUSTER, TOWNHOUSES AND ROW HOUSES, MINIMUM LOT DEPTH AND AREA; AMENDING DEVELOPMENT AREAS F AND G REGARDING ROAD STANDARDS, HEIGHT, ROAD SETBACKS, DENSITY AND PLATTING AUTHORITY; AMENDING DEVELOPMENT AREA H REGARDING SIZE OF THE COMMERCIAL AREA AND USES; AMENDING DEVELOPMENT AREA I REGARDING BUILDING HEIGHT AND AMENDING THE ZONING MAP AND THE SOUTHPORT PLANNED COMMUNITY PC (PLANNED COMMUNITY DISTRICT) AFFECTING 141 ACRES OF LAND LYING WITHIN SECTION 14 AND 23, T12N, R4W, S.M., ALASKA, GENERALLY LOCATED SOUTH OF WEST 100<sup>TH</sup> AVENUE AND WEST OF VICTOR ROAD TO TURNAGAIN ARM.

(Case 2000-086)(BAYSHORE/KLATT COMMUNITY COUNCIL).

THE ANCHORAGE ASSEMBLY ORDAINS THAT:

SECTION 1. That Ordinance 92-105 is amended to affect only property described in Section 2. of this ordinance.

SECTION 2. The zoning map is amended by designating the following described property within the Southport PC (Planned Community District) affected by this amendment:

Tracts 1 & 2, Seclusion Bay Subdivision, Plat No. 2000-111,  
Parcel #1: / ~~Tract E-G, Southport Tracts Subdivision, according to the Official~~  
~~Plat No. 96-42,~~ located in Anchorage Recording District, Third Judicial District,  
State of Alaska.

Parcel #2: Tract H-1A, Southport Tracts Subdivision, according to the Official  
Plat No. 96-42, located in Anchorage Recording District, Third Judicial District,  
State of Alaska.

Parcel #3: Tract I-5A, I-5B, and Tract I-4, Discovery Heights Phase 2 and 3,  
according to the Official Plat Nos. 97-2 and 97-128, located in Anchorage Recording  
District, Third Judicial District, State of Alaska.

Parcel #4: Tract E-2, Southport Subdivision Area E, according to the Official  
Plat No. 97-79, located in Anchorage Recording District, Third Judicial District,  
State of Alaska.

Parcel #5: Tracts A and B, Mariner Point at Southport Phase 3, according to the Official Plat No. 96-116, located in Anchorage Recording District, Third Judicial District, State of Alaska.

~~Parcel #6: --Tracts A3-1 and A3-2, Hidden Cove Phase 2, according to the Official Plat No. 98-122, located in Anchorage Recording District, Third Judicial District, State of Alaska--~~

Parcel #7: Tract B-1, Southport Subdivision, according to the Official Plat No. 86-83, located in Anchorage Recording District, Third Judicial District, State of Alaska.

Parcel #8: Tract A5, Southport Subdivision Addition No. 2, according to the Official Plat No. 92-142, located in Anchorage Recording District, Third Judicial District, State of Alaska.

SECTION 3. Development of Planned Community District shall proceed in substantial conformance to the amended Master Development Plan for the Southport Community, prepared by the Hanover Group, dated December 1982, revised March 1983, September 1983, February 1984, April 1984, September 1986, March 1992, entitled Sheet #P1, as amended by November Lounsbury & Associates, dated March, 2000, entitled Sheet P1, and as modified by this Ordinance. Said Master Development Plan map is a part of this Ordinance.

SECTION 4. The zoning map amendment described in Section 2 is subject to the following special limitations regarding use of the property:

1. The maximum number of residential dwelling units to be erected within Southport shall in no event exceed a total of 1,660.
2. ~~Dwelling unit styles [LISTED] in all development areas shall conform to the specified zoning of each section in this ordinance. Cluster housing designs shall conform to 21.50.210. The minimum lot width shall be 34 feet, the minimum lot depth shall be 90 feet, and the minimum area shall be 3,000 S.F. Townhouses, row houses, and other common wall developments designed for individual dwelling-unit ownership shall conform to 21.50.110. The minimum lot width shall be the dwelling width for attached units. The appropriate side yard shall apply for end units. The minimum lot depth shall be 90 feet. There shall be no minimum lot area requirement. Each unit shall have 400 S.F. of useable yard space.~~

In addition to the type of dwelling unit allowed in the individual development areas, special development zones not presently defined in Title 21 may be utilized following full public hearing site plan review by the Planning

and Zoning Commission and approved by the Municipal Assembly.

3. Unless otherwise provided by this ordinance, all residential or commercial subdivisions within Southport PCD shall include sidewalks as required in Title 21 or a primary bikeway/trail as approved in the Southport Master Development Plan Map. The sidewalks or bikeways shall connect to the Southport Parkway Biketrail system. Sidewalks, bikeways or trails shall be included as part of the subdivision agreement for the adjacent residential or commercial development area. All common open space areas shall remain undisturbed unless improvements within the common area are specifically related to subdivision development, such as utilities, dikes, etc., and approval has been obtained from the appropriate reviewing body through a non-public hearing site plan review.
4. All improvement to and within the common open space with undesignated uses such as the identified recreation areas are to be left undisturbed unless related to subdivision development such as utilities, dikes, etc. unless a specific use is petitioned for to the Planning and Zoning Commission.
5. Any improvement of the open space not in conjunction with the development areas as approved in 4 above shall be approved by the Director of [ECONOMIC DEVELOPMENT AND PLANNING] the Planning Department.
6. Fill material may be placed within open space areas designated for active permit recreation (areas designated RA and Southport Park on the Master Development Plan map) only after a fill has been issued by the [DEPARTMENT OF PUBLIC WORKS] Department of Development Services and reviewed and approved by the Parks and Recreation Department and the Planning and Zoning Commission in a non-public hearing site plan review. Placement of fill material within the Southport PCD Recreation Areas (RA) and park shall be permitted only after receipt of a fill permit or by incorporation into a subdivision agreement. Application for a fill permit shall include all information required by 23.05 and 23.15 and additionally will include a drainage plan, addressing both on-site and off-site hydrologic conditions and impacts, to ensure that adjacent residential and commercial development areas are not adversely impacted by drainage resulting from the fill; and a revegetation plan, indicating the final graded slopes and vegetation types, that assures that after filling operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.
7. The Platting Board will act as the Platting Authority for all subdivisions containing a single zoning/development style and proposed mixed uses in Area F/G. Where development is proposed with mixed uses (single-family and multi-family dwellings outside of Area F/G, or residential and commercial dwellings) the Planning and Zoning Commission shall be the Platting Authority for

Area H.

8. See page 12 for amendment.

SECTION 5. Development Area A shall be restricted to the following development and design standards:

Total Acreage: 36

Total Number of Dwelling Units: ~~288~~ 170

Dwelling Unit Style: [CONDOMINIUM FLATS, TOWNHOUSES, AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] <sup>one and two family residential</sup> All dwelling styles and design techniques allowed by the underlying zoning.

Development shall conform to the R-3 (Multiple Family Use District), Section 21.40.050. Supplementary Standards: Minimum lot width shall be 36 feet, minimum lot depth shall be 85 feet, and minimum lot area shall be 4,000 square feet.

SECTION 6. Development Area B shall be restricted to the following development and design standards:

Total Acreage: 6

Total Number of Dwelling Units: 60

Dwelling Unit Style: [CONDOMINIUM FLATS, TOWNHOUSES, AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] <sup>residential</sup> All dwelling styles and design techniques allowed by the underlying zoning.

Development shall conform to the R-3 (Multiple Family Use District), Section 21.40.050.

See attached attorney's opinion.

SECTION 7. / Development Area C shall be restricted to the following development ~~and design standards:~~

~~Total Acreage: 6~~

~~Total Number of Dwelling Units: 24~~

~~Dwelling Unit Style: [CLUSTERED MIX-PLEXES AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] All dwelling styles and design techniques allowed by the underlying zoning.~~

~~Development shall conform to the R-1 (Single Family Use District), Section 21.40.030.~~

~~Supplementary standards: Maximum building height shall be 30 feet or two stories within 300 feet of Bayshore Blvd.~~

SECTION 8. Development Area D shall be restricted to the following development and design standards:

Total Acreage: 24

Total Number of Dwelling Units: ~~95~~ 93

Dwelling Unit Style: [CLUSTERED INDIVIDUAL HOMES, TOWNHOUSES, AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] ~~All dwelling styles and design techniques allowed by the underlying zoning.~~ All single family residential dwelling styles.

Development shall conform to the R-1 (Single Family Use District), Section 21.40.030.

Supplementary standards: Maximum building height shall be 30 feet or two stories within 300 feet of Bayshore Blvd. Minimum lot size shall be 6,000 square feet.

SECTION 9. Development Area E shall be restricted to the following development and design standards:

Total Acreage: 42

Total Number of Dwelling Units: ~~240~~ 180

Dwelling Unit Style: [CLUSTERED INDIVIDUAL, ATTACHED HOMES, AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] <sup>residential</sup> ~~All dwelling styles and design techniques allowed by the underlying zoning.~~

Development shall conform to the R-1 (Single Family Use District), Section 21.40.030. Supplementary standards: Minimum lot size shall be 6,000 square feet.

SECTION 10. Development Area [F] F/G shall be restricted to the following development and design standards:

Total Acreage: [16] 29.618

Total Number of Dwelling Units: [86] ~~237~~ 182

Dwelling Unit Style: [TOWNHOMES, MULTIPLE FAMILY, AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] ~~All dwelling styles and design techniques allowed by underlying zoning.~~ <sup>residential</sup>

Development shall conform to the R-3 (Multiple Family Residential Use District), Section 21.040.050. The Platting Board shall be the Platting Authority for mixed development styles (single and multi-family developments) within Area F/G.

Supplementary Standards: <sup>See page 12 for amendment.</sup> ~~A setback of [50] 30 feet along the existing right-of-way of Bayshore Drive at the westerly end of the development area shall be provided. No building within 100 feet of this setback shall exceed [30] 35 feet or two stories in height.~~

SECTION 11. Section 11 of AO 92-105 is hereby repealed. Area G is now combined

with Area F/G, see Section 10. [DEVELOPMENT AREA G SHALL BE RESTRICTED TO THE FOLLOWING DEVELOPMENT AND DESIGN STANDARDS:

TOTAL ACREAGE: 12

TOTAL NUMBER OF DWELLING UNITS: 96

DWELLING UNIT STYLE: TOWNHOMES, MULTIPLE FAMILY AND CONVENTIONAL SINGLE FAMILY SUBDIVISION.

DEVELOPMENT SHALL CONFORM TO THE R-3 (MULTIPLE FAMILY RESIDENTIAL USE DISTRICT), SECTION 21.040.050.

SUPPLEMENTARY STANDARDS: A SETBACK OF 50 FEET ALONG THE EXISTING RIGHT-OF-WAY OF BAYSHORE DRIVE AT THE WESTERLY END OF THE DEVELOPMENT AREA SHALL BE PROVIDED. NO BUILDING WITHIN 100 FEET OF THIS SETBACK SHALL EXCEED 35 FEET OR TWO STORIES IN HEIGHT.]

SECTION 12. Development Area H shall be restricted to the following development and design standards:

Total Acreage: [28] 26.017

Total Number of Dwelling Units: [236]-~~284~~ 280

Dwelling Unit Style: [POINT TOWERS (HIGH RISE), CONDOMINIUMS, TOWNHOMES, CLUSTERED AND CONVENTIONAL SINGLE FAMILY SUBDIVISION] All dwelling styles and design techniques allowed by underlying residential zoning.

Residential Development shall conform to R-4 standards, Section 21.40.060. Village Center Development shall conform to R-O (Residential Office), Section 21.40.130, and B-1A (Local and Neighborhood Business), Section 21.40.140.

Supplemental Standards: Any residential structures within 200 feet of the Southport Parkway center line above three stories shall be subject to site plan review by the Planning and Zoning Commission with a public hearing. Structures above five stories in the balance of this area shall be subject to the same review as stated above. Such site plan shall include architectural studies, site line investigations, and other similar analyses and shall address buffering of single family areas, open space access, location and size of building, parking demands, traffic circulation, seismic conditions, and provisions for active recreation area open space. The Village Center plans shall be subject to a public hearing site plan review by the Planning and Zoning Commission. The Village Center shall be located within the north one-half of Area H.

1. Village Center

The Village Center will provide convenience commercial uses, professional offices, and institutional/governmental facilities on a scale fitting to the community and also visitor-serving uses will support the scenic overlook/trails recreation destination, including an inn/motel with dining, reception and meeting rooms, and shops and services for outdoor recreation.

a. Area of Site: [8] 4 Acres

Approved density of 12 dwelling units per acre may be utilized to adjust density based on elimination of or reduced Village Center site of [8] 4 acres up to the original approved density of ~~336~~ dwelling units.

## b. Gross Floor Area:

Retail	[50,000]	<u>25,000</u> S.F.
Office, <u>including</u>	[20,000]	<u>15,000</u> S.F.
<u>Medical/Dental</u>		
[MEDICAL/DENTAL		10,000 S.F.]
Recreation Destination:	[50,000]	<u>25,000</u> S.F.
TOTAL	[130,000]	<u>65,000</u> S.F.

## c. Building Height:

1-3 stories; (average height, 2 stories)

d. Building Coverage: [73,000] 36,500 S.F., or 20% of development project area:

## e. Suggested parking standards (to be analyzed further upon submission of precise development plan):

Retail: 3.6 spaces/1000 S.F. \* x [50,000] 25,000 S.F. = 90Office: 2.5 spaces/1000 S.F. \* x [20,000] 15,000 S.F. = 38

[MEDICAL/DENTAL: 2.0 SPACES/1000 S.F. \* X 10,000 S.F. = 20]

Recreation Destination: 3.0 spaces/1000 S.F. \* x [50,000] 25,000 S.F. = 75

TOTAL 203 parking spaces

\* Developer may elect to use full standards if detailed investigation does not support feasibility of reduction.

## f. Permitted uses in Village Center

## Group 1 \*

Health/Exercise Center  
Liquor Store  
Sporting Goods Store  
Video Rental and Sales  
Garden Supplies  
Smoke Shop  
Auto Parts Store  
Antiques  
Naturalist Supplies

Indoor Mini-Storage, no closer than 200' to Southport Drive~~Outside Storage, no closer than 200' to Southport Drive~~

See page 12 for amendment.

\* Note: Group 1 uses are permitted uses in addition to those listed in the B-1A and R-O zoning districts.

## Group 2

Grocery stores, delicatessens and food specialty shops  
Meat and seafood markets  
Retail bakeries  
Hardware stores  
Shoe repair shops  
Bookstores and stationery stores  
Drugstores

1 Self-service laundry and self service dry cleaning  
2 Beauty shops and barber shops  
3 Restaurants, tearooms, cafes,  
4 and other places serving food  
5 food or beverages conducted entirely  
6 within fully enclosed buildings,  
7 but specifically excluding any  
8 drive-in eating facilities  
9 Knit shops, yarn shops, dry goods,  
10 dressmaking and notion stores  
11 Small appliance repair shops  
12 Photography studios, art studios  
13 Post Offices  
14 On-premise dry cleaning establishments using  
15 perchloroethylene process or similar  
16 non-flammable, non-aqueous  
17 solvent, provided, however, that  
18 large commercial and industrial  
19 laundry and dry cleaning plants  
20 are prohibited  
21 Laundry and dry cleaning pickup stations  
22 Noncommercial parks, playgrounds, and  
23 government buildings in keeping with  
24 the character of the district  
25 Libraries  
26 Medical and dental offices; offices of  
27 attorneys, accountants, engineers  
28 and other professions regulated by  
29 State law  
30 Family residential care, day care and 24-hour  
31 child care facilities  
32 Insurance and real estate offices  
33 Department or variety stores: 4,000 S.F.  
34 Clothing store: 3,000 S.F.  
35 Furniture and home appliance stores:  
36 3,000 S.F.  
37 Catalog showroom: 2,000 S.F.  
38 Music and record store: 1,400 S.F.  
39 Hobby store 1,400 S.F.  
40 Florist: 1,200 S.F.  
41 Gift and Card shop: 1,000 S.F.  
42 Bank or similar financial activity with  
43 predominant service to local  
44 depositors and customers, not  
45 including drive-in facilities:  
46 3,000 S.F.  
47 Frozen food locker: 1,400 S.F.  
48 Local administration offices for charitable  
49 and eleemosynary agencies of a  
50 non-commercial nature: 1,000 S.F.  
51 Gasoline service stations  
52 Off-street taxicab stands  
53 Drive-in banks with sufficient off-street  
54 area for maneuvering and waiting  
55 automobiles  
56 Churches and synagogues, along with the  
57 customary accessory uses, including  
58 parsonages, day care and meeting  
59 rooms  
60 Off-street parking spaces or structures



Museums, historical and cultural exhibits  
and the like  
Mechanical car wash, if operated in  
conjunction with a gasoline  
station

Group 3

Hotel, motels, and motor lodges, provided  
that principal access to such uses  
shall be from streets of Class I or  
greater designation on the Official  
Streets and Highways Plan  
Private clubs and lodges  
Parks, playgrounds and playfields, municipal  
buildings in keeping with the  
character of the district  
Private employment agencies,  
placement services, temporary  
personnel services  
Hotels, motels, or motor lodges having 20 or  
more rental units, may include  
establishments and restaurants  
which are clearly incidental to the  
operation of the permitted  
principal use  
Townhouses, row houses and office buildings  
build to a common wall at side lot lines

SECTION 13. Development Area I shall be restricted to the following  
development and design standards:

Total acreage: 58

Total number of dwelling units: ~~390~~ 136

Dwelling Unit style: [CONDOMINIUMS FLATS, TOWNHOUSES AND CLUSTERED  
OR CONVENTIONAL SINGLE FAMILY SUBDIVISION] ~~All dwelling styles -~~  
~~and design techniques allowed by the underlying zoning.~~ All single family residential  
dwelling styles.

Development shall conform to the R-3 (Multiple Family Use District) 21.40.050.

Supplemental Standards:

- a. Development plans for Area I shall show continuity with the coastal trail and the Southport Overlook Park area.
- b. No building construction shall be permitted within 50 feet of the bluff with the exception of visitor-serving (non permanent occupancy) facilities facing the Overlook Park. Such development may be authorized by the Planning and Zoning Commission only after full public hearing site plan review. In addition to the site plan submittal contained in 21.15.030, the petitioner shall provide a detailed report on soils conditions showing that soil conditions are sufficiently stable for proposed development.
- c. and d. See page 12 for amendment.

SECTION 14. Development plans for Area J shall be restricted to the following  
development and design standards:

1 Total acreage: 22

2  
3 Total number of dwelling units: 76

4 Dwelling Unit style: [CLUSTERED INDIVIDUAL HOMES, TOWNHOMES,  
5 CONDOMINIUM FLATS AND CONVENTIONAL SINGLE FAMILY SUBDIVISION]  
6 All dwelling styles and design techniques allowed by the underlying zoning.  
7

8  
9 Development shall conform to the R-3 (Multiple Family Residential Use District) Section  
10 21.40.050.  
11

12 Supplemental Standards:

- 13  
14 a. Development area plans for Area J shall show continuity with the coastal trail.  
15  
16 b. No building construction shall be permitted within 50 feet of the bluff with the  
17 exception of visitor-serving (non-permanent occupancy) facilities facing the  
18 Overlook Park as may specifically be authorized by the Planning and Zoning  
19 Commission upon application for approval of such facilities. Nothing in this  
20 approval binds the Municipality to permit any particular development without  
21 submission by the applicant for development area plan approval, of a detailed  
22 report on soils conditions at a depth showing that soil conditions are sufficiently  
23 stable for the proposed development.  
24  
25 c. The Planning Commission shall be the Platting Authority for the subdivision of  
26 land including any proposed towers, unless by its consent agenda waives this  
27 right to the Platting Board or Platting Officer.  
28

29 SECTION 15. The special limitations set forth in this ordinance prevail over  
30 inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided  
31 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected  
32 by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district  
33 classifications applied by this ordinance were not subject to special limitations.  
34

35 SECTION 16. The Director of [ECONOMIC DEVELOPMENT AND PLANNING]  
36 the Planning Department shall change the zoning map accordingly.  
37

38 SECTION 17. The ordinance referenced within Sections 2 through 14 above  
39 shall become effective 10 days after the Director of the [DEPARTMENT OF ECONOMIC  
40 DEVELOPMENT AND PLANNING] Planning Department has determined in writing as  
41 submitted to the Municipal Clerk that the special limitations set forth in Sections 2 through 14 above  
42 have the written consent of the owner of the property within the areas described in Section 2 above.  
43 The Director of the [DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING]  
44 Planning Department shall make such a determination only if evidence is received of the required  
45 consent within 120 days after the date on which this ordinance is passed approved

PASSED AND APPROVED BY THE Anchorage Assembly this

21<sup>st</sup> day of November, 2000.

Fay Von Henninger  
Chair

ATTEST:

Lepine Ferguson  
Municipal Clerk

(Case 2000-086; Tax ID.# 019-161-14; 019-181-23; 019-171-67; 019-091-82; 019-171-40; 019-161-34; 012-543-68; 012-543-69; 012-532-55; 012-532-56; 012-531-76; 012-541-90.)

Assembly Amendments:

Section 4, add a new special limitation to read:

8. Mobile homes and prefabricated dwellings are not permissible structures in any development area, except only temporary trailers used in conjunction with a construction project located in Southport.

Section 10, add Supplementary Standards to read:

- a) A 30 foot wide vegetated tract with a screening fence will be provided between the developed area and Bayshore Drive.
- b) No building within 100 feet of this tract, as described on sheet P-1 shall exceed 30 feet in height as measured using the measurement established by AMC 21.45.050A.
- c) Minimum lot width shall be 34 feet, minimum lot depth shall be 90 feet, and minimum lot area shall be 3060 square feet.
- d) 30% of the site shall be open space, unless all lots have an average width of 50 feet.

Section 12, add to subsection 1.f, Group 1:

Vehicle storage yard, no closer than 200' to Southport Drive. "*Vehicle storage yard*" means the outdoor storage of non-commercial automobiles, boats, and recreational vehicles. For this definition, "*automobiles*" means cars, trucks, sport utility vehicles, vans and similar vehicles weighing less than 12,000 pounds gross vehicle weight. For this definition, "*non-commercial*" means for private use and not for use primarily for commerce, business, or trade; not shall the vehicles be available for rent, lease, or hire. The yard may not be used to display or advertise vehicles for sale. No salvaging, dismantling or disassembly of vehicles is permitted in a vehicle storage yard. Site plan review required prior to construction.

Section 13, add Supplementary Standards to read:

- c. No building within the 150 foot height restriction area shown on the Master Development Plan Sheet P1 shall exceed 30 feet in height as measured using the measurement established by AMC 21.45.050.A., however, buildings located on the lots developed in the areas described by lots 11, 12, 13, 22 and 29, Block 5 under the approved preliminary plat as shown on Platting Board file S-10623, may be measured using the measurement established by AMC 21.45.050.A.1 regardless of whether such reference datum is more than ten feet above lowest grade.
- d. The minimum lot size shall be 6,000 square feet.



MUNICIPALITY OF ANCHORAGE  
OFFICE OF THE MUNICIPAL ATTORNEY  
MEMORANDUM

DATE: December 12, 2000

TO: Lejane Ferguson, Municipal Clerk

THRU: William A. Greene, Municipal Attorney

FROM: Dennis A. Wheeler, Assistant Municipal Attorney

SUBJECT: **AO 2000-138(S)(as amended); Southport rezone**

RECEIVED  
OFFICE OF THE MUNICIPAL CLERK

DEC 18 2000

P.O. Box 198650  
Anchorage, Alaska 99519-8650

The approved ordinance as amended included language that has the potential to create confusion. The Department of Law provides this analysis for attachment to the approved ordinance.

**I. AO 92-105(as amended) provides at Section 7 as follows:**

Development Area C shall be restricted to the following development and design standards:

Total acreage: 6  
Total number of dwelling units: 24  
Dwelling Unit style: Clustered mix-plexes and conventional single family subdivision  
Development shall conform to the R-1 (Single Family Use District), Section 21.40.030

**II. Section 7 of AO 2000-138 and AO 2000-138(S) proposed the following amendments:**

Dwelling Unit Style: [Clustered mix-plexes and conventional single family subdivision] All dwelling styles and design techniques allowed by the Underlying zoning.

**Supplementary standards: Maximum building height shall be 30 feet or two stories within 300 feet of Bayshore Blvd.**

Since the Supplementary Standards did not appear in the original AO (AO 92-105 (as amended)), the modification to the Supplementary Standards (building height) was not properly shown as an amendment, using the legislative format, but was obviously intended and considered as part of the amendments.

**III. The sheet of amendments to AO 2000-138(S), as approved by the Assembly, states:**

Section 7, page 4, lines 28-43. Delete all revisions.

The Department of Law concludes that "Delete all revisions" means delete all revisions to Section 7 of AO 92-105(as amended) as proposed by AO 2000-138(S), including the building height standard. Thus, Section 7 of AO 92-105(as amended) remains unchanged. It reads as provided in I., above.

Please make the appropriate revisions to AO 2000-138(S)(as amended) and attach this thereto.

G:\MAT\Dennis\Memos\Ferguson re southport.doc



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 994-2000

Meeting Date: OCTOBER 31, 2000

From: Mayor

Subject: AO 2000-138(S)      Outlining Typographic Errors and Clarification to AO 2000-138 for Amendments to AO 92-105, PC (Planned Community) District Zoning and Master Development Plan Map for Specific Vacant Undeveloped Development Tracts in Southport Planned Community

- 1 The property owner, Carr-Gottstein Properties, has petitioned to amend Southport
- 2 Planned Community PC Zoning Ordinance AO 92-105 and Master Development
- 3 Plan Map by amending the PC zoning for specific vacant development tracts
- 4 wholly owned by Carr-Gottstein Properties consisting of approximately 141 acres.
- 5 The major amendments are to Areas A, B, D, E, F, G, H and I, would amend the
- 6 type of permitted housing styles and allow any dwelling unit style currently
- 7 approved in the underlying zoning district listed for each area. This is intended
- 8 to clarify differing interpretations listed: the allowed dwelling styles conflict with
- 9 some Title 21 definitions and there are other housing styles with no definition.
- 10 Also there are conflicts between the terms "dwelling style" and "design technique."
- 11 Minimum lot widths for cluster, townhouses and rowhouses are also clarified.
- 12 In Areas F and G, amendments are proposed regarding road standards, height,
- 13 road setbacks, density and platting authority.
- 14 In Area H amendments are proposed regarding a reduction to the size of the
- 15 commercial area and related required parking requirements, and an increase to
- 16 the residential area and capacity.
- 17 The building height in Area I would be amended so that it is controlled by the
- 18 underlying zoning district along the western portion of Area I.
- 19 The property is generally located south of West 100<sup>th</sup> Avenue and west of Victor
- 20 Road.
- 21 AO 2000-138(S) represents Carr-Gottstein's amended version of the original PC
- 22 (Planned Community) ordinance for the Southport Planned Community, AO 92-
- 23 105, as requested by Carr-Gottstein and corrections to typographic errors
- 24 discovered after the printing of AO 2000-138. The Planning and Zoning
- 25 Commission reviewed amendments as proposed in AO 2000-138(S).
- 26 The following is a listing of the pages and line corrections:

Page 2, Lines 20-21 added the proposed revision's to the Master Development Plan and added, "as amended by Lounsbury & Associates, dated March, 2000, entitled Sheet P1" underlined.

Page 3, Lines 20-21 deleted "Economic Development and Planning" in brackets and added "the Planning Department" underlined.

Page 3, Lines 25-26 deleted "Department of Public Works" in brackets and added "Department of Development Services" underlined.

Page 3, Line 42, underlines the words "outside of Area F/G".

Page 5, Line 30, "F/G" underlined, with an "F" in brackets preceding "F/G".

Page 5, Line 33, the number "29.618" underlined, with the number "16" in brackets preceding "29.618".

Page 5, Line 35, the number "237" underlined, with the number "86" in brackets preceding "237".

Page 5, Line 47, the number "35" underlined, with the number "30" in brackets preceding "35".

Page 5, Line 49 through Page 6, Line 8, includes the clarification that "Section 11 of AO 92-105 is hereby repealed. Area G is now combined with Area H, see Section 12" underlined. The original language of section 11 is shown all in brackets and in caps, intending that it be deleted because Area G is being merged with Area F.

Page 6, Line 55, the number "4" underlined, with the number "8" in brackets preceding "4".

Page 10, Lines 35 and 36, deleted "Economic Development and Planning" in brackets and added "the Planning Department" underlined.

Page 10, Lines 39 and 40, deleted "Economic Development and Planning" in brackets and added "the Planning Department" underlined.

Page 10, Lines 43 and 44, deleted "Economic Development and Planning" in brackets and added "the Planning Department" underlined.

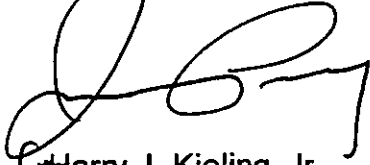
As clarification, included in the ordinance packet is all of the information submitted to the Municipal Clerk by the applicant, attached to their July 20, 2000 request that the Municipal Assembly hold a public hearing on Case 2000-086 which had received an unfavorable recommendation from the Planning and Zoning Commission. This information included a chart identified as Attachment #2. In support of this attachment are resolutions, memorandums, and assembly ordinances regarding various PC zoning requests before the Planning and Zoning Commission, such as the Powder Reserve, Moose Meadows, etc.



1 The Planning and Zoning Commission recommended denial of the rezoning. The  
2 Commission found that a planned community is a covenant between purchasers of  
3 homes/property and developers, and once established, there should be a  
4 compelling need in order to change it. The Commission found no compelling need  
5 or reason to grant the amendments.


6

7 Reviewed by:



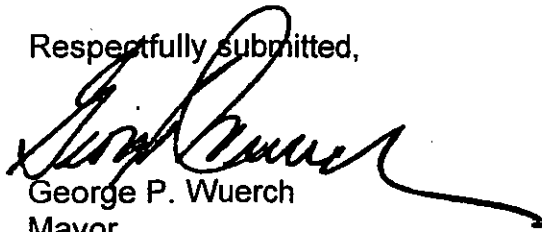
Harry J. Kieling, Jr.  
Municipal Manager

Reviewed by:



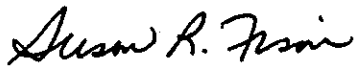
Craig E. Campbell, Executive Director  
Office of Planning, Development,  
and Public Works

Respectfully submitted,



George P. Wuerch  
Mayor

Prepared by:



Susan R. Fison, Acting Director  
Planning Department

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2000-138(S) Title: Rezone approximately 0.25 acres for Shelikof Subdivision,  
Block 5, Lot 15, from R-5 to R-2M SL

Sponsor: Ray Hannah

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.					

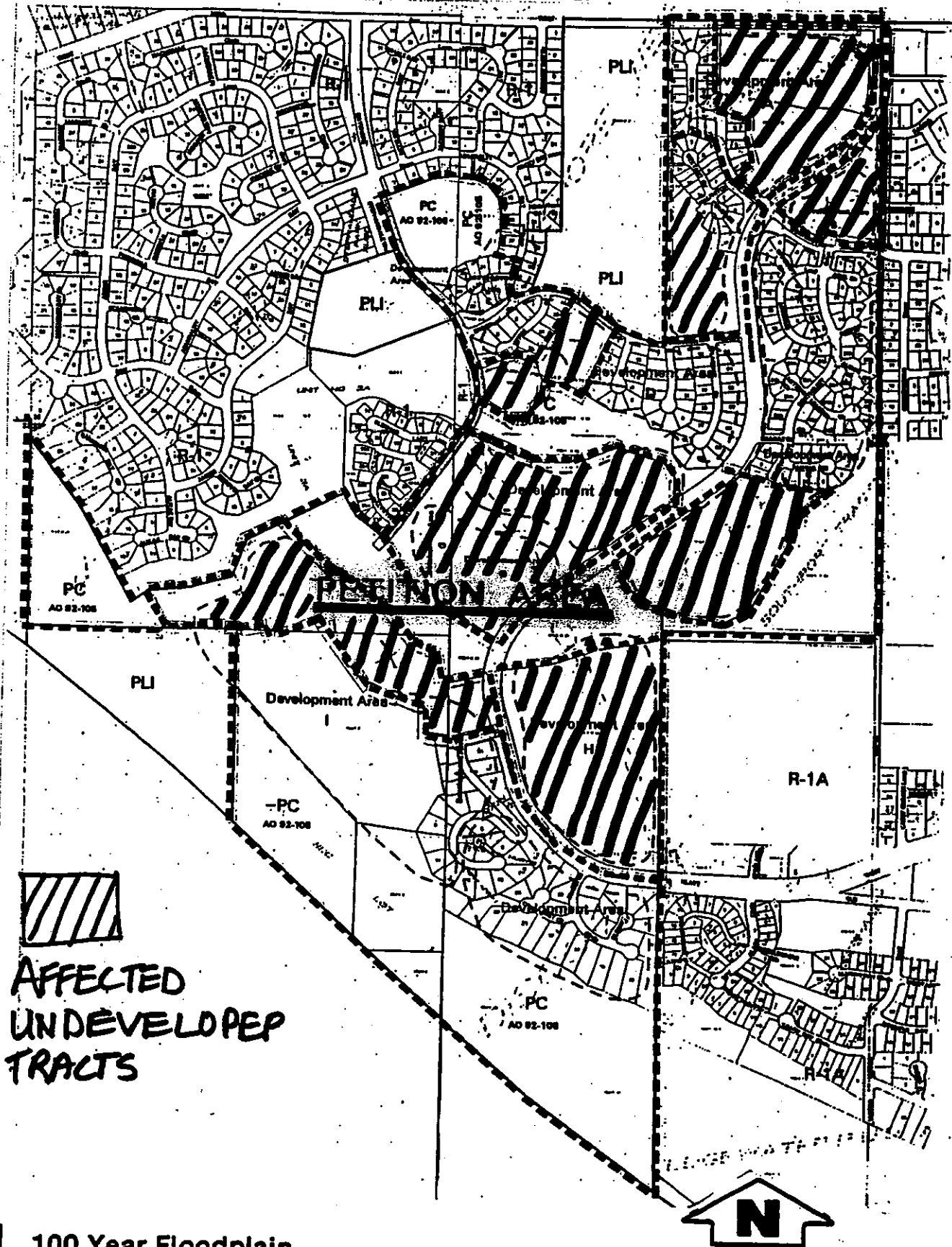
**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

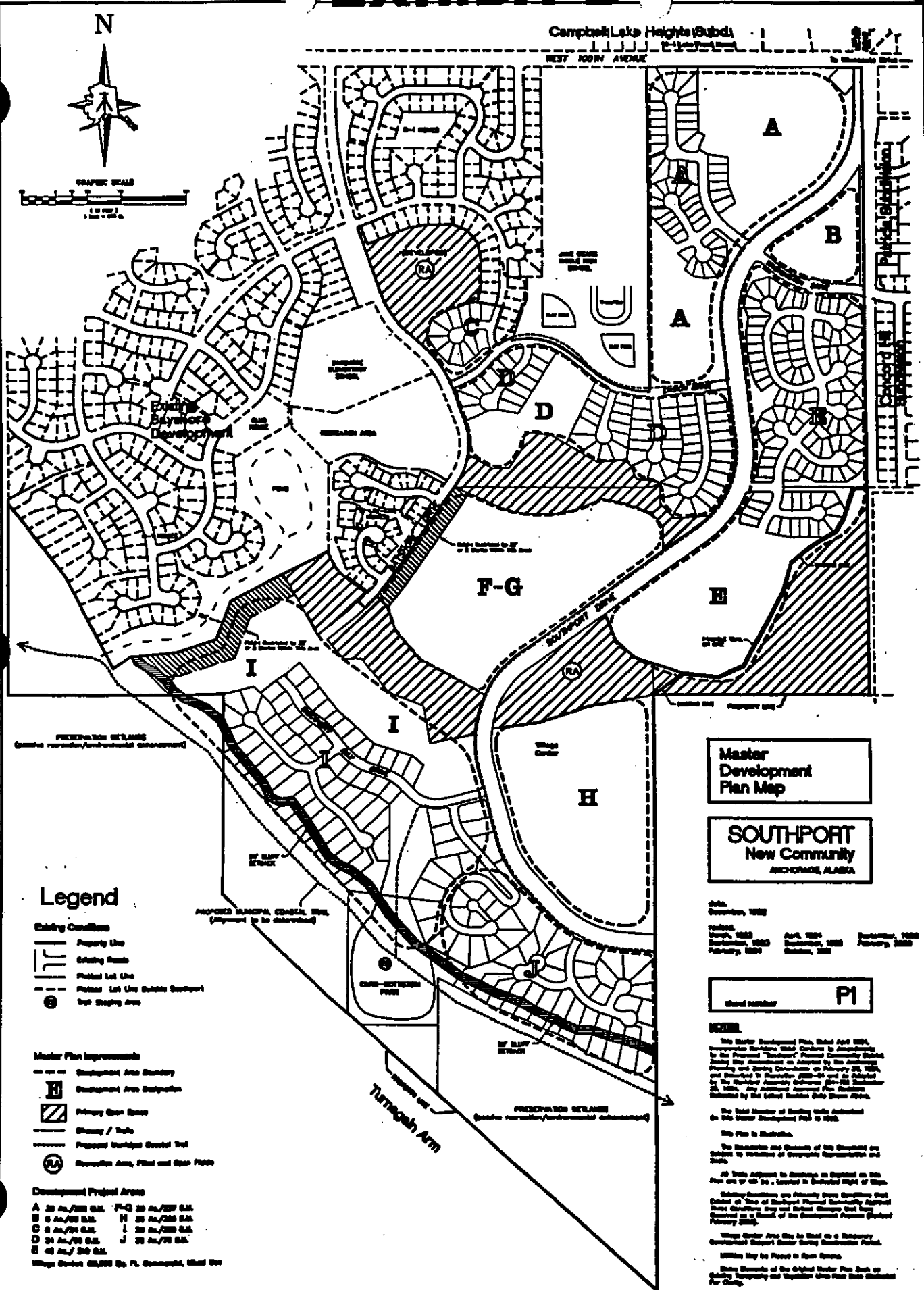
Approval of the rezoning should have no significant economic impact on the private sector.

Prepared by:	Jerry Weaver, Acting Mgr. Zoning & Platting	Telephone:	343-4215
Validated by OMB:	<u>Cheryl Fraser</u>	Date:	<u>27 Oct 00</u>
Approved By:	<u>James L. Finner</u> Director, Preparing Agency	Date:	<u>10-23-00</u>



100 Year Floodplain

500 Year Floodplain



**Master Development Plan Map**

**SOUTHPORT**  
New Community  
ANCHORAGE, ALASKA

Date: November, 1999  
 Revised: February, 2000  
 Approved: February, 2000  
 Approved: February, 2000  
 Approved: February, 2000

Sheet Number: **P1**

**NOTES:**

The Master Development Plan, dated April 1994, for the Southport New Community is hereby approved by the Anchorage Planning and Zoning Commission on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000.

The final master plan of the Southport New Community is hereby approved by the Anchorage Planning and Zoning Commission on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000.

The final master plan of the Southport New Community is hereby approved by the Anchorage Planning and Zoning Commission on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000.

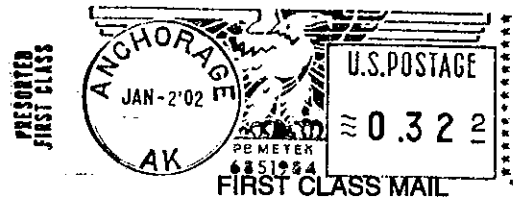
The final master plan of the Southport New Community is hereby approved by the Anchorage Planning and Zoning Commission on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000, and amended by Resolution 2000-086 on February 28, 2000.

**PLANNING & ZONING  
COMMISSION PUBLIC HEARING  
FEBRUARY 4, 2002**

**SUPPLEMENTAL INFORMATION  
RECEIVED TOO LATE TO BE  
INCLUDED IN STAFF  
ANALYSIS**

**CASE 2002-015  
Rezone to RA**

Municipality of Anchorage  
P. O. Box 196650  
Anchorage, Alaska 99519-6650  
(907) 343-4215



019-181-18-000  
BRUESCH WILLIAM W & WON SUK  
4217 BIRCH RUN DRIVE  
ANCHORAGE, AK 99507

JAN 30 2002

## NOTICE OF PUBLIC HEARING Monday, February 04, 2002

Planning Dept Case Number: 2002-015

The Municipality of Anchorage Planning and Zoning Commission will consider the following:

CASE: 2002-015  
PETITIONER: CARR-GOTTSTEIN ASSOCIATES  
REQUEST: Rezoning to RA: Recreational Area within Southport  
TOTAL AREA: 3.32 acres  
SITE ADDRESS:  
CURRENT ZONE: PC Planned community district  
COM COUNCIL: Bayshore-Klatt COM COUNCIL 2: Community Council Unknown  
LEGAL/DETAILS: A rezoning amendment to AO 2001-138 (S) for 3.3 acres of Development Area I (Single Family Residential conforming to the R-3 (AMC 21.40.050 regulations) to RA (Recreation Area, Filled & Open Fields). Discovery Heights Phase 3, Tract I-3A. Generally located south of Discovery Bay Drive and west of Discovery Heights Circle.

The Planning and Zoning Commission will hold a public hearing on the above matter at 6:30 p.m., Monday, February 04, 2002 in the Assembly Hall of the Z. J. Loussac Library, 3600 Denali Street, Anchorage, Alaska.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing before the Commission and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-4215; FAX 343-4220. Case information may be viewed at [www.muni.org](http://www.muni.org) by selecting Zoning and Platting On-line Notification.

Name: William W. & Won Suk Bruesch  
Address: 4217 Birch Run Dr.  
Legal Description: Block 1 Lot 4A  
Comments: We have no objection to the pending action. We  
recommend approval of the amendment.

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

*AO 2002-99*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Zoning Amendment to AO 2000-138 (S) and the Southport Planned Community Master Plan Map, to Change the Designation and Classification of 3.3 acres Located in Area I from Residential (Conforming to R-3 zoning) to Recreational Area (RA) for Discovery Heights, Tract 1-3A.  (Bayshore-Klatt Community Council) (Case 2002-015)	DATE PREPARED 5/16/02  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-4260
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
<b>5</b>	<b>Mayor</b>	<b>DATE</b>
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
<b>4</b>	<b>Municipal Manager</b>	<i>MM</i>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
<b>3.2</b>	<b>Office of Management and Budget</b>	<i>CF</i>
	Management Information Services	
	Police	
<b>2</b>	<b>Office of Planning, Development, &amp; Public Works</b>	<i>CEC</i>
	Development Services	
	Facility Management	
<b>1</b>	<b>Planning</b>	<i>MRZ</i>
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
<b>3.1</b>	<b>Municipal Attorney</b> <i>1219</i>	<i>6-3-02</i>
	<b>Municipal Clerk</b>	<i>6-3-02</i>
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT  FOR INTRODUCTION	
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED  <i>6/25/02</i>	<b>7</b> PUBLIC HEARING DATE REQUESTED At least 4 weeks following introduction <i>8/6/02</i>

2002 JUN 17 AM 10:07  
 CLERK'S OFFICE  
 M.O.A.