

CLERK'S OFFICE

APPROVED

Date: 1-14-03

Submitted by:

Chair of the Assembly at
the Request of the Mayor

Prepared by:
For reading

Planning Department
November 26, 2002

Anchorage, Alaska
AO 2002- 173

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
THE ZONING MAP AND PROVIDING FOR THE REZONING OF
APPROXIMATELY 8.98 ACRES FROM R-10 (RESIDENTIAL ALPINE/SLOPE
DISTRICT) TO R-6 SL (SUBURBAN RESIDENTIAL DISTRICT-LARGE LOT
WITH SPECIAL LIMITATIONS) FOR TRACT A-3, CHARLICE SUBDIVISION,
GENERALLY LOCATED ON THE SOUTH SIDE OF WHITE SPRUCE DRIVE,
NORTH OF EAGLE RIVER ROAD, EAGLE RIVER.

(Eagle River Valley Community Council) (Planning and Zoning Commission Case 2002-142)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the following described property as R-6 SL (suburban residential district – large lot with special limitations):

Tract A-3, Charlice Subdivision; consisting of 8.98 acres as shown on Exhibit "A" attached hereto (Planning and Zoning Commission case 2002-142).

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitation regarding the number of allowable lots:

The property shall not be subdivided into more than three lots

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided for otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.


Section 4. The Director of the Planning Department shall change the zoning map accordingly

1 **Section 5.** This ordinance shall become effective within ten (10) days after the
2 Director of the Planning Department has received written consent of the owners of the
3 property within the area described in Section 1 above to the special limitation contained
4 herein. The rezone approval contained herein shall automatically expire and be null and
5 void if the written consent is not received within 120 days after the date on which this
6 ordinance is passed and approved. In the event that no special limitations are contained
7 herein, this ordinance is effective immediately upon passage and approval.

8
9 PASSED AND APPROVED by the Anchorage Assembly this 14th
10 day of January, 2002.


Chair

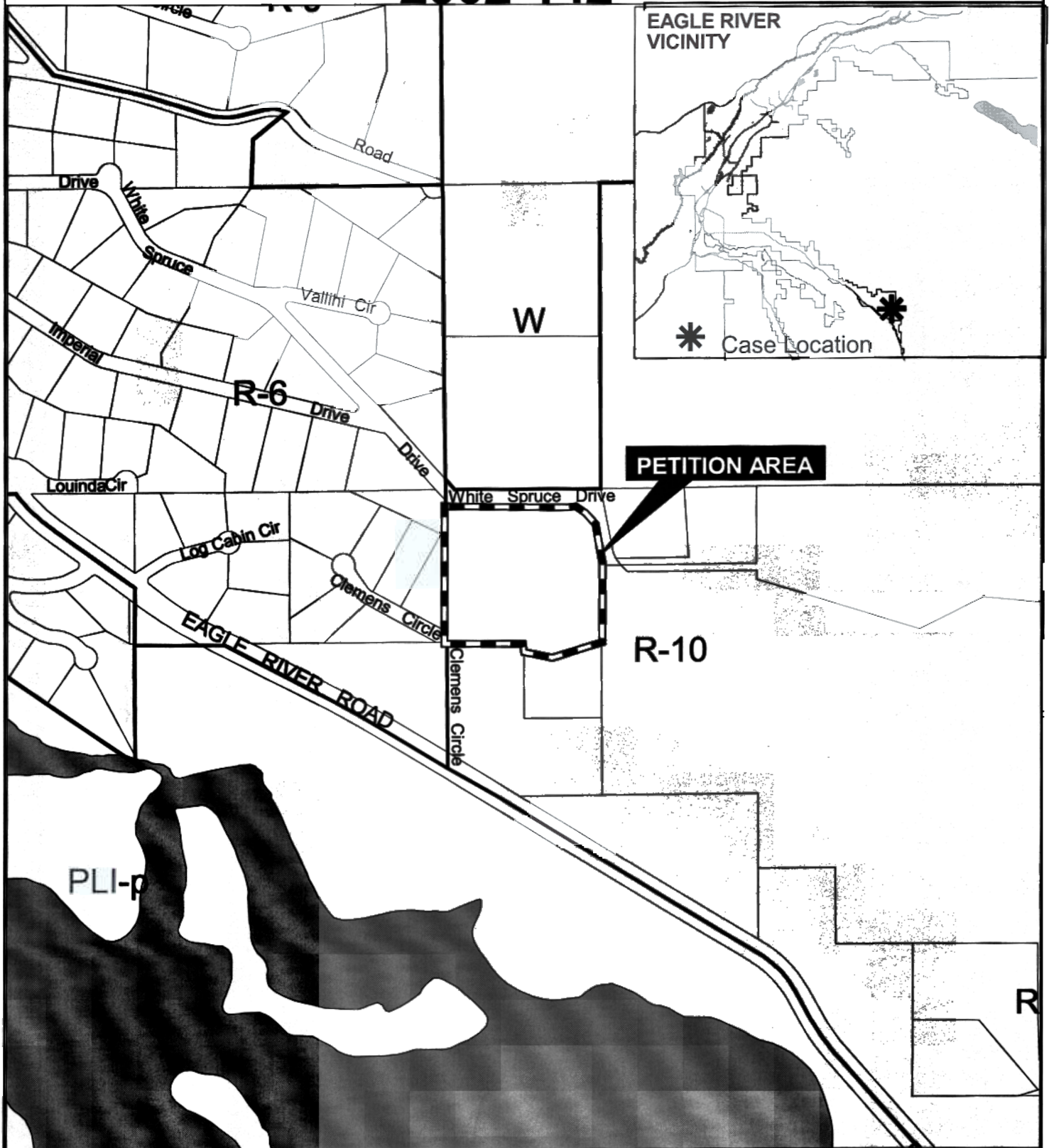
ATTEST


Municipal Clerk
Acting

(2002-142)
(050-062-01)

EXHIBIT - A

2002-142



Municipality of Anchorage
Planning Department



Date: AUGUST 13, 2002

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2002- 173 Title: Rezoning from R-10 to R-6 SL for an 8.98 acre parcel, Tract A-3, Charlice Subdivision, Eagle River.

Sponsor: Jim and Mireya S. Lee

Preparing Agency: Planning Department

Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	<u>FY02</u>	<u>FY03</u>	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>	
FUNCTION COST:	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						
PUBLIC SECTOR ECONOMIC EFFECTS:						

Utility facilities are currently available to the affected lot. Lots in this general area are served by on-site well and septic and will continue to be served by on-site systems in the foreseeable future. Adequate drainage is important due to the sloped nature of the area along with the potential moderate avalanche hazard area on the northeast corner of the lot. There does not appear to be any significant public sector impact.

PRIVATE SECTOR ECONOMIC EFFECTS:

The property consists of one tract zoned R-10. The applicant wishes to subdivide the property into three lots, but the current zoning only allows for the one existing large tract. The petitioner does not wish to develop the tract to the full capability of the R-6 district which would allow up to approximately seven lots, due to the sloped nature of the area. Because the lot is steeply sloped, the applicant will have to address drainage, access, parking and other site design issues before development. There does not appear to be any significant private sector impact.

Prepared by: Jerry T. Weaver Jr., Planning SupervisorTelephone: 343-4260Validated by OMB: *Cheryl Fresco*Date: 11/13/02Approved by: *Norm R. Jones*Date: 10-23-02

(Director, Preparing Agency)

Concurred by: *[Signature]*

Date: _____

(Director, Impacted Agency)

Approved by: *[Signature]*Date: 11/19/02

(Municipal Manager)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 986-2002

Meeting Date: November 26, 2002

From: Mayor

Subject: AO 2002-173 Planning and Zoning Commission
recommendation on a rezoning from R-10
to R-6 SL, Tract 3-A, Charlice
Subdivision, Eagle River.

2 Jim and Mireya S. Lee submitted an application for rezoning to R-6 SL
3 (suburban residential district - large lot with special limitations) to allow
4 subdivision of the tract into three lots. The existing zoning does not allow for
5 the creation of additional lots because the slope of the lot is approximately
6 27%. The R-10 (residential alpine/sloped district) requires a minimum five-
7 acre lot size with this slope percentage. An R-6 (suburban residential
8 district-large lot) designation would allow for potentially up to seven lots.
9 However, due to the slope and rural nature of the area, the petitioner's desire
10 is to create three lots.

11 The Planning and Zoning Commission found that the R-6 SL zoning, with a
12 limitation of three lots, appears to be consistent with the specific
13 requirements of the Chugiak-Eagle River Comprehensive Plan with regard to
14 residential density. It allows for issues of topography and suitability for
15 development to be addressed through the subdivision process.

16
17 The Commission further noted that, because the original analysis and
18 adoption of areawide zoning was not specific with regard to this particular
19 area, the Commission did not consider that to be conclusive of what future
20 zoning actions might be taken. During the areawide zoning, the Commission
21 attempted to apply the appropriate zoning designation to each property.
22 However, it is not inappropriate to make adjustments to the original
23 areawide rezoning.

24
25 The Chugiak-Eagle River Comprehensive Plan identifies the area as
26 residential at less than one dwelling unit per acre and environmentally
27 sensitive land. The environmentally sensitive area is located in the northeast
28 corner where there is a low to moderate avalanche hazard area. On

1 September 9, 2002, the Planning and Zoning Commission recommended
2 approval of the rezoning with a special limitation to limit the number of
3 potential lots to three.
4

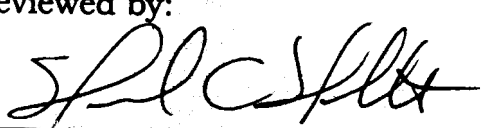

5 The Community Council did not take a position on the rezoning request.
6

7 Approval of this ordinance is recommended.
8
9

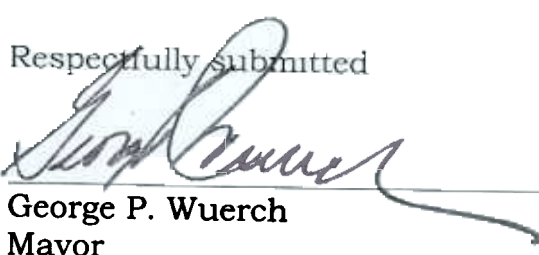
10 Reviewed by:

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14 Harry J. Kieling, Jr.
15 Municipal Manager
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Reviewed by:

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

Respectfully submitted

24 
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26
27 George P. Wuerch
28 Mayor

Prepared by:

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31
32 Susan R. Fison, Director
33 Planning Department

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

AO 2002-123

1	SUBJECT OF AGENDA DOCUMENT Rezoning from R-10 to R-6 SL for an 8.98 acre parcel, Tract A-3, Charlice Subdivision, Eagle River. (Eagle River Valley Community Council) (Case 2002-142)	DATE PREPARED 10/24/02	INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY J. Weaver Jr.	HIS/HER PHONE NUMBER 343-4215	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
5	Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
4	Municipal Manager	<i>mf</i>	11/14
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	Health & Human Services		
3.2	Office of Management and Budget Management Information Services Police	<i>BAF for CF</i>	11/13/02
2	Office of Planning, Development, & Public Works Development Services Facility Management	<i>A. Horton</i>	
1	Planning Project Management & Engineering Street Maintenance Traffic Public Transportation Department Purchasing	<i>MD</i>	10-23-02
3.1	Municipal Attorney 1424 Municipal Clerk	<i>DF</i>	11-4-02
5	SPECIAL INSTRUCTIONS/COMMENT		
6	ASSEMBLY MEETING DATE REQUESTED next available meeting 11/24/02	7	PUBLIC HEARING DATE REQUESTED 4 weeks after introduction 1/7/03

2002 NOV 19 PM 1:44
 CLERK'S OFFICE
 11/1/03

**FULL TEXT OF
DOCUMENT CAN BE
OBTAINED AT MUNI
CLERK S OFFICE**