

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: January 6, 2004

CLERK'S OFFICE

APPROVED

Date: 3-2-04

Anchorage, Alaska
AO 2004-4

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING AO 83-68, SECTION 4, SUBPARAGRAPH (B) TO INCREASE THE NUMBER OF DWELLING UNITS FROM A MAXIMUM OF 30 TO 32 DWELLING UNITS, AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 1.38 ACRES FROM R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS TO R-3 SL (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS, FOR LOTS 1, 2, 3, AND 4, BLOCK 2, PATTERSON PARKWAY SUBDIVISION; GENERALLY LOCATED AT THE NORTHEAST CORNER OF PATTERSON PARKWAY AND TUDOR ROAD.

(Scenic Foothills Community Council) (Planning and Zoning Commission Case 2003-116)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as R-3 SL (Multiple-Family Residential District) with special limitations zone:

Lots 1, 2, 3 and 4, Block 2, Patterson Parkway Subdivision, as shown on Exhibit "A" (Planning and Zoning Commission Case 2003-116).

Section 2. The zoning map amendment described in Section 1 above shall amend AO 83-68, Section 4, Subparagraph (b) special limitation to increase the number of dwelling units from a maximum of 30 to 32 dwelling units.

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.

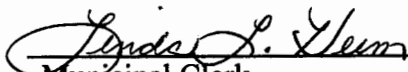
1 **Section 5.** This ordinance shall become effective within ten (10) days after the
2 Director of the Planning Department has received written consent of the owners of
3 the property within the area described in Section 1 above to the special limitations
4 contained herein. The rezone approval contained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

9
10 PASSED AND APPROVED by the Anchorage Assembly this

11
12 2nd day of March 2004.

13
14
15
16
ATTEST:


Chair


Municipal Clerk
Deputy

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2004-4

Title: Rezoning to amend AO 83-68, Section 4, Subparagraph (b) to increase the number of dwelling units from a maximum of 30 to 32 dwelling units for Lots 1, 2, 3 and 4, Block 2, Patterson Parkway Subdivision.

Sponsor:

Preparing Agency: Planning Department

Others Impacted:

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

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this rezoning will not change the amount of residentially zoned land from the available supply of residential classified land, but it will increase the number of dwelling units by two, from 30 to 32.

Property Appraisal - The proposed change would not result in a change to the valuation of the land. However, the additional two units would result in a higher total building valuation if developed to the maximum number of units stated.

PRIVATE SECTOR ECONOMIC EFFECTS:

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

Prepared by:	<u>Jerry T. Weaver Jr., Zoning Administrator</u>	Telephone: <u>343-7939</u>
Validated by OMB:	<u></u>	Date: <u></u>
Approved by:	<u></u> (Director, Preparing Agency)	Date: <u></u>
Concurred by:	<u></u> (Director, Impacted Agency)	Date: <u></u>
Approved by:	<u></u> (Municipal Manager)	Date: <u></u>



**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM 28-2004

Meeting Date: January 6, 2004

From: Mayor

Subject: AO 2004-4

Planning and Zoning Commission Recommendation on a Rezoning to amend AO 83-68, Section 4, Subparagraph (b) to increase the number of dwelling units from a maximum of 30 to 32 dwelling units, a rezoning from R-3 SL (Multiple Family Residential) with Special Limitations to R-3 SL (Multiple Family Residential) with Special Limitations for Lots 1, 2, 3 and 4, Block 2, Patterson Parkway Subdivision.

1 This is a request by the property owner, Discovery Homes, to amend AO 83-68, Section
2 4, Subparagraph (b) to increase the number of dwelling units from a maximum of 30 to
3 32 dwelling units, a rezoning from R-3 SL to R-3 SL. The petition site consists of four
4 lots, Patterson Parkway Subdivision, Block 2, Lots 1, 2, 3 and 4. The lots are bordered
5 by Ambler Lane to the north, Patterson Parkway on the west, and Tudor Road on the
6 south.
7

8 As required by the original zoning ordinance, AO 83-68, the Planning and Zoning
9 Commission approved a site plan review on October 10, 1983, limiting development to
10 no more than 30-dwelling units. In 2002, Discovery Homes requested the Commission
11 modify the site plan to allow 32 units, but failed to request an amendment to AO 83-68
12 to allow the additional density.
13

14 The request to amend a zoning special limitation is technically a rezoning since there is
15 no other mechanism under Title 21 to change a special limitation once the Assembly
16 has zoned a property except to go through a full public hearing rezone process. This
17 rezoning proposal is a minor amendment and will amend AO 83-68 to increase the
18 number of allowed dwelling units from 30 to 32.
19

20 The Scenic Hills Community Council opposed the increase in dwelling units, noting
21 concern over the manner in which density increase is being promulgated in East
22 Anchorage.
23

1 The Planning and Zoning Commission unanimously approved modification of the
2 special limitation finding that the Comprehensive Plan indicates that 93% of the new
3 housing in the northeast area is estimated to be from multi-family development.
4 Further, the request generally meets with the AMC 21.05.080, the Comprehensive Plan
5 implementation standards, and AMC 21.20.090, rezoning standards.

6
7 Approval of the subject rezoning is recommended.
8
9

10 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department

11 Concur: Donald S. Alspach, Acting Director, Planning Department

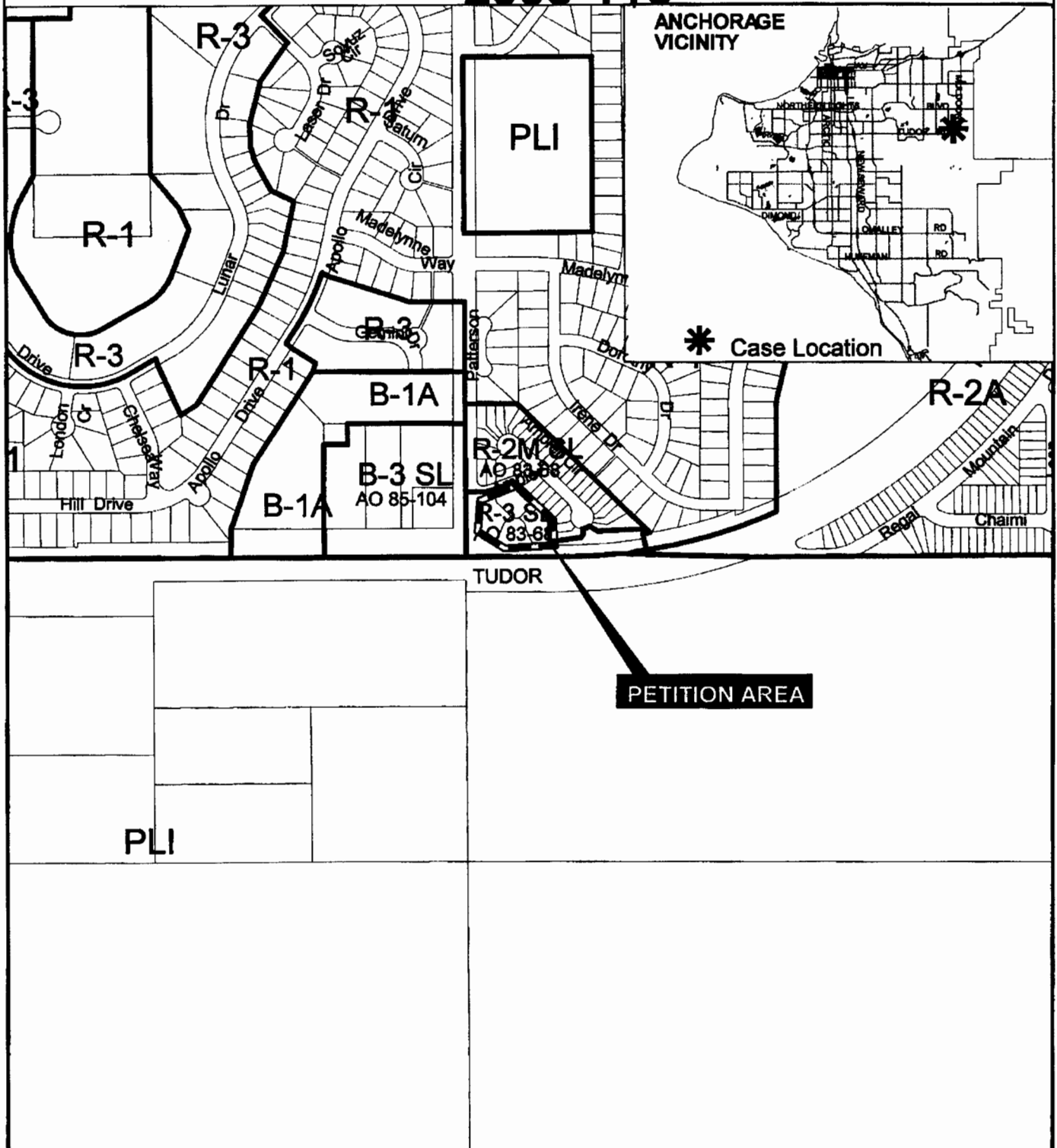
12 Concur: Mary Jane Michael, Executive Director, Office of Economic and
13 Community Development

14 Concur: Denis C. LeBlanc, Municipal Manager

15 Respectfully submitted, Mark Begich, Mayor
16
17

EXHIBIT - A

2003-116



Municipality of Anchorage
Planning Department



Date: OCTOBER 8, 2003

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



01

Content Information

Content ID : 001202

Title: A rezoning from R-3 SL (Multiple Family Residential) with Special Limitations to R-3 SL (Multiple Family Residential) with Special Limitations for Lots 1, 2, 3 and 4, Block 2, Patterson Parkway Subdivision.

Author: weaverjt

Initiating Dept: Planning

Date Prepared: 10/17/03 9:51 AM

Director Name: Donald S. Alspach

Document Number: AO 2004-4

Assembly Meeting Date MM/DD/YY: 01/06/04

Public Hearing Date MM/DD/YY: 02/03/04 *3/2/04*

2003 DEC 24 AM 9:20
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CITY OF CHICAGO

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	10/17/03 9:53 AM	Checkin	weaverjt	Public	001202
Planning_SubWorkflow	10/17/03 10:57 AM	Approve	nelsontp	Public	001202
OMB_SubWorkflow	10/21/03 9:52 AM	Approve	wiltsep	Public	001202
Legal_SubWorkflow	11/6/03 2:12 PM	Approve	fehlenrl	Public	001202
AllOrdinanceWorkflow	11/7/03 7:40 AM	Reject	leblancdc	Public	001202
AllOrdinanceWorkflow	11/10/03 2:45 PM	Checkin	weaverjt	Public	001202
Planning_SubWorkflow	11/10/03 2:47 PM	Approve	weaverjt	Public	001202
OMB_SubWorkflow	11/12/03 9:05 AM	Approve	wiltsep	Public	001202
Legal_SubWorkflow	11/17/03 3:51 PM	Approve	fehlenrl	Public	001202
MuniManager_SubWorkflow	11/30/03 12:41 PM	Approve	leblancdc	Public	001202
MuniManager_SubWorkflow	12/3/03 7:44 AM	Reject	abbottmk	Public	001202
AllOrdinanceWorkflow	12/3/03 1:50 PM	Reject	leblancdc	Public	001202
AllOrdinanceWorkflow	12/10/03 9:34 AM	Checkin	weaverjt	Public	001202

AllOrdinanceWorkflow	12/10/03 10:21 AM	Reject	alspach	Public	001202
AllOrdinanceWorkflow	12/10/03 10:43 AM	Checkin	weaverjt	Public	001202
Planning_SubWorkflow	12/11/03 1:35 PM	Approve	alspach	Public	001202
OMB_SubWorkflow	12/12/03 8:17 AM	Approve	wiltsep	Public	001202
Legal_SubWorkflow	12/12/03 1:12 PM	Approve	fehlenrl	Public	001202
MuniManager_SubWorkflow	12/23/03 6:27 AM	Approve	leblancdc	Public	001202
MuniMgrCoord_SubWorkflow	12/23/03 4:49 PM	Approve	katkusja	Public	001202

CONSENT AGENDA - INTRODUCTION