

Submitted by: Chair of the Assembly at  
Prepared by: the Request of the Mayor  
For reading: Planning Department  
October 17, 2006

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 10-17-06 Anchorage, Alaska  
AO 2006-95(S)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 2.3 ACRES FROM R-2M (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO R-3 SL (MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS), FOR EASTVIEW ESTATES SUBDIVISION, TRACT A; GENERALLY LOCATED AT PECK AVENUE AND WANNER CIRCLE.

(Northeast Community Council) (Planning and Zoning Commission Case 2005-140)

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 with Special Limitations):

Eastview Estates Subdivision, Tract A, containing approximately 2.3 acres as shown on Exhibit A.

**Section 2.** This zoning map amendment is subject to the following special limitations:

1. A 12-foot wide pedestrian access easement along the ~~north~~ south, southeast and southwest sides of the property to connect the existing Peck Avenue right-of-way on the east and west sides of the subject property.
2. The south property line shall be planted with buffer landscaping.
3. The development is limited to a maximum of 66 dwelling units.
4. Prior to development and building permit application, the applicant shall submit site plans for a public review and comment by the local community council prior to a public hearing site plan review before the Planning and Zoning Commission which addresses the following:
  - a. 600 square feet of useable open space per unit;
  - b. a minimum of 20 percent overflow parking area;
  - c. snow storage contained on-site or hauled off-site;

- d. condominium declarations to include the snow storage requirements;
- e. building separation;
- f. site grading, drainage, drainage improvements, drainage easements to limit drainage onto other properties and to connect into the Municipal storm drain system;
- g. trail easement located along the southeast, south and southwest area of the property;
- h. site lighting that will not impede the views of Melody Commons;
- i. does not ~~deter~~ interfere with the views of Melody Commons;
- j. installing landscaping to prevent soils erosion on steep slopes;
- k. geotechnical recommendation for foundations;
- l. prohibition of T-111 siding for any structure;
- m. internal traffic circulation.

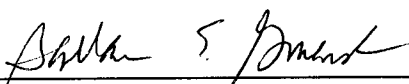
**Section 3.** This zoning map amendment shall be subject to the following effective clause:

The applicant shall improve Peck Avenue from the east property boundary, east to Muldoon Road, as prescribed by AMC 21.85, Table A, which includes: all required road improvements, installation of sidewalks, walkways, monuments, street lighting, drainage facilities, and utilities as prescribed by AMC 21.85.030.

**Section 4.** Except as provided in Section 3 above, 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. The Director of the Planning Department shall change the zoning map accordingly.

PASSED AND APPROVED by the Anchorage Assembly this 17<sup>th</sup>  
day of October 2006.

ATTEST:   
Chair

  
Municipal Clerk

Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

AO 2006-95(S)

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED	
	REZONING TO R-3 SL FOR EASTVIEW ESTATES		10/13/06	
	SUBDIVISION, TRACT A; GENERALLY LOCATED AT PECK AVENUE AND WANNER CIRCLE (P&ZC CASE 2005-140)		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
<b>2</b>	DEPARTMENT NAME		DIRECTOR'S NAME	
	Planning Department		Tom Nelson	
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY		HIS/HER PHONE NUMBER	
	Jerry Weaver		343-7939	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>	
	Mayor			
	Municipal Clerk			
	Municipal Attorney			
	Employee Relations			
	Municipal Manager			
	Anchorage Parks & Recreation			
	Fire			
	Health & Human Services			
	Merrill Field Airport			
	Municipal Light & Power			
	Office of Management and Budget			
	Police			
	Port of Anchorage			
	Office of Economic & Community Development			
	Solid Waste Services			
	Public Transportation			
	Anchorage Water & Wastewater Utility			
	Executive Manager			
	Planning Department			
	Chief Fiscal Officer			
	Heritage Land Bank			
	Information Technology Department			
	Project Management & Engineering			
	Purchasing			
	Other			
<b>5</b>	<b>Special Instructions/Comments</b>			
	ADDENDUM - OLD BUSINESS, ITEM 11.C.2.			
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED		PUBLIC HEARING DATE REQUESTED	
	10/17/06		10/17/06	

M.O.A.  
 2006 OCT 13 AM 8:25  
 CLERK'S OFFICE