

Submitted by: ALLAN TESCHE, ASSEMBLY
MEMBER

Prepared by: Office of Economic &
Community Development

For reading: June 26, 2007

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 7-17-07

ANCHORAGE, ALASKA

AO No. 2007-92

1
2 AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS AMENDED)
3 REGARDING HOLLYWOOD VISTA TO DELETE A SPECIAL LIMITATION
4 REQUIREMENT FOR BUFFER LANDSCAPING ALONG THE SOUTH FACING
5 BLUFF OF TRACTS 1 & 2, U.S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD
6 MERIDIAN.

7
8 WHEREAS, the intended site plan for the property substantially changed from the site plan
9 originally contemplated by AO 97-101, and

10
11 WHEREAS, buffer landscaping is no longer desirable along the south-facing bluff with the
12 new site plan, and

13
14 WHEREAS, the new site plan was reviewed and approved by the Planning and Zoning
15 Commission on June 11, 2007 in accordance with knowledge of the provisions of AO 97-
16 101, as well as information regarding the amendment set forth in this ordinance; and now
17 therefore,

18
19 ~~WHEREAS, in light of the above noted circumstances, this ordinance does not require~~
20 ~~formal review or recommendation of the Planning and Zoning Commission as otherwise~~
21 ~~required by chapter 21.20; now therefore,~~

22
23 THE ANCHORAGE ASSEMBLY ORDAINS:

24
25 **Section 1.** Anchorage Ordinance (AO) 97-101 (as amended), approved August 26,
26 1997, attached hereto and incorporated by reference herein, is amended to read as follows:

27
28 *** **

29 **Section 2.** The zoning map described in Section 1 shall be subject to
30 the following listed special limitation design standards:

- 31
32 [1. BUFFER LANDSCAPING IN ACCORDANCE WITH
33 AMC 21.45.125 SHALL BE PROVIDED ALONG
34 ADJOINING THE SOUTH-FACING BLUFF.]

35
36 *** **

Section 2. In light of the above noted circumstances, this ordinance does not require formal review or recommendation of the Planning and Zoning Commission as otherwise required by chapter 21.20.

Section [2] 3. This ordinance shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of July, 2007


Chair

ATTEST:


Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2007- 92

Title: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS AMENDED) REGARDING HOLLYWOOD VISTA TO DELETE A SPECIAL LIMITATION REQUIREMENT FOR BUFFER LANDSCAPING ALONG THE SOUTH FACING BLUFF OF TRACTS 1 & 2, U.S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD MERIDIAN.

Sponsor: Assemblyman Tesche
Preparing Agency: Office of Economic & Community Development
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY06	FY07	FY08	FY09	FY10	
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:

This AO has no economic effect of the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

This AO has no economic effect of the private sector.

Prepared by: OECD

Telephone: 343-7117



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 404 -2007

Meeting Date: June 26, 2007

From: Mayor

Subject: AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS AMENDED) REGARDING HOLLYWOOD VISTA TO DELETE A SPECIAL LIMITATION REQUIREMENT FOR BUFFER LANDSCAPING ALONG THE SOUTH FACING BLUFF OF TRACTS 1 & 2, U.S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD MERIDIAN.

In 1997, the deteriorated buildings that were Hollywood Vista Apartments were demolished. Residents involved at the time wanted to ensure good development happened in the future so at the time of the rezone, several Special Limitations (SL) were added to the rezoning ordinance AO 97-101. One of those SL's referred to buffer landscaping.

The intended site plan for the Hollywood Vista property substantially changed from the site plan originally contemplated by AO 97-101 and buffer landscaping is no longer desirable along the south-facing bluff of Government Hill. The Government Hill Community Council approved a resolution supporting the removal of the Special Limitation at their May 2007 community council meeting.

On June 11th, 2007, the new site plan, including a landscaping plan, but not a buffer requirement was reviewed and approved by the Planning and Zoning Commission in accordance with knowledge of the provisions of AO 97-101, as well as information regarding the amendment set forth in this ordinance.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ATTACHED ORDINANCE.

Prepared by: Schawna Thoma, Office of Economic & Community Development

Concur: Mary Jane Michael, Exec. Director, Office of Economic & Community Development

Respectfully submitted: Mark Begich, Mayor

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 8-26-97

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: 8126

Anchorage, Alaska
AO 97-101 (as amended)

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-4 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) TO R-3 SL
(MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR
TRACTS 1 AND 2, U. S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD
MERIDIAN, AK., ALSO KNOWN AS HOLLYWOOD VISTA, CONTAINING
APPROXIMATELY 15.28 ACRES; GENERALLY LOCATED TO THE SOUTH OF EAST
BLUFF ROAD, BETWEEN ELM STREET AND KUMQUAT PLACE.

(Government Hill Community Council) (Planning and Zoning Commission Case 96-040)

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) zone with special limitations:

Tracts 1 and 2, U. S. Survey 3026, Section 8, T13N, R3W, Seward Meridian,
AK., containing approximately 15.28 acres, as shown on Exhibit A attached
(Planning and Zoning Commission Case 96-040).

Section 2. The zoning map described in Section 1 shall be subject to the following
listed special limitation design standards:

1. Buffer landscaping in accordance with AMC 21.45.125 shall be provided
along the adjoining south-facing bluff.
2. There may be a mix of single family and multiple family development, but
no less than 60 percent of the site area shall be single family detached housing
development. Each single family dwelling shall have a minimum size of
1,200 SF and a 2-car garage.

Section 3. The zoning map described in Section 1 shall be subject to the following
special limitations:

1. Master Development Site Plan Review: Prior to a public hearing site plan
review by the Planning and Zoning Commission, the Heritage Land Bank
and the Hollywood Vista Advisory Task Force, if in existence or if the task
force is not in existence another similar community group to be created for

1 the purpose by the Mayor, shall review a master development site plan,
2 and provide recommendations to the Planning and Zoning Commission.

- 3 2. Density: Single Family Development shall be no more than 6 dwelling
4 units per acre maximum.

5 Section 4. The special limitations set forth in this ordinance shall prevail over any
6 inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically
7 provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not
8 specifically affected by a special limitation set forth in this ordinance shall apply in the
9 same manner as if the district classification applied by the ordinance was not subject to
10 special limitations.

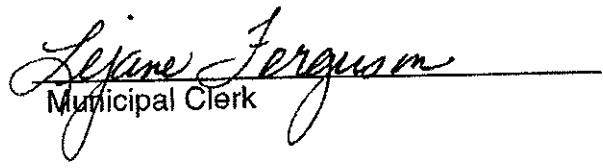
11 Section 5. The Director of the Department of Community Planning and Development
12 shall change the zoning map accordingly.

13 Section 6. The ordinance referenced in Section 1 above shall become effective on
14 such date as the Director of the Department of Community Planning and Development
15 determines that the special limitations set forth in Sections 2 and 3 above have the
16 written consent of the owners of the property within the area described in Section 1
17 above. The Director of the Department of Community Planning and Development shall
18 make such a determination only if he/she receives evidence of the required consent
19 within 120 days after the date on which this ordinance is passed and approved.

20 PASSED AND APPROVED by the Anchorage Assembly this 26th
21 day of August , 1997.

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23
24
25 ATTEST:


Chairman


Municipal Clerk

Content Information**Content ID :** 005186**Type:** Ordinance - AO

AN ORDINANCE AMENDING ANCHORAGE ORDINANCE 97-101 (AS AMENDED) REGARDING HOLLYWOOD VISTA TO DELETE A

Title: SPECIAL LIMITATION REQUIREMENT FOR BUFFER
LANDSCAPING ALONG THE SOUTH FACING BLUFF OF TRACTS 1
& 2, U.S. SURVEY 3026, SECTION 8, T13N, R3W, SEWARD
MERIDIAN**Author:** thomasm**Initiating Dept:** ECD**Description:** DELETE A SPECIAL LIMITATION REQUIREMENT FOR BUFFER
LANDSCAPING HOLLYWOOD VISTA**Keywords:** HOLLYWOOD VISTA BUFFER**Date Prepared:** 6/15/07 9:53 AM**Director Name:** Mary Jane Michael**Assembly****Meeting Date** 6/26/07**MM/DD/YY:****Public Hearing****Date** 7/17/07**MM/DD/YY:**M.O.A.
2007 JUN 18 AM 10:36
CLEAN'S OFFICE**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	6/15/07 9:56 AM	Checkin	thomasm	Public	005186
ECD_SubWorkflow	6/15/07 9:57 AM	Approve	thomasm	Public	005186
OMB_SubWorkflow	6/15/07 10:40 AM	Approve	mitsonjl	Public	005186
Legal_SubWorkflow	6/15/07 11:38 AM	Approve	fehlenrl	Public	005186
MuniManager_SubWorkflow	6/15/07 2:17 PM	Approve	abbottmk	Public	005186
MuniMgrCoord_SubWorkflow	6/15/07 2:17 PM	Approve	abbottmk	Public	005186