

Submitted by: Chairman of the Assembly at the Request of the Mayor

Prepared by: Department of Community Planning and Development

For reading: July 24, 1997

M. K.

Anchorage, Alaska
AO 97- 101

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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 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, shall review

1 a master development site plan, and provide recommendations to the
2 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 _____
21 day of _____, 1997.

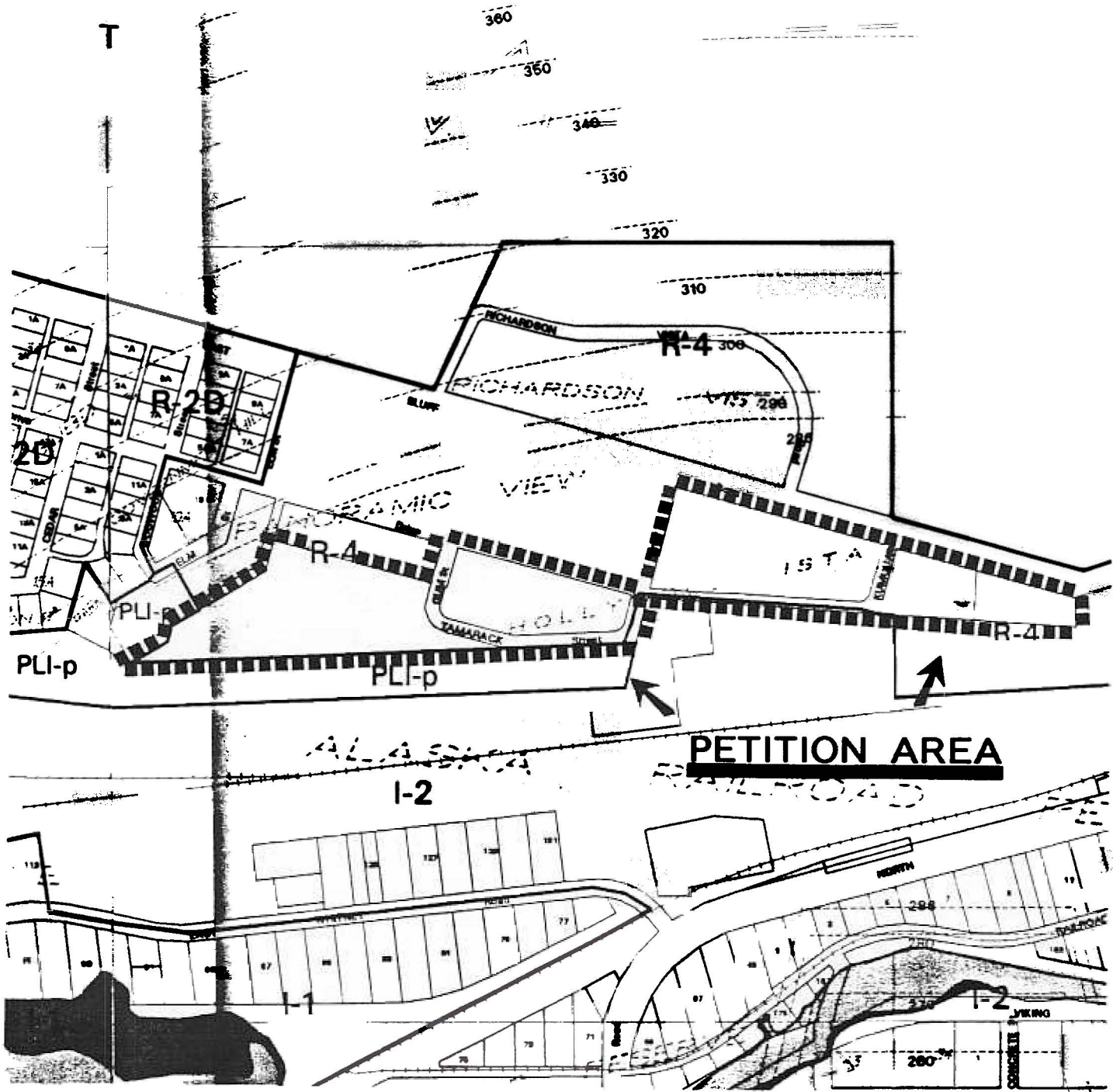
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ATTEST:

Chairman

Municipal Clerk

96 040 REZONING EXHIBIT A



- 100 Year Floodplain
- 500 Year Floodplain

