

Application for Preliminary Plat

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE ANCHORAGE AK 99516	Mailing Address	124 E 7th Avenue Anchorage, AK 99501
Contact Phone – Day	406-698-6969	Contact Phone – Day	306-8104
Evening		Evening	
Fax		Fax	
E-mail	toddbrownson@hotmail.com	E-mail	Tom@S4AK.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax # (000-000-00-000): 017-073-06-000			
Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK			
Current legal description: (use additional sheet if necessary) THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.			
Zoning:	R8	Acreage:	70.05 Acres
Underlying Plat #:		Grid #:	SW2941
# Lots:		# Tracts:	1
Total # parcels:			1

PROPOSED SUBDIVISION INFORMATION		
Proposed legal description: (use additional sheet if necessary) LOTS 1-16 & Tract A, LEWIS & CLARK SUBDIVISION		
# Lots:	18 16	Total # parcels:
# Tracts:	1	18 17

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition to subdivide it in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the subdivision. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department staff or the Platting Authority for administrative reasons.

Signature ☐ Owner ☒ Representative
(Representatives must provide written proof of authorization)

Date

Print Name

Accepted by:

FM

Poster & Affidavit:

3 + affidavit

Fee:

\$ 7,897.50

Case Number:

512388

Requested Meeting Date:

PP (Rev. 12/13) Front – "NEW" CODE

S 1 2 3 8 8 - - JAN 03 2018

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☐ Urban ☒ Rural

Anchorage 2020 Major Elements – site is within or abuts:

☐ Major employment center ☐ Redevelopment/mixed use area ☐ Town center
☐ Neighborhood commercial center ☐ Industrial reserve
☐ Transit - supportive development corridor ☒ District/area plan area: HILLSIDE EAST

Chugiak-Eagle River Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Town center
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Development reserve
☐ Residential at _____ dwelling units per acre ☐ Environmentally sensitive area

Girdwood- Turnagain Arm Land Use Classification

☐ Commercial ☐ Industrial ☐ Parks/open space ☐ Public lands/institutions ☐ Resort
☐ Transportation/community facility ☐ Alpine/slope affected ☐ Special study area ☐ Reserve
☐ Residential at _____ dwelling units per acre ☐ Mixed use ☐ Rural homestead

ENVIRONMENTAL INFORMATION (All or portion of site affected)

Wetland Classification: ☐ None ☒ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☒ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☒ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

☐ Rezoning - Case Number: _____
☐ Preliminary Plat ☐ Final Plat - Case Number(s): _____
☐ Conditional Use - Case Number(s): _____
☐ Zoning variance - Case Number(s): _____
☐ Land Use Enforcement Action for _____
☐ Building or Land Use Permit for _____
☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage

POTABLE WATER AND WASTE WATER DISPOSAL

Potable Water provide by: ☐ Public utility ☐ Community well ☒ Private well
 Wastewater disposal method: ☐ Public utility ☐ Community system ☒ Private on-site

APPLICATION REQUIREMENTS

1 copy required: ☒ Signed application (original)
☒ Watershed sign off form, completed
☒ 8½" by 11" reduced copy of plat
☒ Certificate to Plat
 4 copies required: ☒ Subdivision drainage plan
 9 copies required: ☒ Topographic map of platted area
 45 copies required: ☐ Signed application (copies)
 (35 copies for a ☐ Preliminary plat
 short plat) ☐ Summary of community meeting(s) (not required for short plat)
 (Additional information may be required)

Additional required documents unless specifically waived by Platting Officer:

☐ Soils investigation and analysis reports (4 copies) Waived by _____

November 9, 2017

Lewis & Clark
Conservation Subdivision Platting (with Phasing Plan) Application

Platting Application Narrative
Per 21.03.200.C.9 (a thru k)

This plat conforms to the applicable dimensional standards and measurements, chapters 21.07, Development, Design Standards and 21.08, Subdivision Standards, chapter 21.08.070.B. Conservation Subdivisions, and, to the maximum extent feasible:

Lewis & Clark Subdivision conforms to Title 21.07, 21.08, and Conservation Subdivision Standards;

a. Promotes the public health, safety and welfare:

Lewis & Clark promotes the public health, safety, and welfare by providing roadways that provide access to each lot for police, fire apparatus, and ambulance services, and by providing utilities to each lot such as electricity, cable, natural gas, and telephone services, and by providing engineered locations on each lot for water wells and safe septic sewer systems.

b. Mitigates the effects of incompatibilities between the land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including but not limited to visual, noise, traffic, and environmental effects:

Lewis & Clark mitigates the effects of incompatibilities between land uses and residential densities by complying with the density limitations of the underlying R-8 zoning.

c. Provides for the proper arrangement of streets in relation to existing or proposed streets:

Lewis & Clark provides properly arranged streets by aligning with the existing Jeanne Road intersection to the north.

d. Provides for adequate and convenient open spaces:

Lewis & Clark is a Conservation Subdivision and provides over 30% of the area being developed as an open space greenbelt tract, labeled as Tract A on the preliminary plat.

e. Provides for the efficient movement of vehicular and pedestrian traffic:

Lewis & Clark provides efficient means of vehicular and pedestrian movement by providing roads developed as per current MOA design standards, and by connecting into De Armoun Road directly across the street from Jeanne Street.

f. Ensures adequate and properly placed utilities:

Lewis & Clark provides proper and adequate utility placement by providing all utilities designed to current utility company specifications.

g. Provides access for firefighter apparatus:

Lewis & Clark allows for effective access to firefighting apparatus by providing roads built per MOA regulations to support fire apparatus.

h. Provides opportunities for recreation, light and air and avoids congestion:

Lewis & Clark provides opportunities for recreation for the lot owners by creating access to the large private open space greenbelt tract.

i. Facilitates the orderly and efficient layout and use of the land:

Lewis & Clark facilitates orderly layout by utilizing the conservation subdivision standards and tracting out over 30% of the parcel into greenbelts, and utilizing the buildable areas for lots.

j. Does not create a split-zoned lot:

Lewis & Clark does not create any split-zoned tracts; all properties are commonly zoned.

k. Furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by chapter 21.01.080, Comprehensive plan:

Lewis & Clark Conservation Subdivision supports the comprehensive development plan as this area is classified as Residential .25 dwelling unitd per acre. Our proposed Lewis & Clark Subdivision has a density of 16 lots on 70 acres of land, which equals a density level of 0.24 dwelling units per acre.

Wetland Tracts

Tract A as shown on the preliminary plat is the parcel that is the private open space greenbelt that includes class C wetlands, a stream, and other greenspace. Tract A is 22.965 acres in size, which is over 30% of the land being developed by this application.

Stream Setbacks

The stream protection setback is 50' on either side of the stream.

Water Availability

Mr. Dan Young of Terrasatt Environmental has compiled a report that is attached to this application. In summary, there is more than adequate water available for this development.

Septic & Soils Tests

Mr. Steve Eng of Northrim Engineering is providing an updated soils analysis and testing that is attached to this application. In summary, all lots will have MOA approved septic sites.

Conservation Subdivision Standards

Summary:

Lewis & Clark conforms with the regulations concerning Conservation Subdivisions as per 21.08.070.B. The amount of reduction of minimum lot sizes has been utilized within the open space Tract A. There is only one principle single-family house per lot, front and rear setbacks interior to the subdivision are more than half the depth required by the underlying zoning, the principle structures shall have a maximum floor area ratio of 0.5, driveways shall have a maximum width of 14', maximum lot coverage is increased by no more than 10% over the underlying zoning, which would bring it to 15%, and the minimum open space is 30%. The amount of any reduction in minimum lot size is used in the common private open space tract.

AMC 21.08.070B. Conservation Subdivisions

1. Purpose

A conservation subdivision is an alternative type of residential development in which the lots are allowed to be smaller in area or narrower than otherwise required in the zoning district, but in which the overall number of lots does not exceed the maximum number of lots allowed in a conventional subdivision by the zoning district. Conservation subdivisions are intended to create a more compact residential development to preserve and maintain open areas, high value natural lands, and lands unsuitable for development, in excess of what would otherwise be required by this title.

2. Applicability

The conservation subdivision option may be used on any parcel with a minimum of at least two acres in any residential district in which single-family housing is permitted, provided that the proposal is consistent with the requirements in this section 21.08.070.

This petition site contains more than 2 acres, and, therefore, is eligible for a conservation subdivision.

3. Conservation Design Process

Conservation subdivision shall be approved through the procedure set forth in section 21.03.200, Subdivisions and Plats.

This preliminary plat is being processed in accordance with AMC 21.03.200,

Subdivisions.

4. Reduction in Minimum Lot Area Allowed

Conservation subdivisions may include one or more lots that do not conform to the minimum lot size or lot width requirements of chapter 21.06, or the dimensional requirements or subsections 21.08.030K.1. and 2., provided that:

- a. **The amount of any reduction in minimum lot size shall be used for common open space, pursuant to subsection B.6. below;**
(See enclosed spreadsheet for details.)
- b. **There shall be no more than one principal single-family structure per lot;**
There will be no more than one principal single-family structure on each lot.
- c. **Front and rear setbacks interior to the subdivision are not less than half the depth required by the underlying zoning district, but side setbacks are not less than the width required by the underlying zoning district;**
The R-8 district has required front and rear setbacks of 25 feet. The front and rear setbacks may be reduced to 12.5 feet. The R-8 district has required side setbacks of 25 feet. The side setbacks will not and cannot be reduced.
- d. **On any lot that is less than the minimum lot size of the underlying zoning district, the principal structure shall have a maximum floor area ratio of not more than 0.5;**
All lots except lot 9 have less than the minimum required lot area. The principal structure on each of these lots will have a floor area ratio of less than 0.5.
- e. **In class A improvement areas, street sections shall have vertical curbs;**
The R-8 district is a Class B improvement area, and, therefore, this standard is not applicable.
- f. **Driveways shall have a maximum width of 14 feet at the curb;**
Driveways will have a maximum width of 14 feet.
- g. **Where on-street parking is allowed, a minimum 20 foot separation distance between the curb returns of adjacent driveways shall be provided; and**
The application states that driveways will be separated from curb returns by 20 feet. There is ample space on each of the lots to meet this standard. Conformance with this standard will be reviewed at the time of building permitting.
- h. **Common open space with level 4 Screening landscaping shall be provided along any lot line abutting a residential neighborhood where any adjoin lot is greater than 150% of the average lot size along that**

lot line of the conservation subdivision. In class B areas this abutting landscaped open space area shall be one hundred feet wide.

The common open space for this conservation subdivision is within Tract A. The lots surrounding to the north and east are less than 150% of the average abutting lot sizes in Lewis & Clark. The area to the south is unsubdivided and abuts the Lewis & Clark Tract A greenbelt along its entirety. Also, Tract A exceeds the minimum required lot width of 100 feet in a Class B district. The south half of the western boundary also abuts our Tract A. The northern half of our western boundary may be applicable to the required screening easement.

5. Lot Coverage Allowed

The maximum lot coverage requirements for lots in a conservation subdivision, as set forth in chapter 21.06, may be increased by no more than 10 percent.

The R-8 district's required maximum lot coverage is 5%, but this may be increased to 15%.

6. Minimum Open Space

The amount of lot size reduction of each lot shall, in total, be provided as common open space, except that under no circumstances shall the amount of common open space provided be less than 30 percent of the property shown on the subdivision plat. Open space shall be identified using the standard set forth in subsection 21.07.030D., Private Open Space, Standards, except that no portion of the land preserved as common open space may be located within the boundaries of any individual lot for residential development, or in a road right-of-way, and no portion of the land preserved as common open space may be less than 30 feet in its smallest dimension in class A districts or less than 100 feet in its smallest dimension in class B districts, or have less square footage than one-half of the square footage of the minimum lot size for that district. In order that all residents of a development have access, there should be, provided by the developer, a common pedestrian corridor leading into all common open space. Common open space areas in class B improvement areas shall remain undisturbed.

The minimum required open space is 995,389 SF and Tract A exceeds the required amount with 1,000,365 SF. Residents & their friends will have direct access to Tract A from Lewis & Clark Circle.

7. Dedication and Recording

The required common open space shall be preserved from development in perpetuity through the use of a deed restriction or easement, and shall be conveyed to property owners' association or other organization with responsibility for maintenance of the open space and the ability to collect assessments or dues for such purpose. The applicant shall submit proof that:

- a. **Such deed restriction or easement has been recorded at the district recorder's office; and**
- b. **The property owners' association or other organization has been established before any building or land use permits for construction in a conservation subdivision shall be issued.**

The homeowner's association documents creating the Lewis & Clark Homeowner's Association will be provided to the Planning Department

Phasing Plan

This application is for a 60 month approval with a phasing plan. A phasing plan is attached to this application that shows 3 phases. The phasing development schedule is for phase one to be developed between one & five years after the approval date, and phase two & three to be developed at the same time or after phase one, from between one & five years from the approval date. This phasing will allow flexibility for the developer to respond to changing market conditions and sales opportunities.

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS
S4 Group

Table 1

Lewis & Clark Conservation Subdivision Worksheet		11/9/2017			
Lot number	Acreage	Square Footage Area	Required SF by Title 21 underlying R-8 zoning	Lots under/over regular R-8 zoning	
1	1.16	50,529	174,240	-123,711	
2	1.33	58,079	174,240	-116,161	
3	1.75	76,191	174,240	-98,049	
4	2.38	103,817	174,240	-70,423	
5	3.66	159,527	174,240	-14,713	
6	2.82	123,056	174,240	-51,184	
7	3.31	144,097	174,240	-30,143	
8	2.02	87,894	174,240	-86,346	
9	5.25	228,735	174,240	54,495	
10	3.63	157,967	174,240	-16,273	
11	3.99	174,000	174,240	-240	
12	3.99	174,000	174,240	-240	
13	1.66	72,093	174,240	-102,147	
14	2.16	94,305	174,240	-79,935	
15	2.11	91,973	174,240	-82,267	
16	1.43	62,188	174,240	-112,052	
Setbacks over 10%				-66000	
Tract A	22.97	1,000,365			
Net area total	65.63	2,858,816	2,787,840	-995,389	SF Needed in Tr A
Average per lot	4.102				
30% of net area	19.69	857,645	-137,744	4,976	Left over
30% of gross	21.00	914,760			

Application for Subdivision Variance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE	Mailing Address	124 E 7th Avenue
	ANCHORAGE AK 99516		Anchorage, AK 99501
Contact Phone – Day	Evening 406-698-6969	Contact Phone – Day	Evening 306-8104
Fax		Fax	
E-mail	toddbrownson@hotmail.com	E-mail	Tom@S4AK.com

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION

Property Tax # (000-000-00-000): 017-073-06-000

Site Street Address: UPPER DEARMOUN RD ANCHORAGE AK

Current legal description: (use additional sheet if necessary)

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.
EXCEPTING THEREFROM THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 NW1/4 SE1/4) OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LOCATED IN THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

REQUEST

The variance is for relief from the requirement to:

Title 21.08.030.F.6.a. The length of a cul-de-sac shall not exceed 900 feet.

Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature ☐ Owner ☒ Representative Date 10/25/2017
(Representatives must provide written proof of authorization)

Print Name Thomas H. Dreyer

Accepted by:	Poster & Affidavit:	Fee	Case Number
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VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.030.F.6.a.

Length of Cul-de-Sac

AMC 21.

SUBMITTAL REQUIREMENTS

If associated with a preliminary plat application: ☒ Signed application(original) and ☐ Signed application (44 copies)

If not associated with a preliminary plat application:

1 copy required: ☒ Signed application(original)

44 copies required: ☒ Signed application (copies)

☒ Variance narrative, addressing:

☐ The need for the variance

☐ The effect of granting the variance

☐ An analysis of how the proposal meets the variance standards below

☒ Underlying plat

☒ Proposed plot plan or site plan, to scale (new construction)

☐ Topographic map of site

☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.

October 25, 2017

Subdivision Variance Narrative
Lewis & Clark Conservation Subdivision

The need for the variance:

This is a variance request from Title 21.08.030.F.6.a, length of cul-de-sac. In R-8 zoning, the maximum cul-de-sac length is 900 feet, measured from the cul-de-sac radius point to the street intersection of the cross street. In consideration of the existing surrounding street system and topography, we are requesting a variance to allow the Lewis and Clark cul-de-sacs to be 985 feet in length and 996 feet in length, a distance of only 85 feet and 96 feet over the maximum. This design is allowing full access to each lot, and sensible lot dimension.

The effect of granting this variance:

The effect of granting this variance will allow us to responsibly subdivide this tract of land and provide responsibly designed roads that provide adequate access to the lots for the future homeowners.

The four standards required to be substantially satisfied for Platting Board approval:

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;

Lewis & Clark is a unique in one way in that it is a Conservation Subdivision development according to Title 21. The hillside conditions that we are faced with are unique to this parcel in consideration of the surrounding street system, land that needs to be accessed, and the topography.

2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;

This variance will not be detrimental or have any negative affect to other properties in the area, but rather will allow proper access to the lots that have been created considering the odd shape of the parcel.

3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality;

Keeping roadway construction that supplies proper access to the lots is in support of the Hillside District Plan and the 2040 Anchorage Comprehensive Plan. The HDP encourages efficient roadway designs that blend in as much as possible with the existing topography and provide the possibility for the future homeowners to build driveways in a safe manner..

4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations;

Strict compliance with the regulations would result in undue hardship and make it more difficult to access the corners of the parcel properly.

If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS, petitioner's representative
S4 Group

Application for Subdivision Variance

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first)	Big Country Enterprises, LLC	Name (last name first)	S4 Group
Mailing Address	4700 E 147TH AVE	Mailing Address	124 E 7th Avenue
	ANCHORAGE AK 99516		Anchorage, AK 99501
Contact Phone – Day	406-698-6969	Contact Phone – Day	306-8104
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REQUEST

The variance is for relief from the requirement to:

Title 21.07.060.D.3.b.ii

Providing a pedestrian easement from cul-de-sac to the nearest adjacent street.

Associated platting case number (if applicable):

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I am petitioning for an subdivision variance in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the variance. I understand that the burden of evidence to show compliance with the variance standards rests with me, the applicant.

Signature ☐ Owner ☒ Representative 11/9/17
(Representatives must provide written proof of authorization) Date

Print Name
Thomas H. Dreyer

Accepted by:	Poster & Affidavit:	Fee	Case Number
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VARIANCE(S) REQUESTED FROM (CODE CITATIONS):

AMC 21.08.07.060.D.3.b.ii. Internal Street Connectivity

AMC 21.

SUBMITTAL REQUIREMENTS

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1 copy required: ☐ Signed application(original)

44 copies required: ☐ Signed application (copies)
☐ Variance narrative, addressing:
 ☐ The need for the variance
 ☐ The effect of granting the variance
 ☐ An analysis of how the proposal meets the variance standards below
☐ Underlying plat
☐ Proposed plot plan or site plan, to scale (new construction)
☐ Topographic map of site
☐ Photographs

(Additional information may be required.)

VARIANCE STANDARDS

The Platting Board may only grant a variance if the Board finds that **all** of the following 4 standards are substantially satisfied. Each standard must have a response in as much detail as it takes to explain how your property's condition satisfies the standard. The burden of proof rests with you.

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;
2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;
3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality; and
4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations. The applicant may supplement the form with supporting documents.



Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

November 8th, 2017

Subdivision Variance Narrative

from Title 21.07.060.D.3.b.ii
Lewis & Clark Conservation Subdivision

The need for the variance:

This is a variance request from Title 21.07.060.D.3.b.ii, requiring a 10' pedestrian access from the two cul-de-sacs to the nearest adjacent street.

The effect of granting this variance:

The effect of granting this variance will allow us to continue with the design of the subdivision as submitted.

The four standards required to be substantially satisfied for Platting Board approval:

1. There are special circumstances or conditions affecting the property such that the strict application of the provisions of the subdivision regulations would clearly be impractical, unreasonable, or undesirable to the general public;

Lewis & Clark is unique in one way in that it is a Conservation Subdivision development according to Title 21. The hillside conditions that we are faced with are unique to this parcel in consideration of the surrounding street system, land that needs to be accessed, and the topography.

2. The granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which such property is situated;

This variance will not be detrimental or have any negative affect to other properties in the area. The trials from the two cul-de-sac will only provide unneeded short cuts through this subdivision.

3. Such variance will not have the effect of nullifying the intent and purpose of the subdivision regulations or the comprehensive plan of the municipality;

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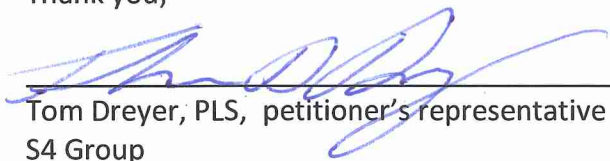
There are trail plans along Rabbit Creek on the property to the south, and Upper DeArmoun & Canyon Road are also shown on the Trails Plan. Providing trail easements through Lewis & Clark are unnecessary.

4. Undue hardship would result from strict compliance with specific provisions or requirements of the subdivision regulations;

Strict compliance with the regulations would result in undue hardship due to allowing pedestrian easements that would run right along the future homeowners houses and back yards.

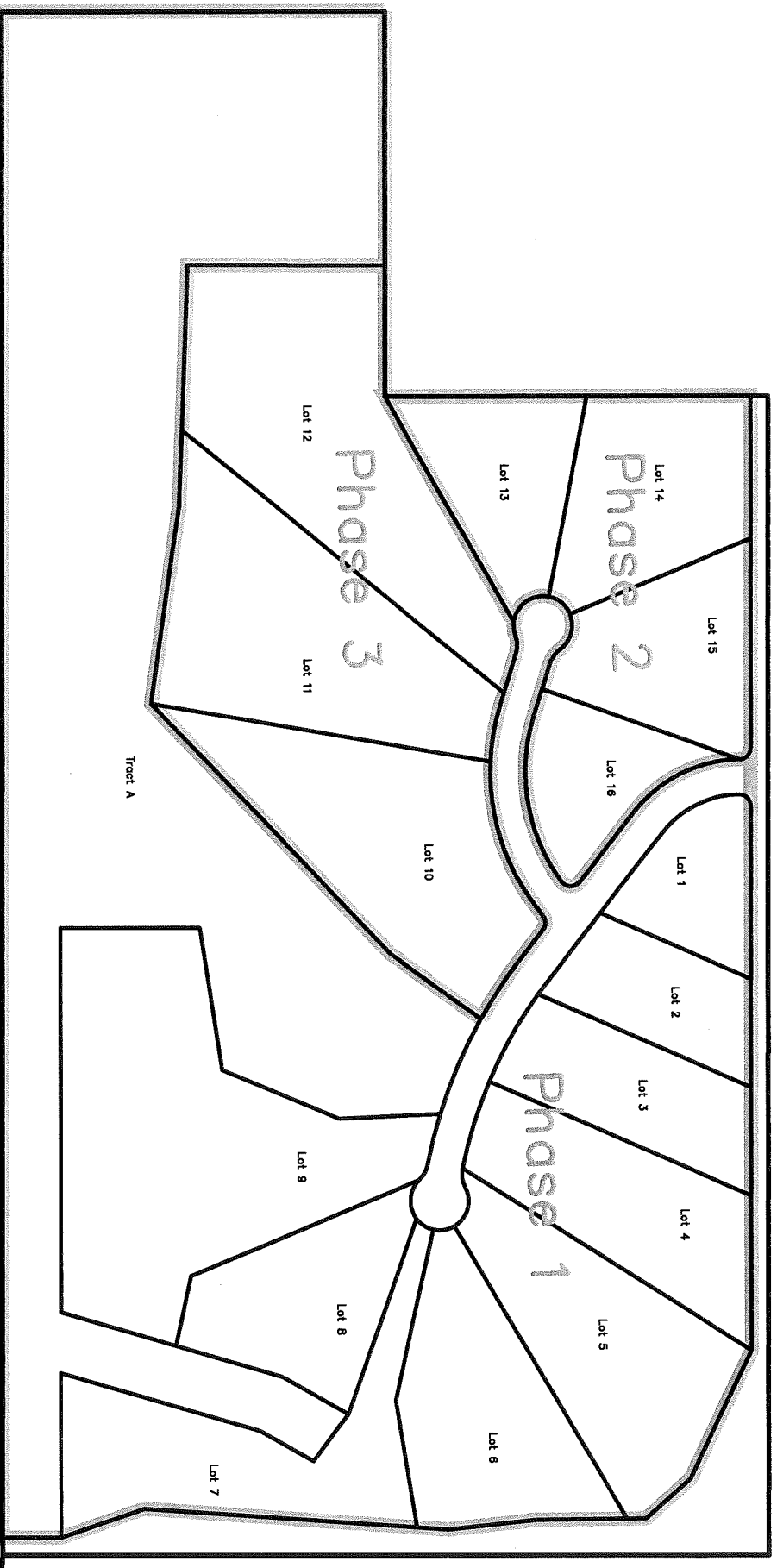
If you have any questions or need further clarifications, please email me at tom@s4ak.com.

Thank you,



Tom Dreyer, PLS, petitioner's representative
S4 Group

Phasing Plan





Land Surveying
Land Development Consultants
Subdivision Specialists
Construction Surveying

124 E 7th Avenue, Anchorage, Alaska 99501 www.S4AK.com 907-306-8104

October 25, 2017

MOA Planning Department
4700 Elmore Road
Anchorage, Ak 99519

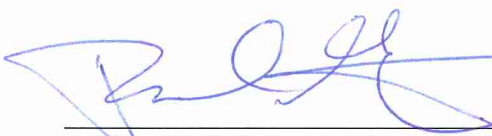
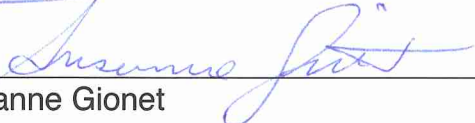
**Letter of Authorization
for
Lewis & Clark Subdivision**

Big Country Enterprises, LLC, the owner of the below listed parcel, does hereby authorize the S4 Group to represent them before the MOA for the subdividing of the parcel listed below:

The current legal description of the property is;

The N ½ of the SE ¼, Section 25, T12N, R3W, S.M., Alaska, excepting the NW ¼ of the NW ¼ of the SE ¼ of Section 25, T12N, R3W, S.M., Alaska, approx. 70 acres.

 
Authorized signature for: Elisha & Todd Brownson

 
Authorized signature for: Paul & Susanne Gionet

Thank you,


Tom Dreyer, PLS
S4 Group
Petitioner's representative

S 1 2 3 8 8 - - JAN 0 3 2018



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Summary of Community Meeting – Hillside Community Council Project: Lewis & Clark Conservation Subdivision

Date held: 10/24/2017

Location: O'Malley Elementary School

Subject: Proposed Lewis & Clark R-8 Conservation Subdivision

Approximately 177 mailers were sent out by first class mail on October 3, 2017, which is 21 days before the Community meeting was held. The mailers had the date of the meeting, the location of the project, and an invitation to provide feedback at the meeting. There were about 50 people in attendance at the meeting.

Presentation was provided by S4 Group, LLC to provide information and take questions and comments from meeting attendees. Presentation began at approximately 8:30 PM and questioning was completed at approximately 9:05 PM. The following is a brief summary of questioning and discussion:

1) Dianne Holmes –

- a. Question: Will pedestrian access or trail be provided from end of cul-de-sac to Canyon Road?
- b. Response: A public easement or trail will be provided at the noted location if required.
- c. Question: Will the open space shown on proposed plat be public or private?
- d. Response: In accordance with Title 21, the open space will be strictly private space to be maintained and enjoyed by members of the Home Owners Association residing within the subdivision.
- e. Question: If application is submitted tomorrow, we will not have time to make comments.
- f. Response: You will still have a couple weeks to make comments. Initial application will be submitted tomorrow.
- g. Question: Will any lots have driveway access on Upper De Armoun?
- h. Response: No. Only lot 7 will be allowed to have driveway access off of Canyon Road.
- i. Question: What percentage of vegetation is required to remain?
- j. Response: Will have to review code and get back to you.

2) Marc June – 8801 Upper De Armoun Road

- a. Question: Have you submitted an application and what is the process?

S 1 2 3 8 8 - - JAN 0 8 2018

- b. Response: Application has not been submitted yet. Application will be submitted to Platting Board for approval.
- c. Question: Are you seeking support from us tonight?
- d. Response: While we would like your support, we are sharing information for a proposed application conforming to existing zoning and code requirements.

3) Lance Powell –

- a. Question: Next scheduled meeting for Hillside Community Council is in January 2018.
- b. Question: Would the potential public use easement at the end of the cul-de-sac need to be marked?
- c. Response: If easement is required, it is unclear about whether or not it needs to be marked. Further investigation of this issue will be completed.
- d. Question: Is there a requirement for sidewalks?
- e. Response: Sidewalks are not required.
- f. Question: Who is responsible for approval of this application?
- g. Response: Platting Board.

4) Pat Dougherty – 8520 Spendlove Drive

- a. Question: What constitutes a conservation subdivision?
- b. Response: Conservation subdivision allows some latitude for lot dimensioning and lot sizes, but maintains the same overall density as allowed for in straight R-8 development. Additionally, requires 30% open space for use of residents of subdivision.
- c. Question: What are the lot sizes?
- d. Response: Lots range in size from 1.2 Acres to 6 Acres, with average size of 2.5 Acres.
- e. Question: What is the smallest legal lot size allowed?
- f. Response: 40,000 SF

5) Unknown Neighbor – Elaine?

- a. Question: Can public use walkway from end of cul-de-sac to Canyon Road?
- b. Response: If access is required by code, it would be available for use by public.
- c. Question: What are stream setbacks? What is setback distance from stream for septic?
- d. Response: In accordance with code requirements.

6) Unknown Neighbor – Resides on Upper O'Malley

- a. Question: Will open space be Hydroseeded?
- b. Response: No, open space will remain native vegetation.

7) Cliff Hyatt – 13035 Jeanne Road

- a. Question: What are building setbacks?
- b. Response: Setbacks according to R-8 Zoning requirements.

8) Chris Alexander – 9000 Spendlove Drive

- a. Question: Is request for R-6 Rezone dead?
- b. Response: Yes, if this R-8 Conservation Subdivision is approved.

9) Joan Priestly – 13101 Jeanne Road

- a. Question: Will the proposed subdivision require advanced treatment septic systems?
- b. Response: No.
- c. Question: Is the Jones – Vergason property included in this application?
- d. Response: No.
- e. Question: Is there a problem with emergency egress for proposed plan?
- f. Response: Proposed plan has been reviewed by appropriate departments regarding this access / egress and there are no issues with proposed design.
- g. Question: Will there be a Home Owners Association for subdivision?
- h. Response: Yes. Open space will be owned, maintained, and enjoyed by members of Home Owners Association.
- i. Question: Will Canyon Road that is currently located on the subject property be a liability for the subject property?
- j. Response: We have been cooperating with the road design project.
- k. Question: What is the status of the Army Corp of Engineers wetland study?
- l. Response: Completed in 2014.

10) Rob Brown – 13688 Canyon Road

- a. Question: Does The Boutet Company have a contract for the Canyon Road project? Are you obstructing this process?
- b. Response: We understand that The Boutet Company is moving forward with plans for an upgrade project to Canyon Road. We have been working closely with them for the last three years and are not obstructing the process.
- c. Question: Do you have plans for a bus turn around?
- d. Response: No. This will be in the hands of ASD.

11) Unknown Neighbor –

- a. Question: Are you required to post signs for public hearing?
- b. Response: Yes.

12) Unknown Neighbor –

- a. Question: Are proposed walking / ski trails in Tract A open to public?
- b. Response: No.

13) Ralph Warren – 7901 Upper De Armoun Road

- a. Question: Was an Army Corp of Engineers wetland study performed on the property?
- b. Response: Yes, in 2014.

14) Unknown Neighbor –

- a. Question: What is the maximum number of lots? Will each lot have it's own well and septic?
- b. Response: 17. Yes.

15) Eileen Frost – 12925 Jeanne Road

- a. Question: Are you planning on making intersection improvements at Jeanne Road?
- b. Response: No.
- c. Question: Will proposed homes be similar in character to existing homes?
- d. Response: It is possible, however, increased cost of lots due to less density and less remaining land in Anchorage will likely attract higher end home construction.
- e. Question: We are concerned about increased light pollution.
- f. Response: There will not be any street lights.
- g. Question: What about the 10 Acres in corner at Messina and Upper De Armoun?
- h. Response: Not included in application.

16) Unknown Neighbor –

- a. Question: Are horses allowed in R-8 Zoning?
- b. Response: Yes.

17) Unknown Neighbor –

- a. Question: Who is responsible for poor condition of Upper De Armoun Road?
- b. Response: Municipality of Anchorage and GARSA.

18) Carl Portman – 8831 Upper De Armoun Road

- a. Question: Do you know what covenant requirements will be for subdivision?
- b. Response: Not yet.

19) Bern Davis – 13101 Jeanne Road

- a. Question: What are setbacks?
- b. Response: According to code.
- c. Question: This plan seems counter to Hillside District Plan.
- d. Response: This plan strictly conforms to code requirements of Title 21.



Municipality of Anchorage
Planning Division
4700 Elmore Rd.
Anchorage, AK 99507

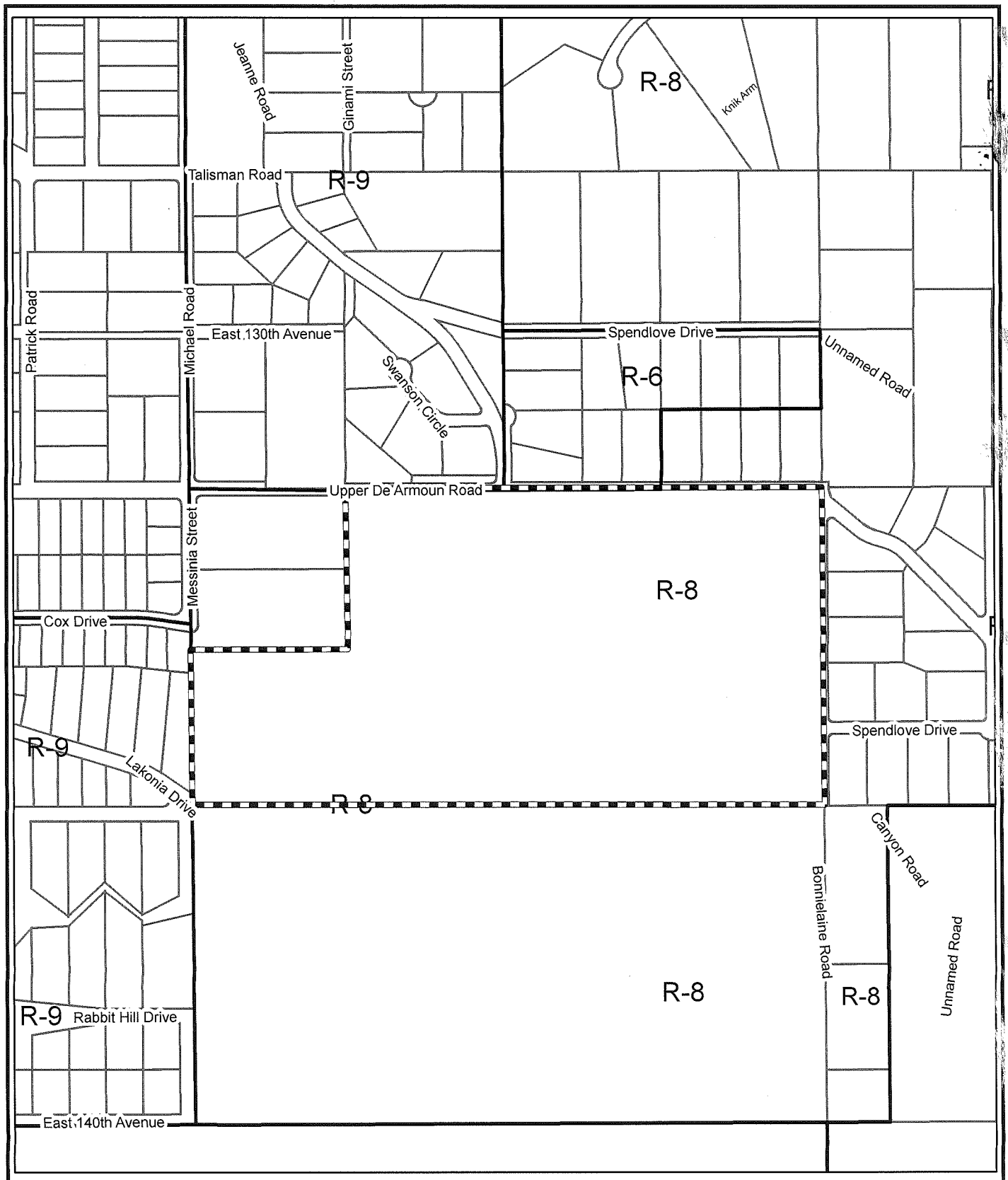
Project Name: Lewis + Clark Subdivision Case No. —

Meeting Type: ☐ Concept ☒ Pre-Application ☐ Post-Application ☐ Other

Meeting Requested by: S4 Group Date: 10-18-17
Lead MOA Planner: Francis M. Time: 3:00pm

	NAME (please print)	COMPANY	PHONE	E-MAIL
1	Ryan Yelle	MOA - Planning	343-7935	YelleRJ@muni.org
2	DAVE GREVIER	TRIAD Engineering	561-6537	davegrevier@triadak.com
3	Randy RIBBLE	MOA TRAFFIC	343-8415	RIBBLE_R@moa.ak.gov
4	Elisha Brownson		406-0783	elishaglorry@gmail.com
5	TODD BROWNSON	BIG COUNTRY ENTERPRISES	406-0792	todd@bigcountryak.com
6	Tom Proyer	S4 Group	227-1847	tom@S4AK.COM
7	Susanne Gionet	Big Country	951-999-1871	paulandsusanne@gmail.com
8	PAUL GIONET	Big Country	951-999-1872	same
9	Francis McLaughlin	MOA current Planning	343-8003	mcLaughlinfd@muni.org
10	BRANDON TELFORD	MOA PRIVATE DEVELOPMENT	343-8443	TELFORDBR@muni.org
11	Jason Moncrieff	MOA " "	343-8310	moncrieffjm@muni.org
12	Dave Whitfield	MOA - Planning	8329	Whitfieldd@moa.ak.gov
13	Jon Cecil	MOA - LONG RANGE	X 7915	Ceciljp@muni.org
14	Rebecca Carroll	MOA - On-site	X 7908	carrollrm@muni.org
15	Deb WockenFuss	MOA - Onsite	7906	WockenFussDM@muni.org
16	Sharon Ferguson	MOA Planning	X 7938	fergusonad@muni.org
17	Kyle Cunningham	MOA WMS	X 8026	CunninghamKb@muni.org
Notes:	Grant Mathews	TRIAD	720-6128	grantmathews@triadak.com

Case #S12388



Case # S12388



Municipality of Anchorage
Planning Department
Date: November 15, 2017



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