



*Note: Planning and Zoning Commission review was waived by the Assembly when this item was introduced at the October 22, 2024 Assembly Regular meeting.*

*This appears as a case but the Assembly sponsors are not petitioning the Planning and Zoning Commission, were not expecting to appear, and were not asked to appear before the Commission this evening.*

*This information is presented by staff to give the Commission an opportunity to ask questions or take action if desired.*

## **Special limitations can do one or more of the following:**

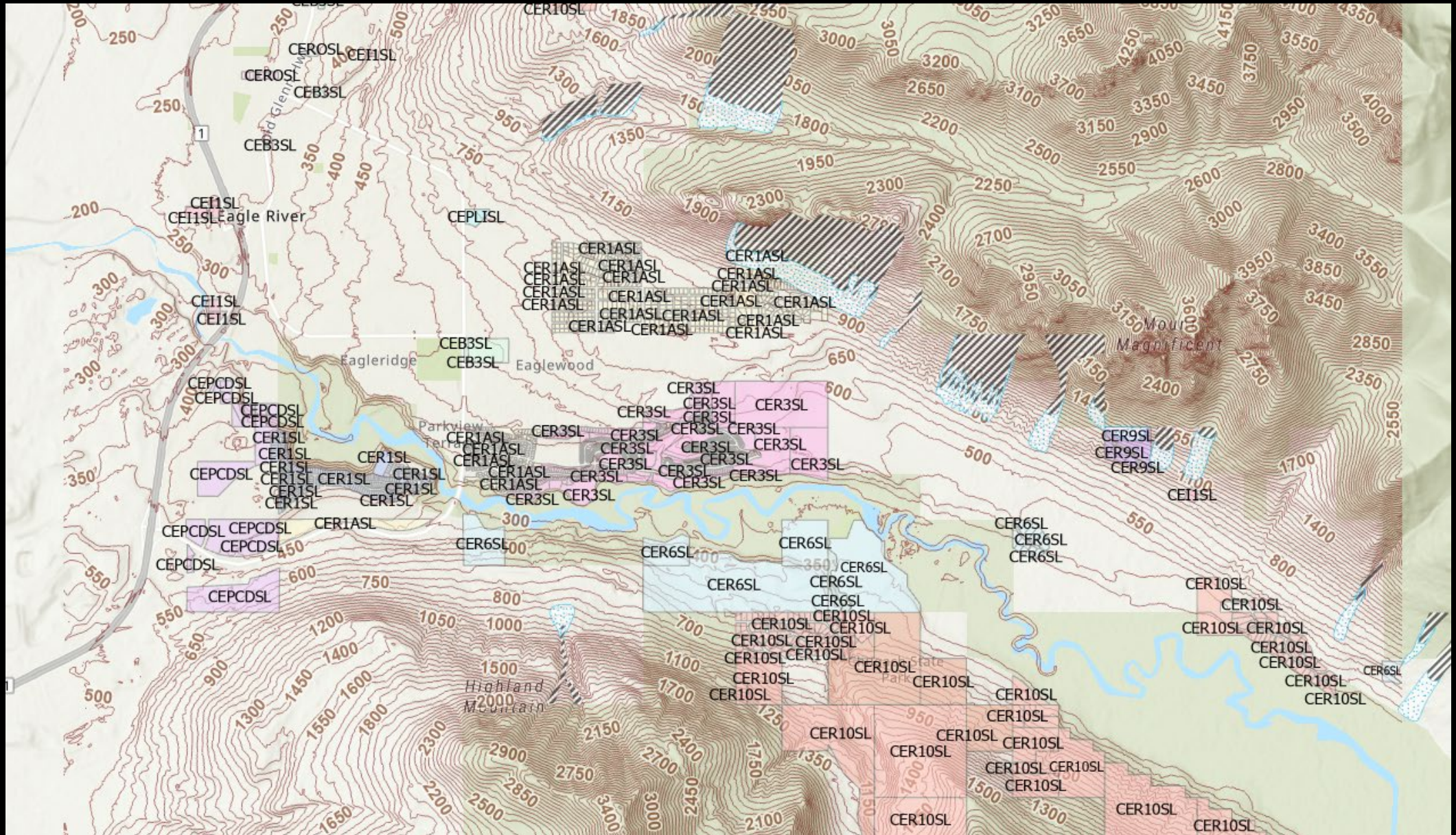
- a. Limit residential density; or prohibit structures, or uses of land or structures, otherwise permitted in a zoning district.
- b. Require compliance with design standards for structures and other site features.
- c. Require compliance with a site plan approved under this title.
- d. Require the construction and installation of improvements, including public improvements. e. Impose time limits for taking subsequent development actions.

## Many types of SLs have now been incorporated into Title 21:

- Public meetings/site plan reviews: now regulated by 21.03 & 21.05
- Access requirements: now regulated through site plan reviews and agency comments (21.07).
- Design standards/density requirements: now part of R-3A and R-4A zones (21.04).

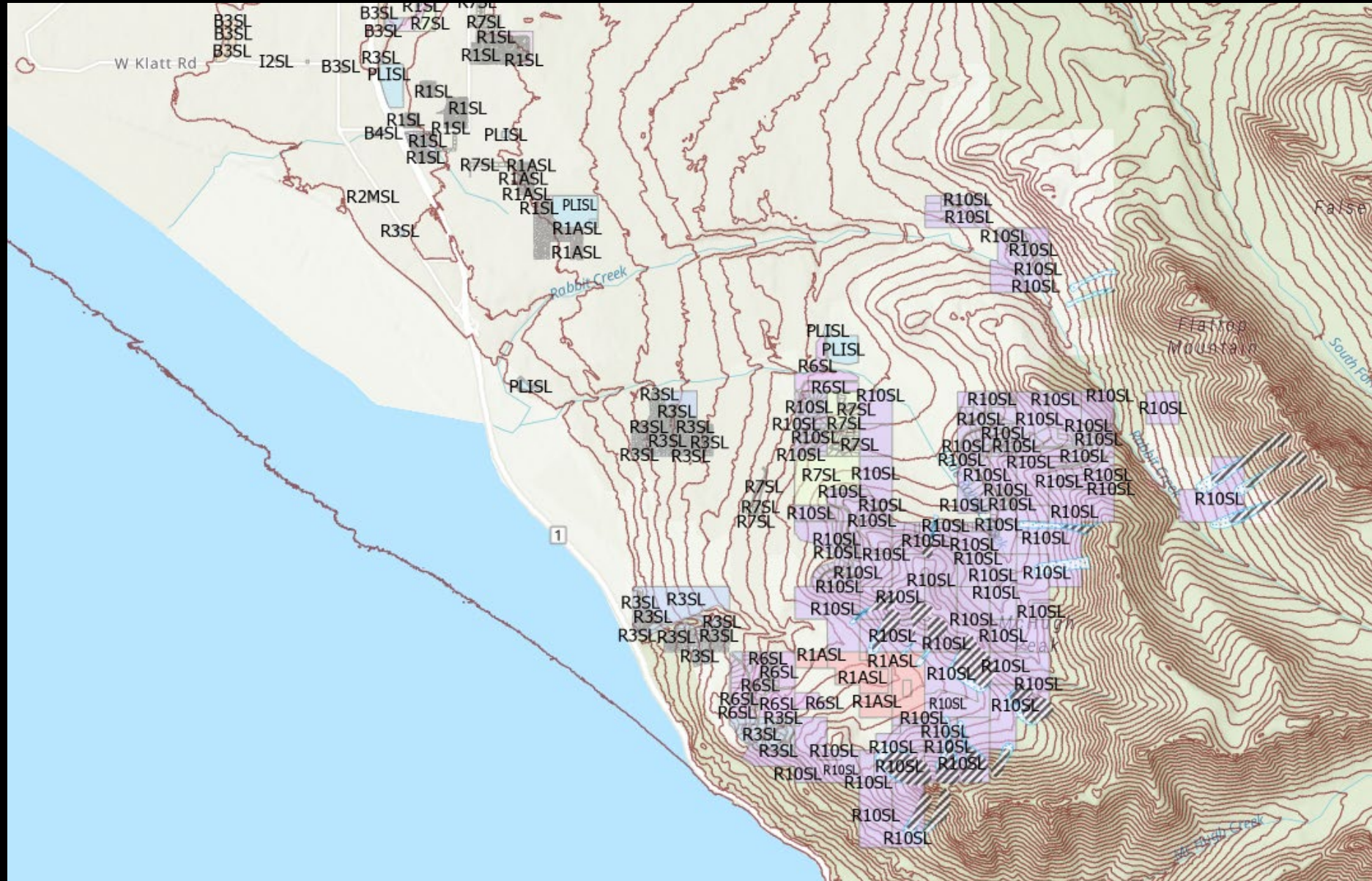


# Eagle River Slopes & SLs





# South Anchorage Slopes & SLs



Referred to  
Geotechnical  
Advisory  
Commission for  
discussion at their  
11/26/2024 meeting



# Muldoon Area: access & uses

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

- A. Permitted uses:
1. Dwelling, mixed-use.
  2. Dwelling, multifamily.
  3. Assisted living facility (9 or more residents).
  4. Habilitative care facility, small (up to 6 residents).
  5. Rooming-house.
  6. Transitional living facility.
  7. Adult care facility (3 to 8 persons).
  8. Adult care facility (9 or more persons).
  9. Child care center (9 or more children).
  10. Child care home (up to 8 children).
  11. Government administration and civic facility.
  12. Neighborhood recreation center.
  13. Social service facility.
  14. Elementary school or middle school.
  15. High school.
  16. Instructional services.
  17. Health services.
  18. Hospital/health care facility.
  19. Nursing facility.
  20. Community garden.

2017

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21. Park, public or private.
22. Community or police substation.
23. Tower, high voltage transmission.
24. Commercial horticulture.
25. Animal boarding.
26. Retail and pet services.
27. Veterinary clinic.
28. Club/odge/meeting hall.
29. Amusement establishment.
30. Fitness and recreational sports center.
31. General outdoor recreation, commercial.
32. Theater company or dinner theater.
33. Food and beverage kiosk.
34. Restaurant.
35. Financial institution.
36. Office, business or professional.
37. Business service establishment.
38. Funeral/mortuary services.
39. Convenience store.
40. Farmers market.
41. Fueling station.
42. Furniture and home appliance store.
43. General retail.
44. Grocery or food store.
45. Parking lot or structure (50+ spaces).
46. Parking lot or structure (less than 50 spaces).
47. Vehicle service and repair, minor.
48. Data processing facility.
49. Cottage crafts.

- B. Conditional uses:
1. Habilitative care facility, medium (7-25 residents).
  2. Habilitative care facility, large (26+ residents).
  3. Crematorium.
  4. Vocational or trade school.
  5. Public safety facility.
  6. Transit center.
  7. Tower, high voltage transmission.
  8. Utility substation.
  9. Entertainment facility, major.
  10. Land reclamation.
- C. Administrative site plan review:
1. Dwelling, townhouse.
  2. Community center.
  3. Government administration and civic facility.
  4. Religious assembly.

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5. Animal shelter.
  6. Land reclamation.
- D. Major site plan review:
1. Government administration and civic facility.
  2. Aquarium.
  3. Library.
  4. Museum or cultural center.
  5. College or university.
  6. Elementary school or middle school.
  7. High school.
  8. Fire station.
- E. All other uses not listed are prohibited.
- F. Development height shall be limited to two stories or 22 feet, unless a proposed development includes a residential or community use component, in which case development up to three stories in height, or 35 feet, shall be allowed, and a site plan shall be required and recorded.

<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require major site plan review through subsection 21.07.120A, Large Commercial Establishments.

Section 2. The zoning map amendment described in Section 1 shall be subject to the following special limitation regarding use of the property:

1993

A. No curb cut shall be allowed within 50 feet of the intersection of Muldoon Road and DeBarr Road.

ing uses shall be prohibited:

General services including crematories.  
Off-street parking lots, garages.  
Gasoline service stations.

2001

4. Aircraft and marine parts and equipment stores.
  5. Antique and secondhand stores including auctions, pawn shops.
  6. Farm equipment and garden supply stores.
  7. Automobile repair, services, garages, body shops but not to include tire repair, wheel alignment and brake service.
  8. Motor vehicle dealers, new and used.
  9. Mobile home display lots, new and used.
  10. Aircraft and boat display lots, new and used.
  11. Motorcycle, snow machine display lots, new and used.
  12. Automobile, truck and trailer rental agencies.
  13. Lumber yards and builder supply stores.
  14. Fuel dealers.
  15. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.
  16. Pole mounted signs.
  17. Outdoor storage.
- a. Maximum height of structures: 3 stories or 35 feet in height.
- b. There shall be no additional access points permitted onto the perition site from Muldoon Road.
- c. Resolving curb cuts and access with State of Alaska, Department of Transportation.

SECTION 2. This zoning map amendment is subject to the following special limitations regarding the uses of the property.

A. The following uses shall be prohibited:

- a. Funeral services including crematoria.
- b. Off-street parking lots, garages.
- c. Gasoline service stations.
- d. Aircraft and marine parts and equipment stores.
- e. Antique and secondhand stores including auctions, pawn shops.
- f. Farm equipment and garden supply stores.
- g. Automobile repair, services and garages not to include body shops.
- h. Motor vehicle dealers, new and used.
- i. Automobile display lots, new and used.
- j. Mobile home display lots, new and used.
- k. Aircraft and boat display lots, new and used.
- l. Motorcycle, snow machine display lots, new and used.
- m. Automobile, truck and trailer rental agencies.
- n. Lumber yards and builder supply stores.
- o. Fuel dealers.
- p. Bus terminals, air passenger terminals, with sufficient street area for maneuvering and waiting automobiles.

1984

SECTION 3. The zoning map amendment is subject to the following special limitations establishing design standards for the property.

1. Maximum height of structure: 3 stories or 35 feet in height.
2. Resolving curb cuts and access with State of Alaska, Department of Transportation.

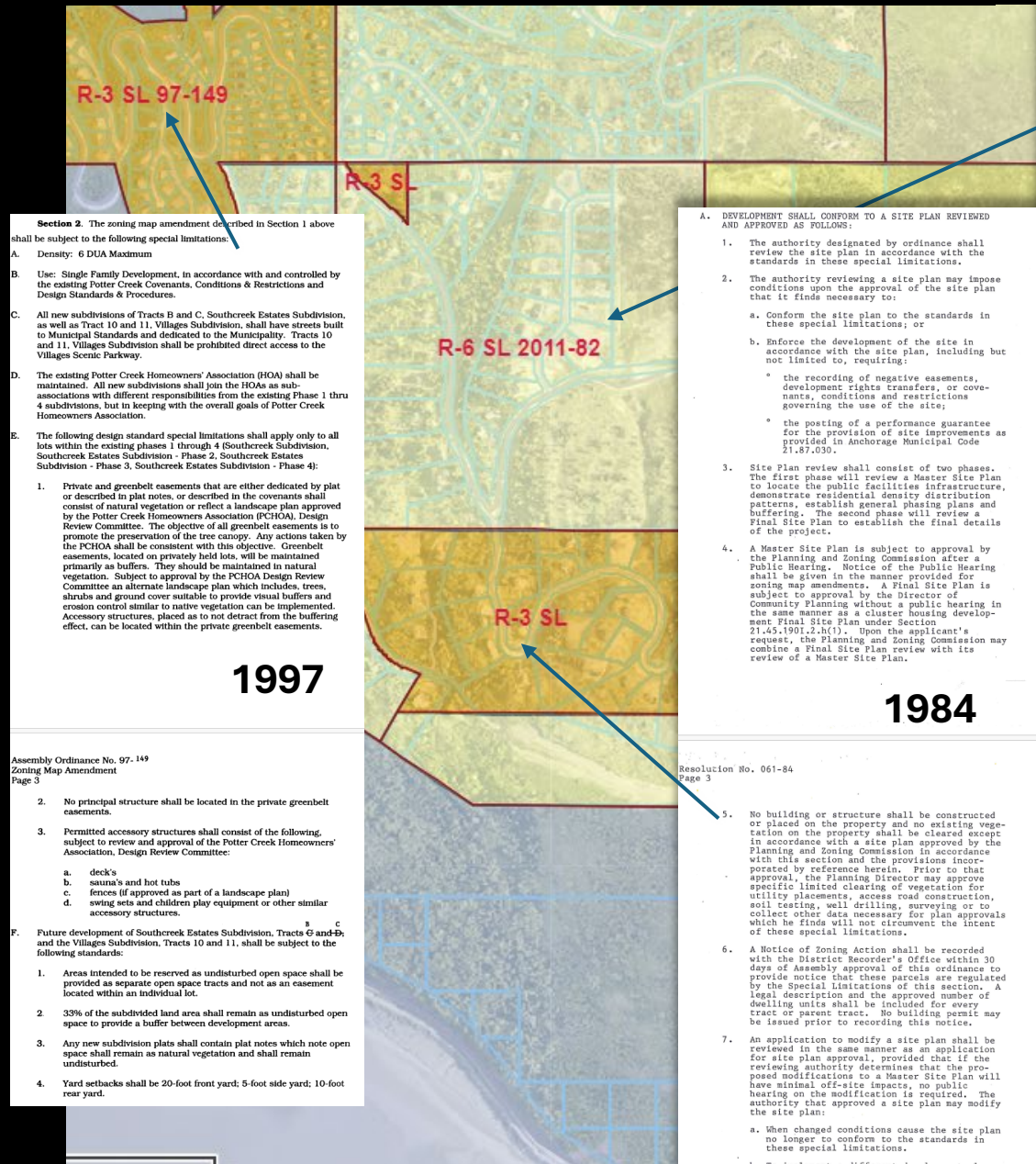
Section 2. This zoning map amendment is subject to the following special limitations:

2018

- A) Install (L1) visual enhancement landscaping along the west boundary of the district and (L2) buffer landscaping along the east boundary of the district.
- B) Major engine, transmission, differential repair or replacement, body, fender, upholstery work and painting are prohibited.



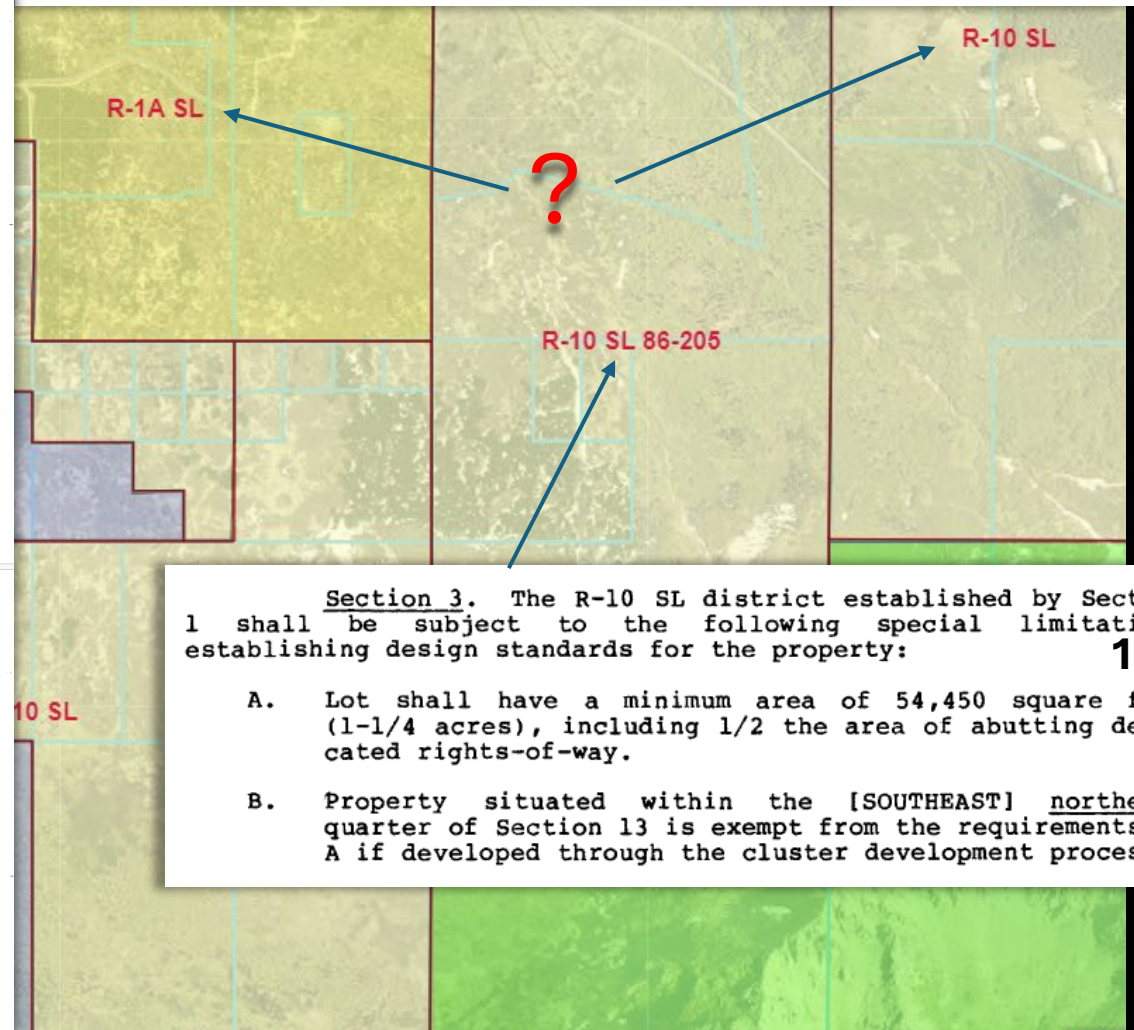
# Hillside Area: slopes, general restrictions



**Section 2.** The zoning map amendment described in Section 1 above shall be subject to the following special limitation:

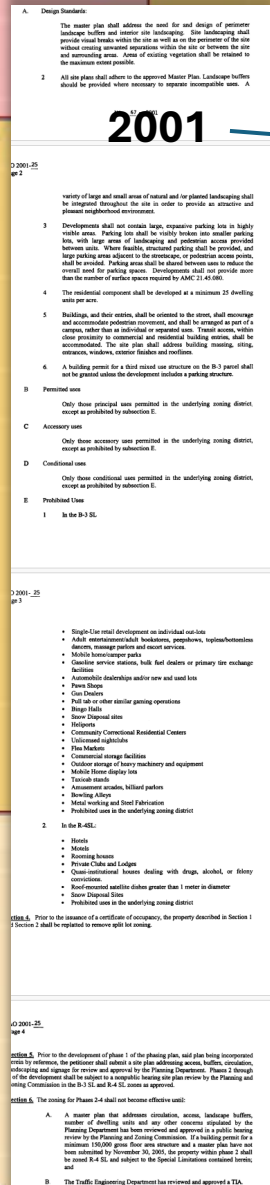
**2011**

- A. The following uses are allowed:
1. Permitted principal uses and structures.
    - a. Single family home per lot.





## Midtown Area: reviews & uses



2001

## 2001

The following uses shall be prohibited:

- a. funeral services including crematoriums;
- b. churches, to include any place of religious worship along with its accessory uses.

Prior to development occurring on the site, a non-public hearing site plan review shall be held before the Planning and Zoning Commission utilizing AMC 21.15.030 and AMC 21.50.020. The site plan review shall include but is not limited to:

- a. percentage of open space;
- b. access;
- c. integration of residential development;
- d. landscaping and buffering.

# 1991

a. A non-public hearing site plan review before the Planning and Zoning Commission, to address peripheral landscaping shall be required for any development on the site.

SECTION 3. This zoning map amendment is subject to the following limitations regarding the use of the property.

The following uses will be prohibited from this zoning district:

- ```

ll      taxi-ca stands and dispatching offices;
vv      gasoline service stations;
ww      aircraft and marine parts and equipment stores;
yy      farm equipment;
bbb     automotive repair services and garages;
ccc     motor vehicle dealers, new and used;
eee     automobile display lots, new and used;
fff     mobile home display lots, new and used;
ggg     aircraft and boat display lots, new and used;
hhh     motorcycle and snowmachine display lots, new and
        used;

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ots new and  
**1984**

- ```

iii automobile, truck and trailer rental agencies;
jjj lumber yards;
kkk fuel dealers;
mmm automobile car washes, self-service and automatic,
    with sufficient off-street area for maneuvering,
    waiting and drying automobiles;
sss mini-storage;

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The following uses are prohibited:

A. Commercial-Wholesale.

1. wholesale and distribution operations, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises; but not to include yards for storage or display of any scrap, junk, salvaged or secondhand materials or for any scrap or salvage operations;
2. business offices for mercantile establishments.

# 1986

B. Commercial-Retail.

1. funeral services, including crematoria;
2. small appliance repair shops;
3. plumbing and heating service and equipment dealers;
4. gasoline service stations;
5. aircraft and marine parts and equipment stores;
6. antiques and secondhand stores, including auctions, pawnshops;
7. automotive repair services and garages;
8. automobile display lots, new and used;
9. mobile home display lots, new and used;
10. aircraft and boat display lots, new and used;
11. motorcycle and snow machine display lots, new and used;
12. automobile, truck and trailer rental agencies;
13. lumber yards and builder's supply stores;
14. fuel dealers;
15. automobile car washes, self-service and automatic, with sufficient off-street area for maneuvering, waiting and drying automobiles;
16. amusement arcades, billiard parlors and bowling alleys;
17. frozen food lockers;
18. mini-storage.

Prior to the issuance of any building permits, a non-public hearing site plan review shall be conducted before the Planning and Zoning Commission in accordance with Section 21.15.030 of the Anchorage Municipal Code.

**A. Prohibited Uses:**

1. mobile home parks on sites at least two acres.  
2. camper parks  
3. convenience establishments  
4. planned unit developments  
5. gasoline service stations  
6. snow disposal sites
- 1997**

# 1997

- B. Design: Require compliance with a site plan approved under AMC 21.50.200 to address access, landscaping, parking, and screening prior to development.

# Eagle River Area: slopes & vegetation

**Section 2.** The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations):

**1997**

The area described in Section 1 shall be restricted to a maximum of 10 dwelling units.

**Section 3.** The zoning map amendment described in Section 1 shall be subject to the following special limitation regarding use of the property:

**1993**

A. No more than 320 dwelling units may be constructed.

**SECTION 4.** The zoning map amendment in Section 3 is subject to the following special limitations establishing design standards for the property:

**1984**

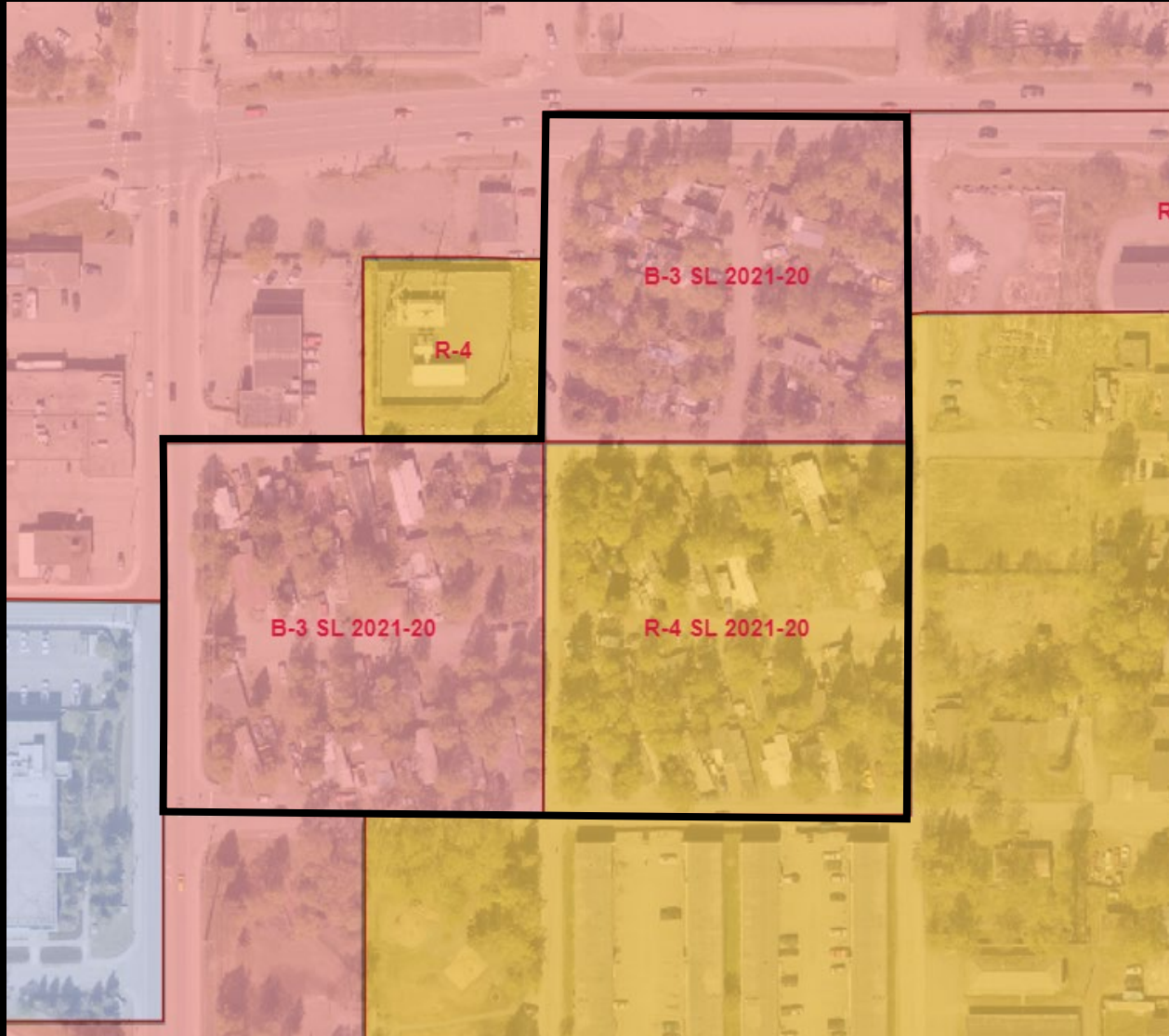
A. Minimum lot size in this district shall be 15,000 sq. ft. per lot.

- a. The minimum lot size shall be no less than 19,000 square feet per lot.
- b. Groundcover and revegetation shall be maintained to control erosion and sedimentation. All area that are denuded shall be revegetated or soil stabilized to prevent erosion.

**1990**

Section 3. The zoning map described in Section 1 above shall be subject to the following listed restrictions and design standards (special limitations):	AM 1140-99 (ADM 11-2000)
1. The average dwelling units per acre shall not be greater than 4.0. Clustering of these units is to be permitted, consistent with the requirements of items 2, 3, and 4. The number of dwelling units allowed within a proposed development offered by these special limitations shall be computed by multiplying the permitted number of units per acre by the number of acres in that project. Areas of open space (defined in items 7 and 11) can be included in the calculation to determine the number of acres within the legal description of the project.	AD 99-148 Page 1
2. Development within areas of, or greater than, 30% 20th slope affected land shall be prohibited, except for the areas shown on the attached Exhibit "B" and except for specific limited clearing of vegetation for utility purposes in a preliminary suggested subdivision plat.	
3. Existing vegetation shall be retained unless removal is specifically approved as provided in these special limitations. Natural vegetation supplemental to necessary clearing shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower density. Development shall be buffered by an area not less than 60 feet undisturbed vegetative easement adjacent to major water courses or those deemed to be significant in terms of water resource, defined by having an ordinary high water mark. The easement shall be 60 feet on each side of the ordinary high water mark of the stream or waterbody. All development within wetlands shall comply with the conditions of a Corps of Engineers section 404 permit. Road and utility easements will be the only permitted features to the 60-foot easement.	
4. The landscaping/buffering provisions of Technical Report 3, Wildlife Watershed Plan shall be followed. These standards and procedures shall affect areas adjoining existing road development, defined to include areas of currently developed lands except 6.4 and R-7.	
5. Proposed plans offered by these special limitations shall include information on the amount and adequacy of domestic water flow. If well sources are used, the applicant must demonstrate that the supply can be maintained over a sustained period of time. A 24-hour sand pump test shall be required to establish adequacy of flow and the extent of the drawdown curve.	
6. A traffic impact analysis and roadway circulation plan must be prepared and submitted as part of a preliminary plat. This document must identify the probable impacts of projects affected by these special limitations upon the local and regional roadway system. The circulation plan must identify residential streets over 500 average daily traffic and streets of higher functional classification within the project. It must also specify easement through road easements to adjoining properties and, if necessary, the roadway system serving the adjoining area. The circulation plan shall conform to the following standards with the exception of special through easements. Circulation for the proposed development shall be within the boundaries of that development. The traffic impact analysis and roadway circulation plan may be prepared for other specific projects or for the entire development area within this use district.	
7. No building or structure shall be constructed on the property and no existing vegetation shall be cleared or disturbed except upon satisfactory fulfillment of these special limitations and approval of a preliminary plat or issuance of a land use permit. Prior to that approval, the planning director may approve specific limited clearing of vegetation for utility purposes, access to road construction, soil testing, well drilling, servicing or to another other data necessary for plan approvals which he finds will not circumvent the intent of these special limitations.	
8. Minimum height of structures shall be limited to 25 feet or 2 1/2 stories.	
Section 4. The zoning map amendment in Section 3 is subject to the following special limitations establishing design standards for the property:	AD 99-148 Page 2
A. Minimum lot size in this district shall be 15,000 sq. ft. per lot.	
Section 5. The zoning map described in Section 1 above shall be subject to the following listed restrictions and design standards (special limitations):	
1. The average dwelling units per acre shall not be greater than 3.1. Clustering of these units is to be permitted, consistent with the requirements of items 2, 3, and 4. The number of dwelling units allowed within a proposed development offered by these special limitations shall be computed by multiplying the permitted number of units per acre by the number of acres in that project. Areas of open space (defined in items 7 and 11) can be included in the calculation to determine the number of acres within the legal description of the project.	
2. Development within areas of, or greater than, 30% 20th slope affected land shall be prohibited, except for the areas shown on the attached Exhibit "B" and except for specific limited clearing of vegetation for utility purposes in a preliminary suggested subdivision plat.	
3. Existing vegetation shall be retained unless removal is specifically approved as provided in these special limitations. Natural vegetation supplemental to necessary clearing shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower density. Development shall be buffered by an area not less than 60 feet undisturbed vegetative easement adjacent to major water courses or those deemed to be significant in terms of water resource, defined by having an ordinary high water mark. The easement shall be 60 feet on each side of the ordinary high water mark of the stream or waterbody. All development within wetlands shall comply with the conditions of a Corps of Engineers section 404 permit. Road and utility easements will be the only permitted features to the 60-foot easement.	
4. The landscaping/buffering provisions of Technical Report 3, Wildlife Watershed Plan shall be followed. These standards and procedures shall affect areas adjoining existing road development, defined to include areas of currently developed lands except 6.4 and R-7.	
5. Proposed plans offered by these special limitations shall include information on the amount and adequacy of domestic water flow. If well sources are used, the applicant must demonstrate that the supply can be maintained over a sustained period of time. A 24-hour sand pump test shall be required to establish adequacy of flow and the extent of the drawdown curve.	
6. A traffic impact analysis and roadway circulation plan must be prepared and submitted as part of a preliminary plat. This document must identify the probable impacts of projects affected by these special limitations upon the local and regional roadway system. The circulation plan must identify residential streets over 500 average daily traffic and streets of higher functional classification within the project. It must also specify easement through road easements to adjoining properties and, if necessary, the roadway system serving the adjoining area. The circulation plan shall conform to the following standards with the exception of special through easements. Circulation for the proposed development shall be within the boundaries of that development. The traffic impact analysis and roadway circulation plan may be prepared for other specific projects or for the entire development area within this use district.	
7. No building or structure shall be constructed on the property and no existing vegetation shall be cleared or disturbed except upon satisfactory fulfillment of these special limitations and approval of a preliminary plat or issuance of a land use permit. Prior to that approval, the planning director may approve specific limited clearing of vegetation for utility purposes, access to road construction, soil testing, well drilling, servicing or to another other data necessary for plan approvals which he finds will not circumvent the intent of these special limitations.	
8. Minimum height of structures shall be limited to 25 feet or 2 1/2 stories.	
Section 6. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.	AD 99-148 Page 4





## Section 2. The zoning map amendment is subject to the following special limitations:

1. B-3 (General Business) zoning district (Northern Lights Subdivision, Block 6, Lots 2-11, and Block 9, Lots 1-12) shall be subject to the following:

Development in this zoning district shall receive administrative site plan approval that reviews the development for compliance with the following adapted set of Shared Infill Design Principles from the *Anchorage 2040 Land Use Plan*:

- Parking for buildings located beside or behind the front façade(s) facing the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- Shared parking solutions among neighboring uses wherever possible.
- Pedestrian connections between the two B-3SL zoning areas along Arctic and Benson to connect the interior R-4SL [DEVELOPMENT SITE AND ADJACENT] Northern Lights Subdivision, Block 10 to connect those sites and ultimately connect to Arctic and/or Benson.
- Building orientation and scale that frames a welcoming walking environment along the development site's highest-classified *Official Streets & Highways Plan* street frontage. A welcoming walking environment would include elements such as more street-facing windows, wider sidewalks and/or walkways, pedestrian-scale lighting, landscaping, and seating. This standard may apply to no more than two street frontages.
- Windows and entrances of active uses, such as stores, offices, or living spaces, address the street and public realm along the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- These special limitations do not require the front façades and primary

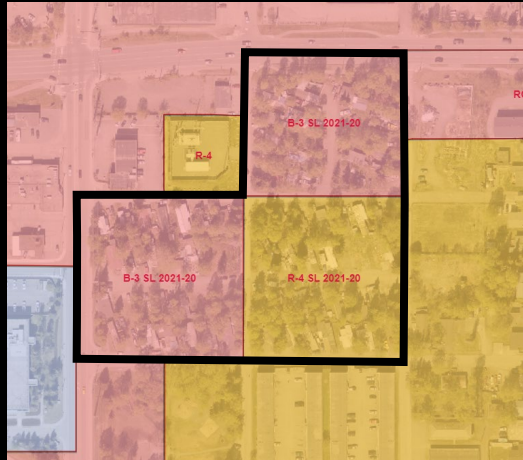
entrances of residential units to face the highest-classified *Official Streets & Highways Plan* street frontage, provided that other development features contribute to a welcoming walking environment on that street.

2. R-4 (Multifamily Residential) zoning district (Northern Lights Subdivision, Block 10, Lots 1-12) shall be subject to the following:

Development in this zone shall provide a minimum residential density of 32 dwelling units per net acre.

2021

# AO 2021-20



## Section 2. The zoning map amendment is subject to the following special limitations:

1. B-3 (General Business) zoning district (Northern Lights Subdivision, Block 6, Lots 2-11, and Block 9, Lots 1-12) shall be subject to the following:

Development in this zoning district shall receive administrative site plan approval that reviews the development for compliance with the following adapted set of Shared Infill Design Principles from the *Anchorage 2040 Land Use Plan*:

- Parking for buildings located beside or behind the front façade(s) facing the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- Shared parking solutions among neighboring uses wherever possible.
- Pedestrian connections between the two B-3SL zoning areas along Arctic and Benson to connect the interior R-4SL [DEVELOPMENT SITE AND ADJACENT] Northern Lights Subdivision, Block 10 to connect those sites and ultimately connect to Arctic and/or Benson.
- Building orientation and scale that frames a welcoming walking environment along the development site's highest-classified *Official Streets & Highways Plan* street frontage. A welcoming walking environment would include elements such as more street-facing windows, wider sidewalks and/or walkways, pedestrian-scale lighting, landscaping, and seating. This standard may apply to no more than two street frontages.
- Windows and entrances of active uses, such as stores, offices, or living spaces, address the street and public realm along the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- These special limitations do not require the front façades and primary

entrances of residential units to face the highest-classified *Official Streets & Highways Plan* street frontage, provided that other development features contribute to a welcoming walking environment on that street.

2. R-4 (Multifamily Residential) zoning district (Northern Lights Subdivision, Block 10, Lots 1-12) shall be subject to the following:

Development in this zone shall provide a minimum residential density of 32 dwelling units per net acre.

## 21.04.020: R-4A (2022)

### Street Frontage Requirements

- i. Notwithstanding 21.07.110C.6.e-f., new parking facilities shall not be located between buildings and the nearest public street in the R-4A zoning district. On lots with two or more street frontages, this limitation shall apply only on the primary front setback; however, when the site abuts a street designated in the comprehensive plan as a "main street, a "transit street," a "mixed-use street," or a derivation of these street typologies, this limitation may be changed to such street with the concurrence of the director.

## Parking requirements no longer apply (2022)

## 21.07.060: Transportation & Connectivity

### E. Standards for Pedestrian Facilities

#### 1. Purpose

The purpose of this section is to provide convenient, safe, and regular pedestrian facilities along streets and within and between developments. Such facilities create a healthful built environment in which individuals have opportunities to incorporate physical activity, such as walking or bicycling, into their daily routine. Injuries and fatalities are reduced when interactions between pedestrians and vehicles are minimized. Adequate pedestrian facilities meet community goals for mobility and access, as well as for providing transportation choices. Safe pedestrian access for students to their schools is also an essential purpose of these standards.

## See site access standards (2023)

## 21.04.020: R-4A (2022)

### 2. District-Specific Standards

#### a. Dwelling Units Required

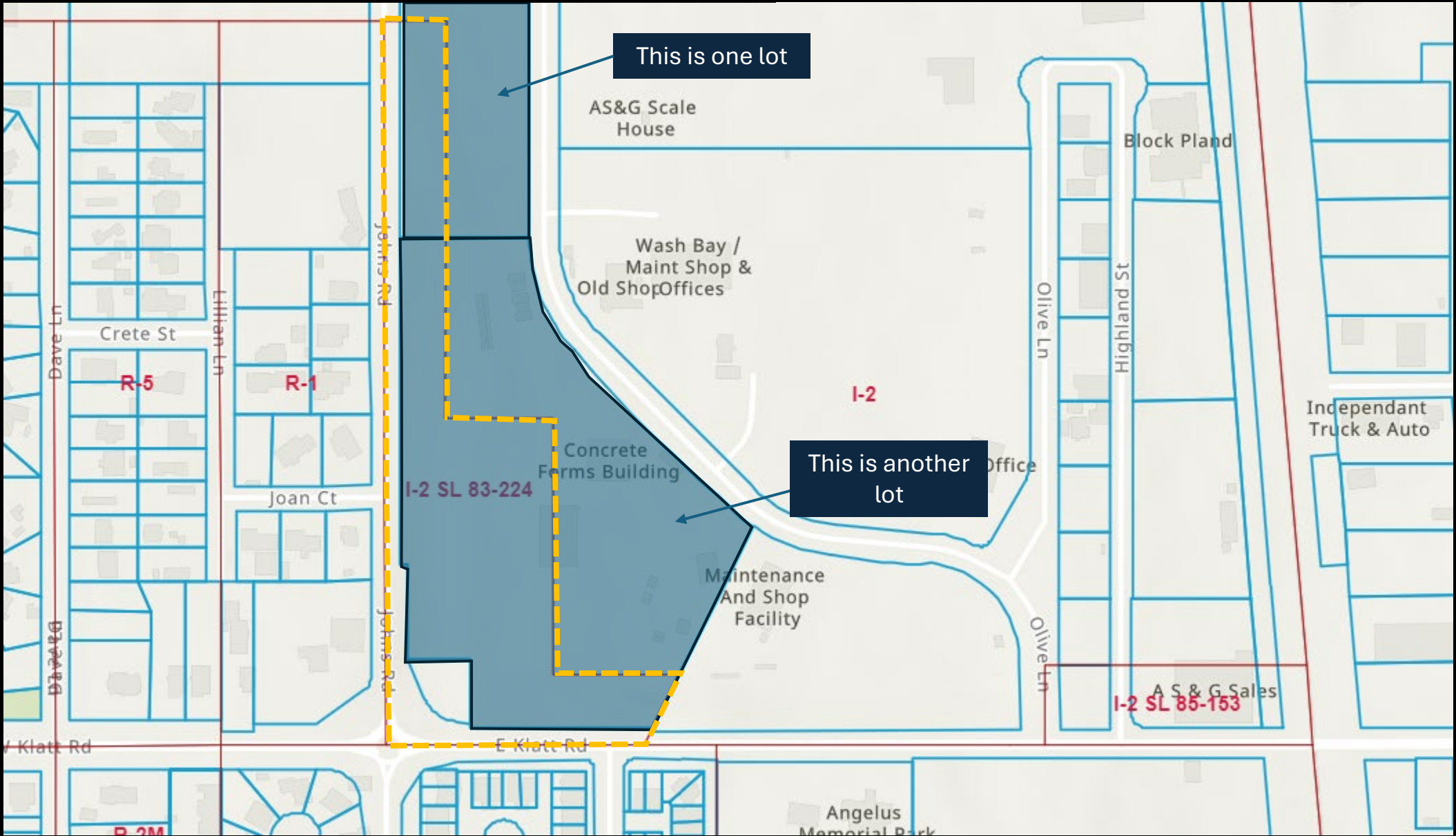
- i. Unless limited by physical constraints or determined otherwise through a Small Area Implementation Plan (SAIP), development in the R-4A district shall include at least 20 dwelling units per gross acre per phase, or on average of subsequent phases.
- ii. The overall development site shall include at least 20 dwelling units per gross acre at the completion of all phases unless provided otherwise through a major site plan review, conditional use process, or Small Area Implementation Plan.



# Issues:

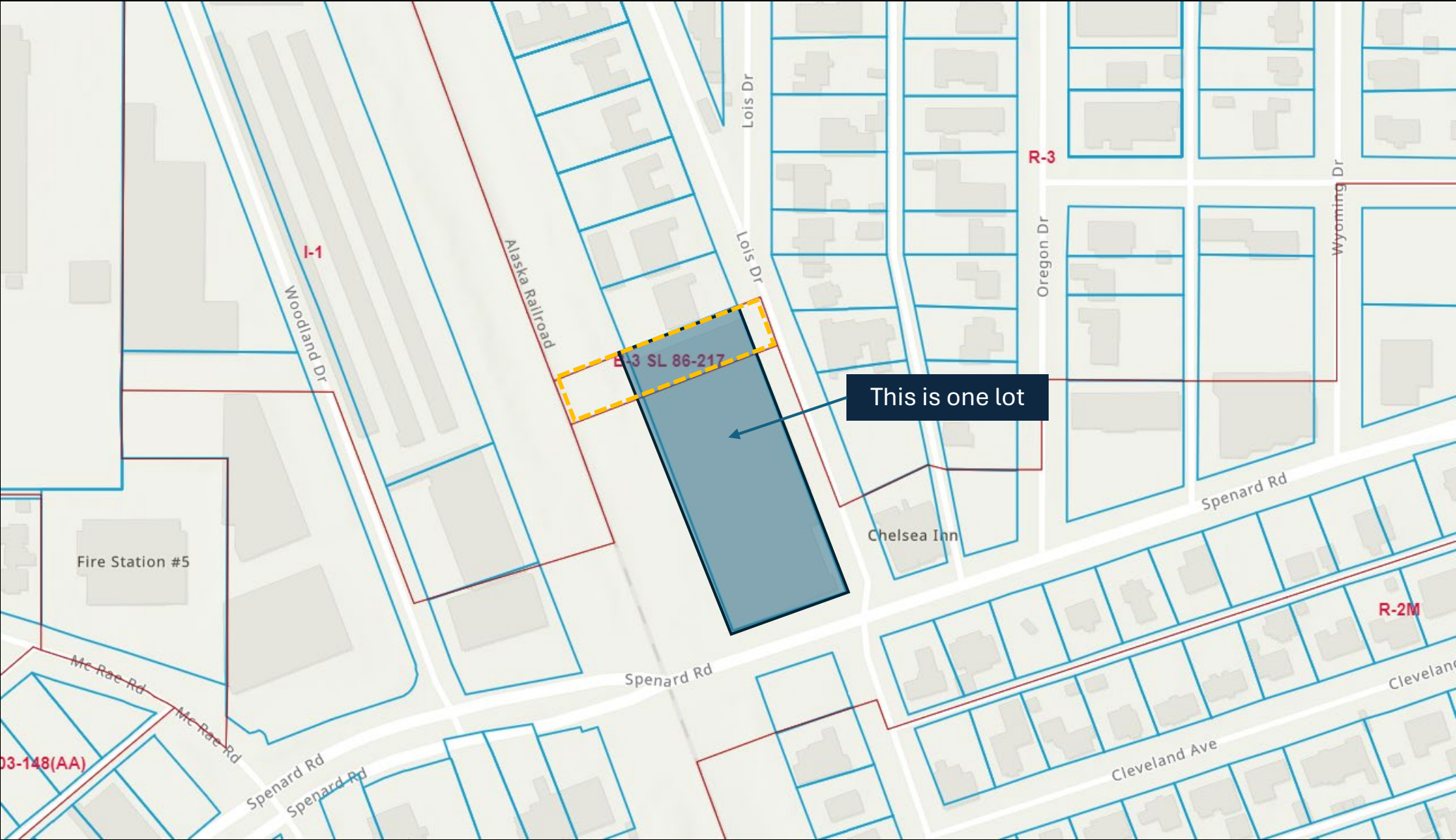
- Transparency:
  - It's hard for people to find SLs
  - SLs often don't show up in a title search.
  - SLs might apply in irregular ways
- Consistency: Some SLs apply to sections of code which are long out of date.
- Fairness: Some SLs limit housing for reasons that may not be related to health, safety, and welfare.

# SLs & Split Lot Zoning AO 1983-224

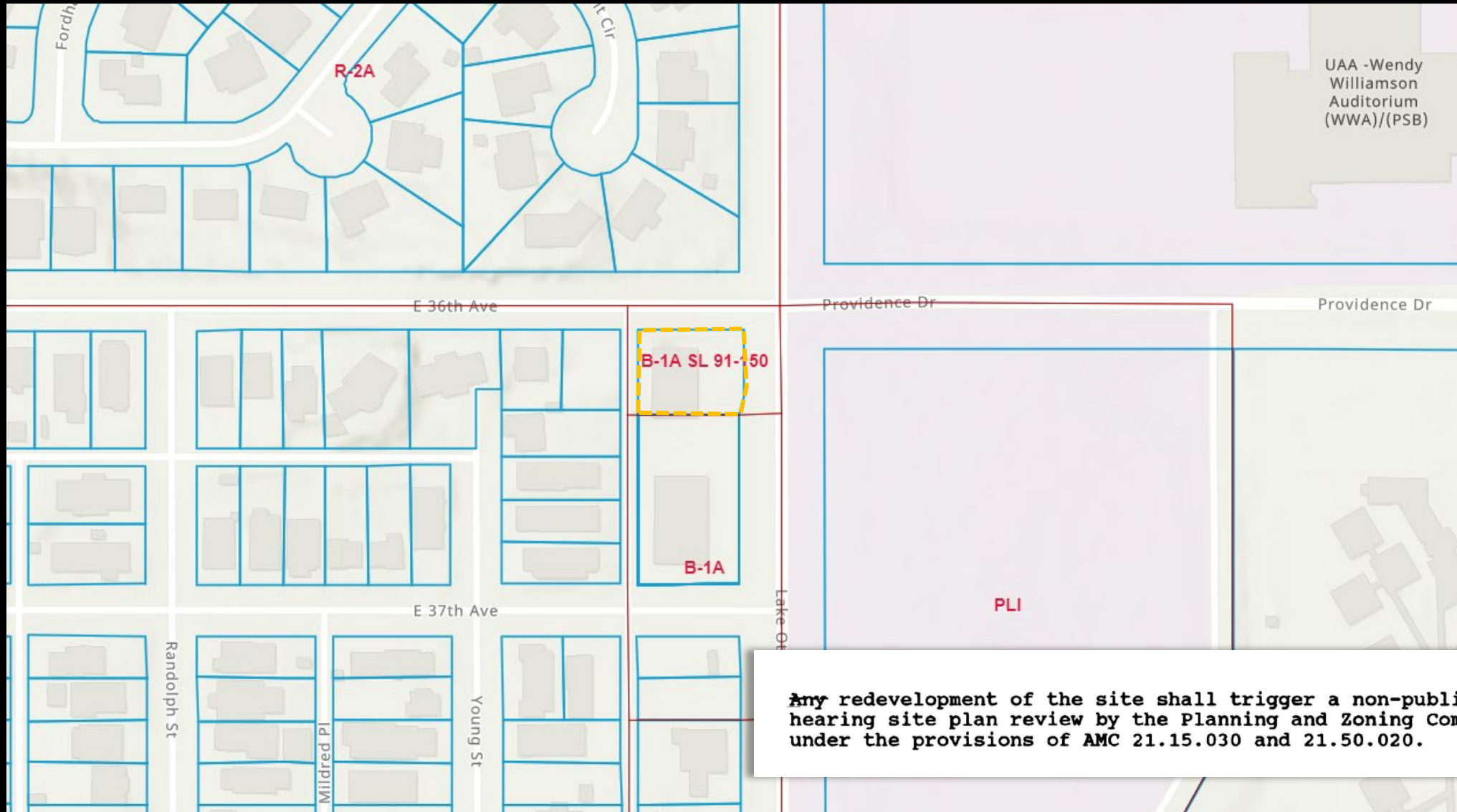




# SLs & Split Lot Zoning AO 1986-217

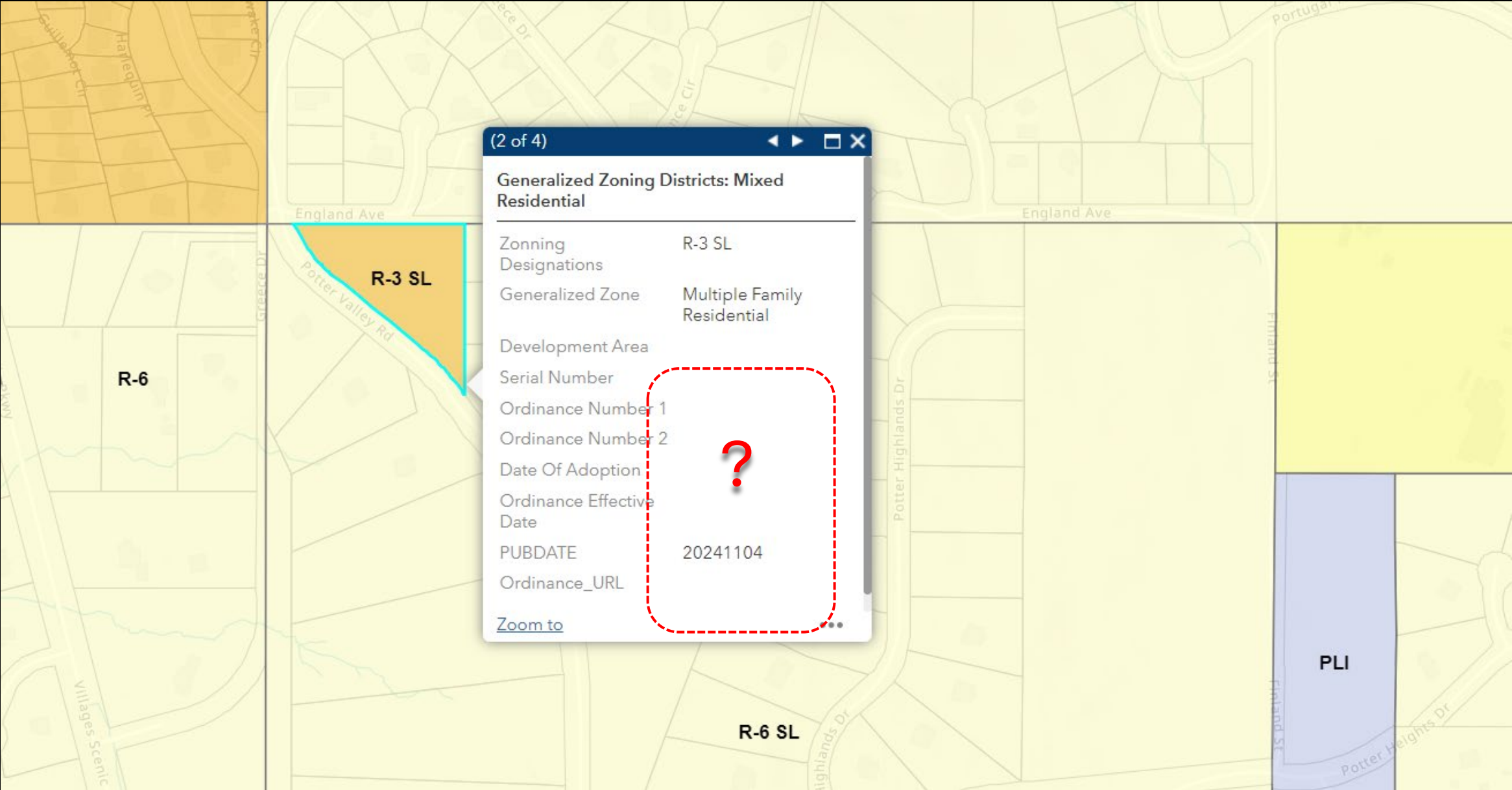


# Special Zone of 12,006 SF: AO 1991-150

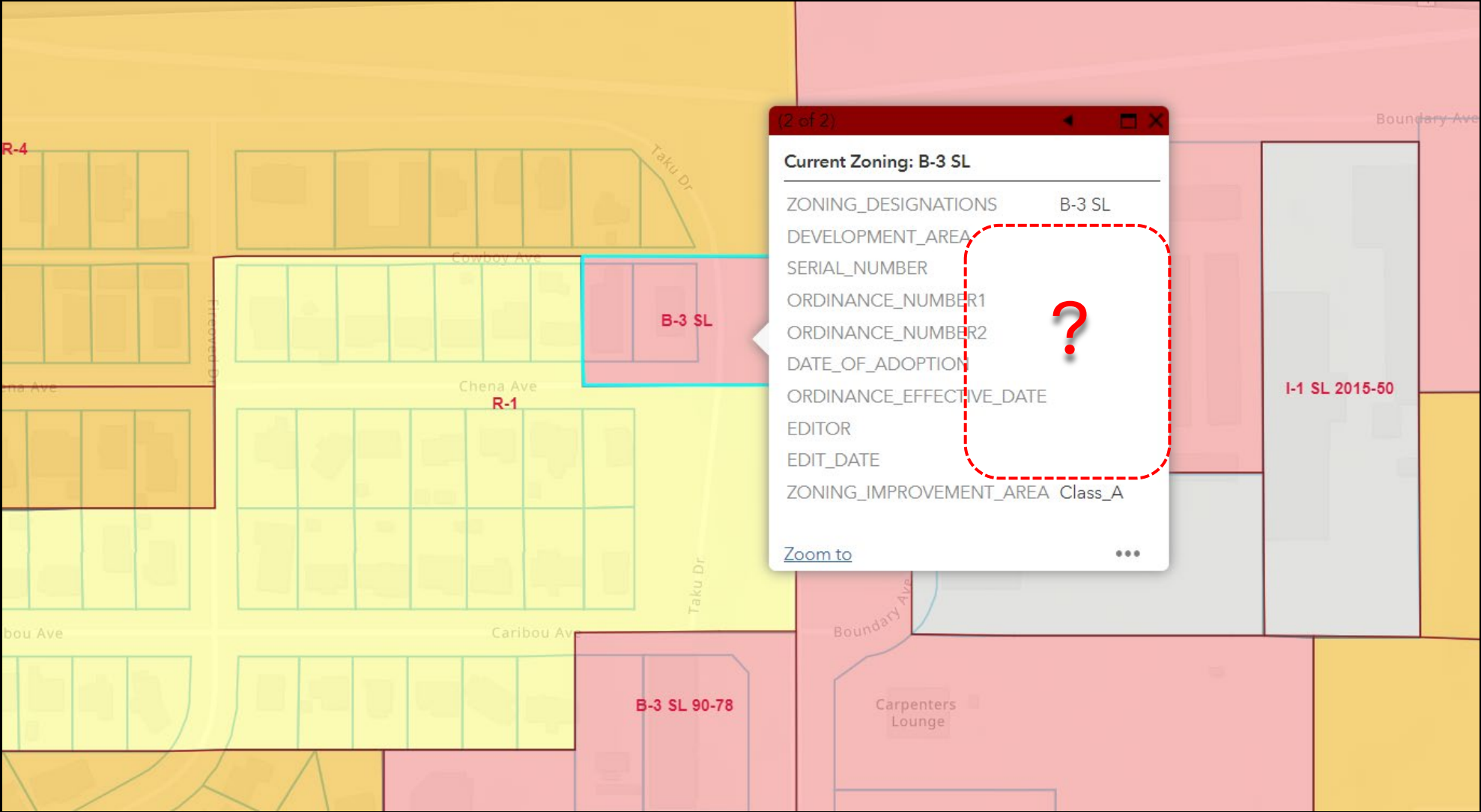




AO ???

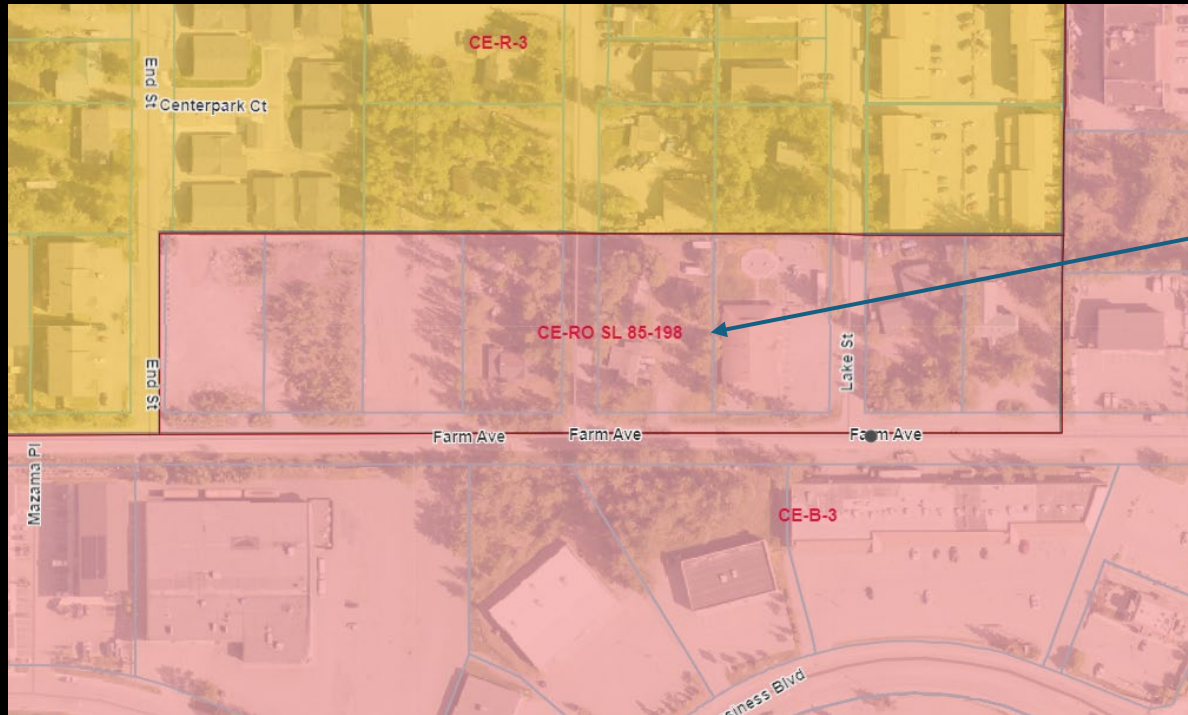


AO ???





## CE-RO SL AO 1995-198



Section 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

- a. Maximum height of all structures shall be limited to 35 feet.
- b. Maximum density shall be limited to that of the R-3 zoning district.
- c. Public Hearing Site Plan Review by the Planning and Zoning Commission subject to 21.15.030 and 21.50.200 prior to any and all development of the property.
- d. Buffer landscaping shall be installed and maintained along the northern boundary in accordance with standards stated at AMC 21.45.

## R3 SL AO 1997-101



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

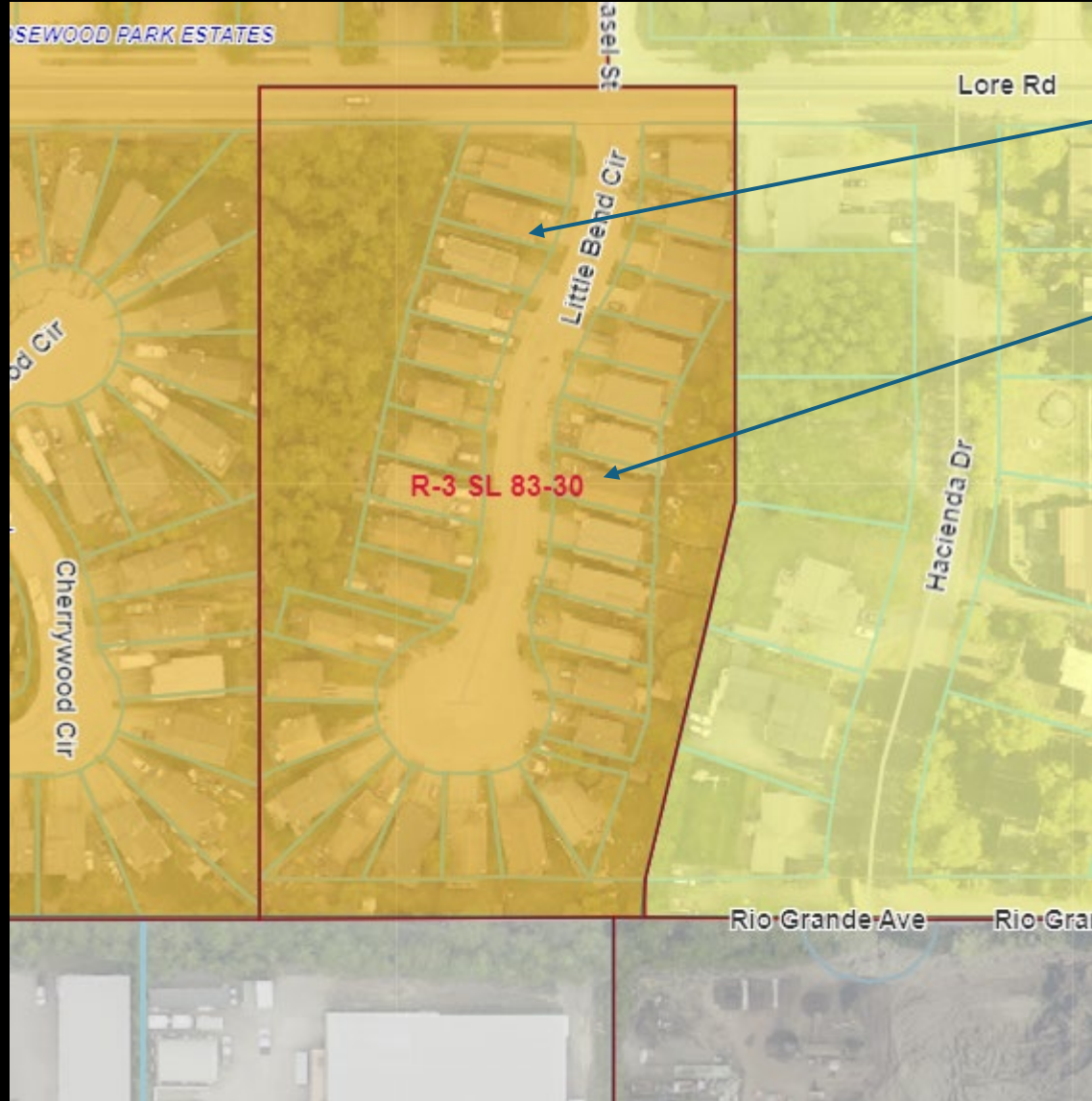
1. Buffer landscaping in accordance with AMC 21.45.125 shall be provided along the adjoining south-facing bluff.
2. There may be a mix of single family and multiple family development, but no less than 60 percent of the site area shall be single family detached housing development. Each single family 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 the purpose by the Mayor, shall review a master development site plan, and provide recommendations to the Planning and Zoning Commission.
2. Density: Single Family Development shall be no more than 6 dwelling units per acre maximum.



# R3 SL AO 1983-301



2,991 sf lot

## THE ANCHORAGE ASSEMBLY ORDAINS:

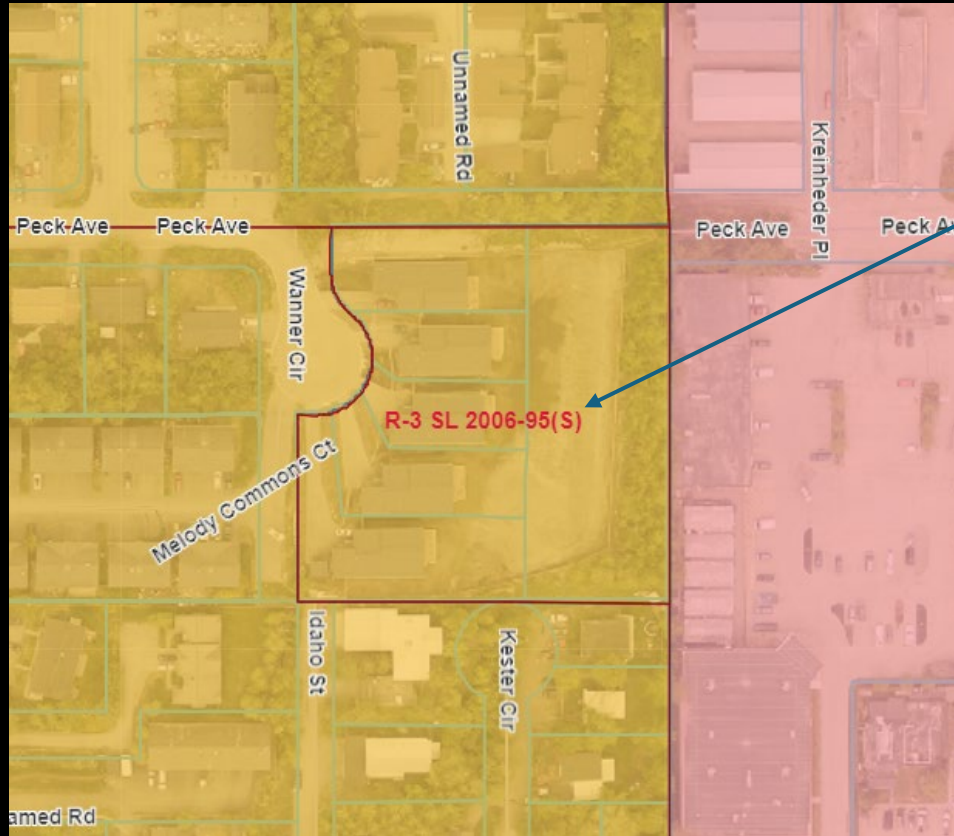
SECTION 1. The zoning map be amended by designating the following described property as an R-3 (Multiple-Family Residential District) with special limitations zone:

Tract A, Abbott Loop Manor Subdivision

SECTION 2. This zoning map amendment is subject to the following special limitation establishing design standards for the property:

- A. Overall density for this tract shall be 7 to 10 DUA (maximum 44 units).

## R3 SL AO 2006-95(S)



**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;

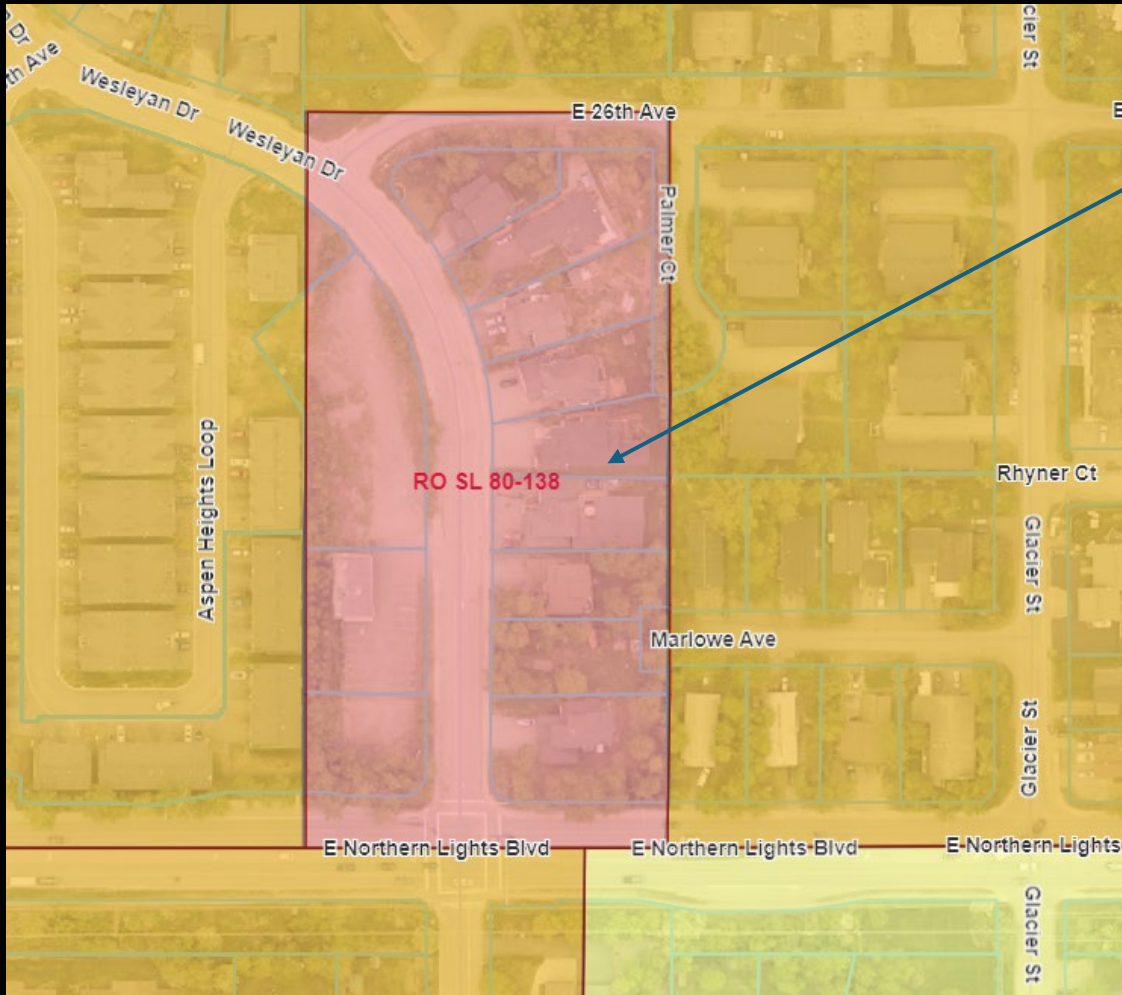
AO 2006-95(S)

Page 2 of 2

- 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.



## RO SL AO 1980-138



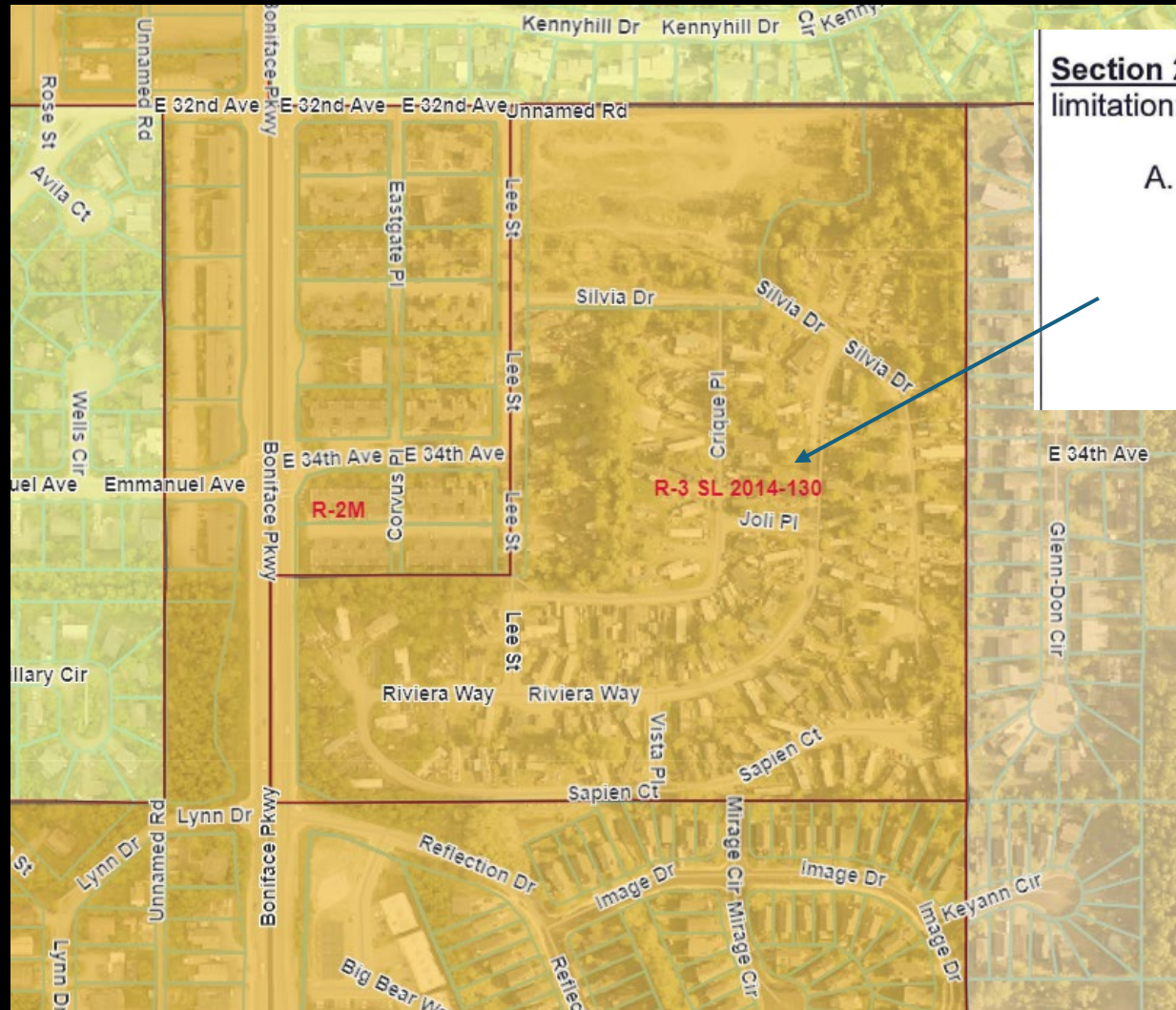
SECTION 2. The zoning map amendment for the R-O (Residential Office District) with special limitations use district designation for the property described in Section 1. above is restricted with the following limitations:

B. Permitted principal uses and structures;

1. Single family, 2-family and multi-family dwellings. That the development of any residential uses would be at the densities allowed in the R-2 District classification;
2. Park, playground and playfields, Municipal buildings in keeping with the character of the district;
3. Museums, historic and cultural exhibit, libraries and the like;
4. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers and the like;
5. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practioners of the healing sciences;

6. Accounting, auditing and bookkeeping services;
7. Engineering, surveying and architectual services;
8. Attorneys and legal services;
9. Real Estates services and appraisers;
10. Stock and bond brokerage services;
11. Insurance services;
12. Photographic services;
13. Banks, Saving and Loans Associations, Credit Unions and similar finanacial institutions.

## R3 SL AO 2014-130



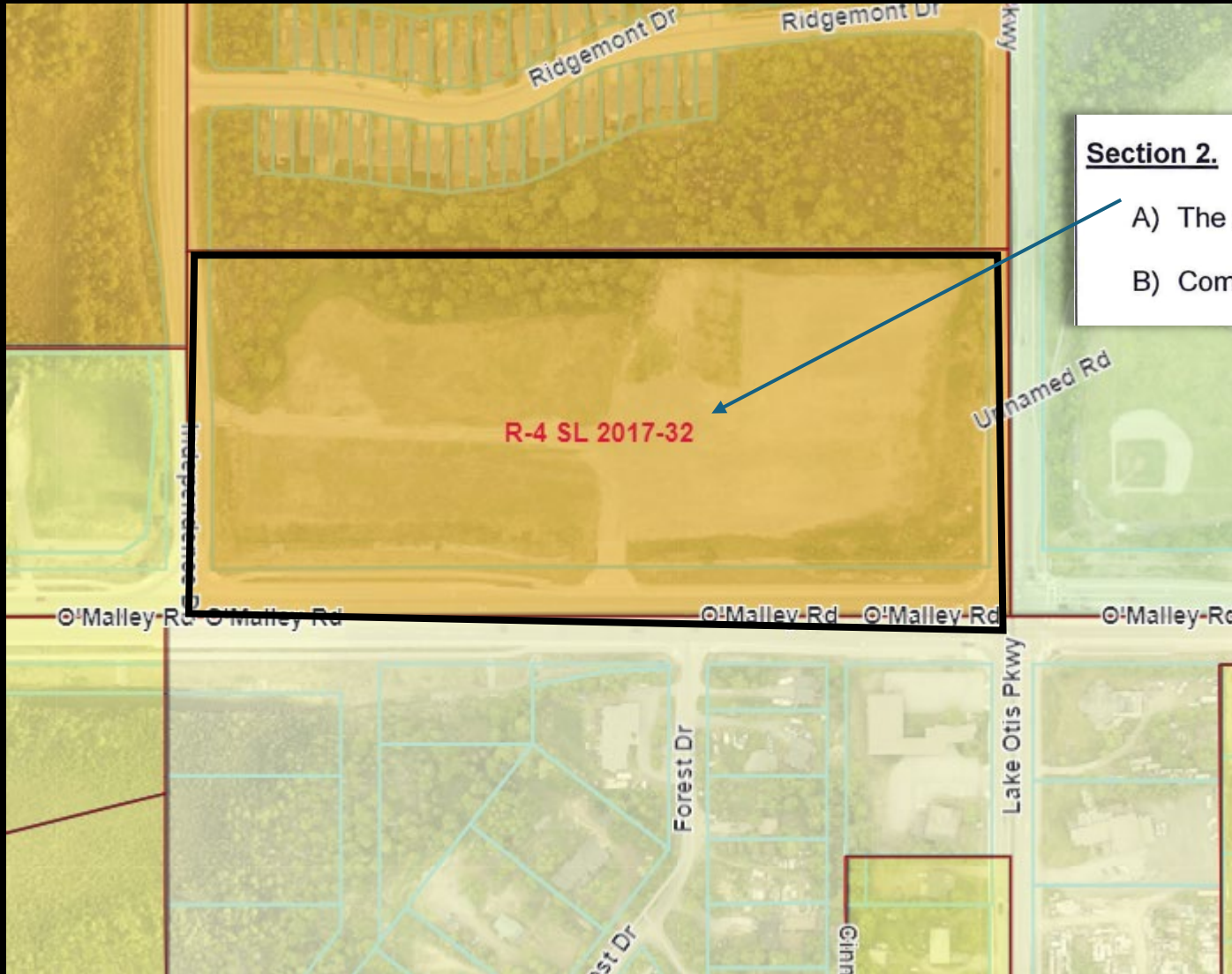
### Section 2. limitation:

This zoning map amendment is subject to the following special

- A. Any portion of any structure within 40 feet of the north lot line, the majority of which abuts College Gate East Subdivision, will have a minimum 20-foot setback with a maximum height of two stories and 30 feet. All structures along the east lot line, the majority of which abuts Glenn-Don Subdivision, shall be set back at least 20 feet from the property line.



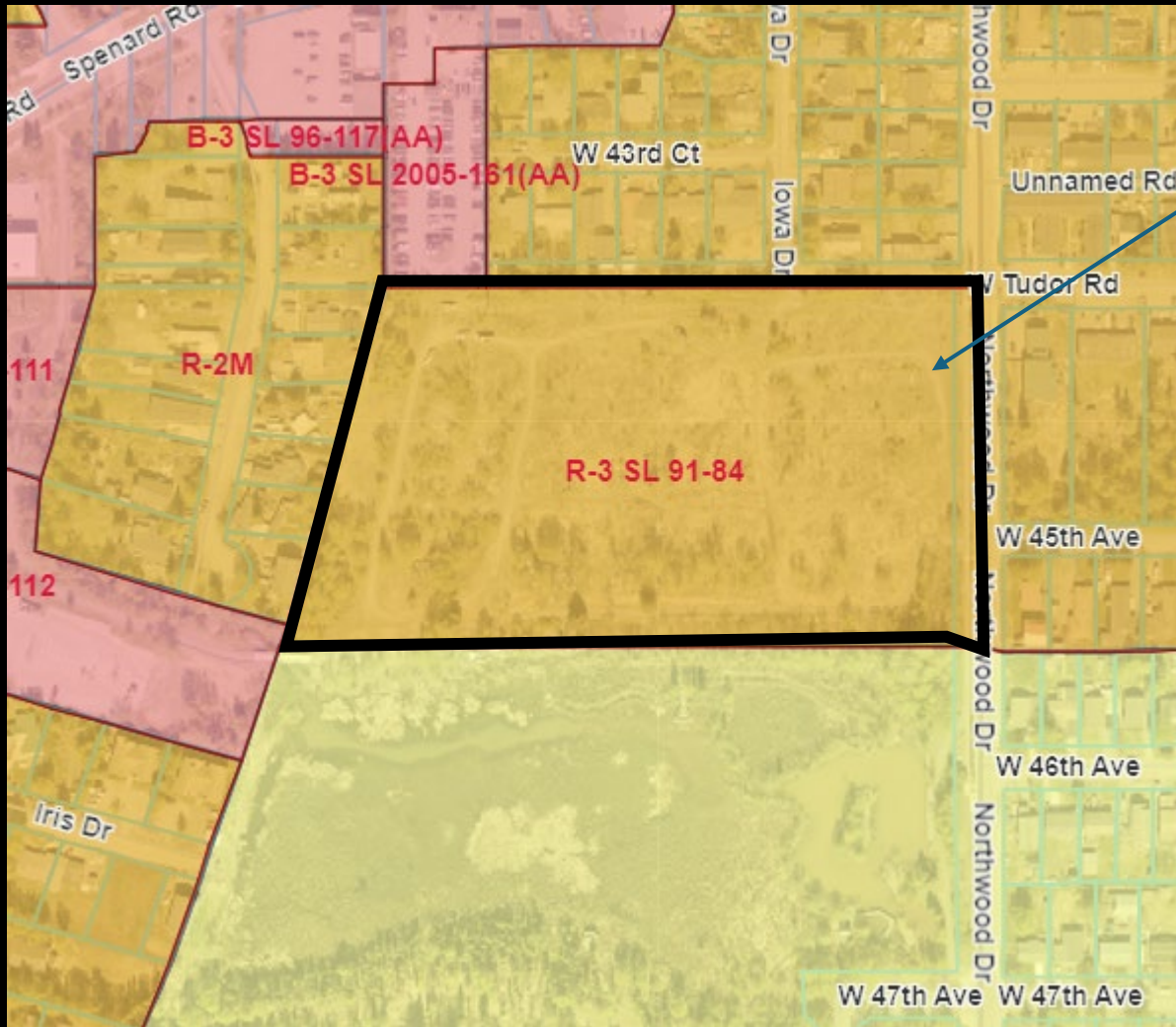
## R4 SL AO 2017-32



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

- A) The maximum number of dwelling units per acre across the tract is 30.
- B) Commercial uses and manufactured home communities are prohibited.

## R3 SL AO 1991-84



**SECTION 3.** This zoning map amendment is subject to the following special limitations establishing design standards for the property:

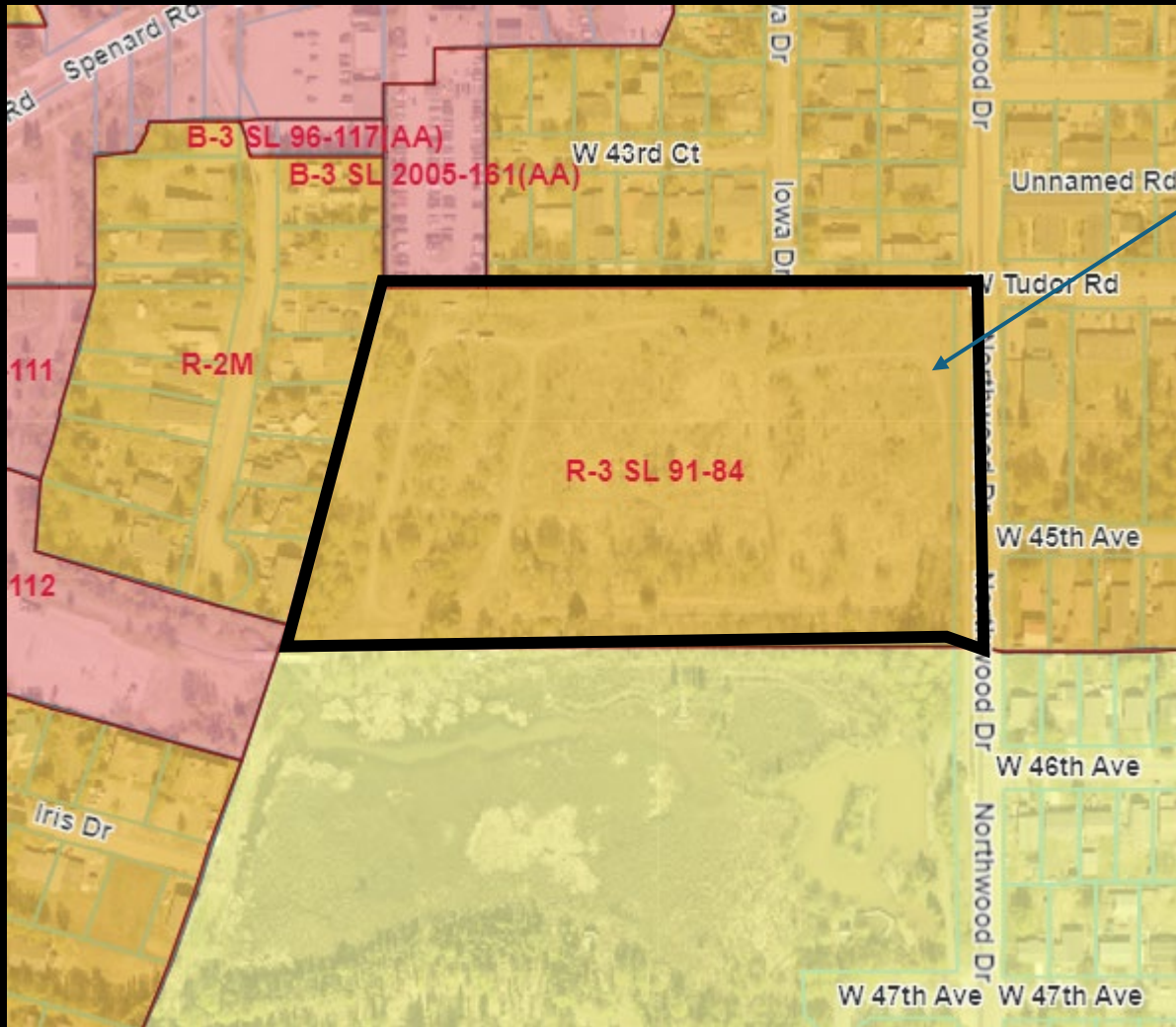
- a. Number of dwelling units limited to ~~200~~. 180
- b. There shall be ingress and egress to both Spenard Road and Northwood Street with the intersections aligned with Barbara Street and West 45th Avenue.
- c. There shall be a 25 foot setback from Fish Creek, with the first 15 feet north of Fish Creek returned to a condition which will allow regrowth of natural vegetation.
- d. Maximum 35 foot building height ~~as measured from existing grade~~.
- e. There shall be a minimum 30% useable open space.

AM 570-91

- f. The west boundary of the site and the boundary of the site adjacent to Lakeway Subdivision shall be fenced. Landscaping to be determined in the site plan review process.
- g. A 20-foot buffer shall be provided along Northwood containing a sidewalk and vegetated landscaping.
- h. Development on this parcel is subject to a public hearing site plan review by Planning and Zoning Commission as outlined in AMC 21.15.030.



# Case 2015-0093



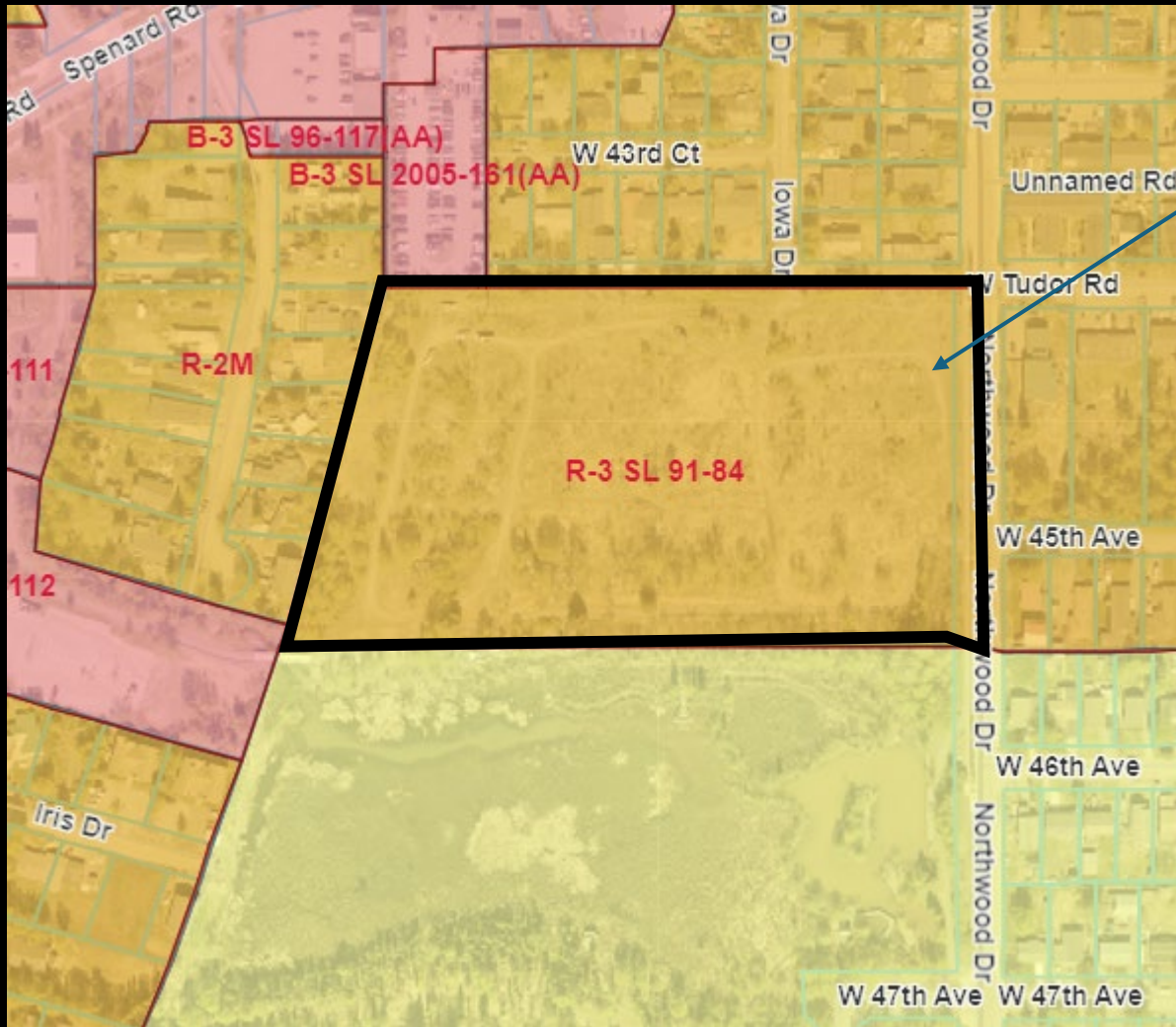
## Northwood At The Park

### New Multifamily Housing Development for Anchorage

#### Proposed Development

This parcel is expected to be developed with “Northwood at the Park,” an approximately 680-unit complex of residential multifamily buildings. The development is projected to consist of six buildings which will be built in two phases, with each phase constructed above a one story parking garage (see Exhibit 4, Preferred Concept Site Plan). The unit mix is projected to meet the needs of the area residents. Currently the unit mix that is being considered is 60% one bedroom units, 25% studio efficiencies, and 15% two bedroom units. This is based on housing market information for the area and census data described in Exhibit 3.

# Case 2015-0093



Planning and Zoning Commission  
Resolution 2016-024  
Page 2 of 2

5. The Commission finds that the current R-3 SL zoning is appropriate and would support an application to rezone to R-3 SL with the modification of two special limitations: b. and h. The Commission would recommend special limitations b. and h. (AO 1991-084) be modified to read:
- b. "There shall be ingress and egress to Northwood Street with the intersection aligned with West 45th Avenue."
  - h. "Development on this parcel is subject to a public hearing site plan review by Planning and Zoning Commission as outline in AMC 21.03.180D.

DENIED by the Municipal Planning and Zoning Commission on the 6th day of June, 2016.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11<sup>th</sup> day of July, 2016.

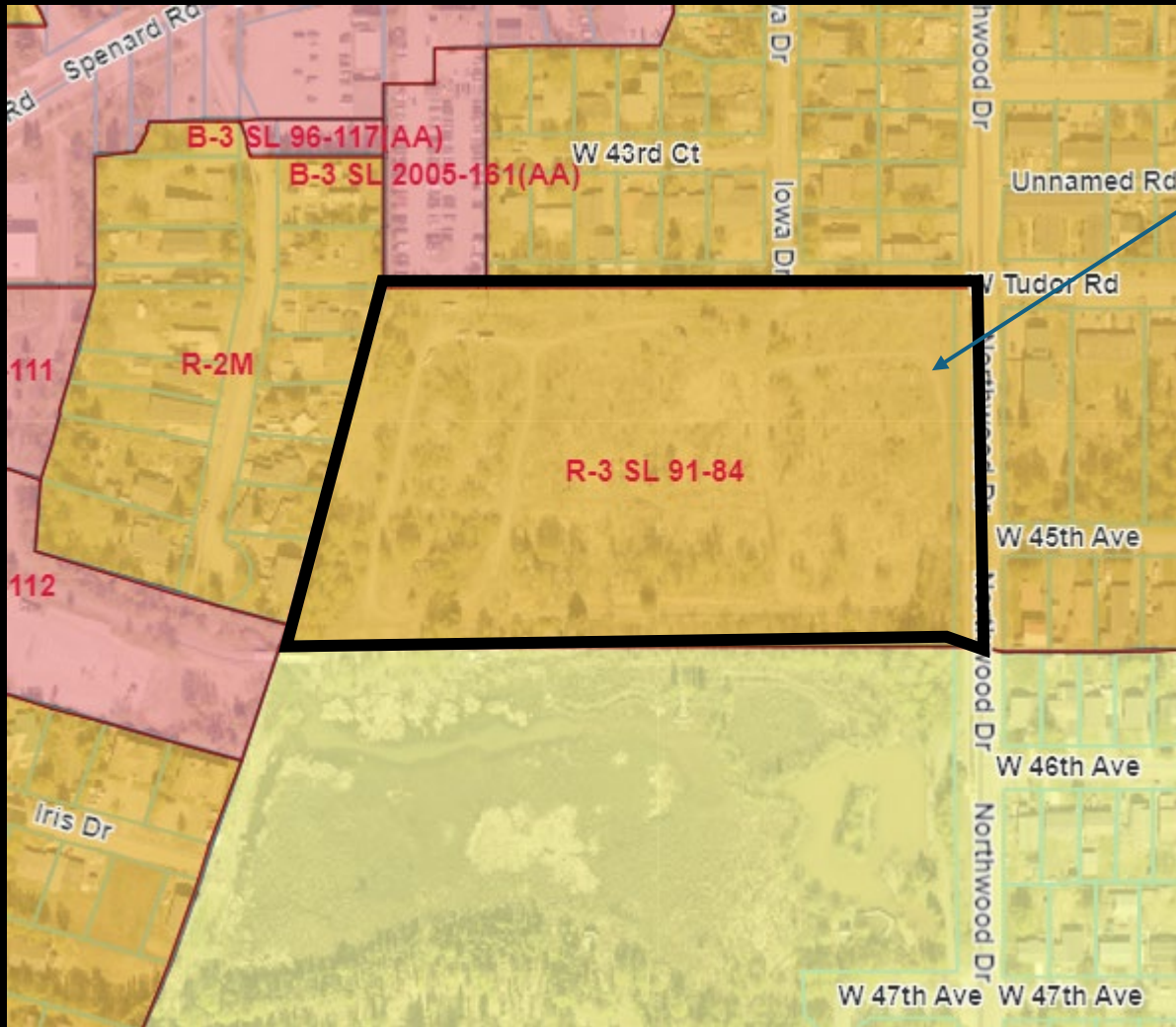
Hal H. Hart, AICP  
Secretary

Tyler Robinson  
Chair

(Case 2015-0093; Parcel ID No. 010-244-28)



# Case 2015-0093



## MUNICIPALITY OF ANCHORAGE MEMORANDUM

DATE: October 26, 2015

TO: Planning & Zoning Commission

THRU: *EMC* Erika McConnell, Current Planning Section Manager

FROM: *SO* Shawn Odell, Senior Planner

SUBJECT: Case 2015-0093 Tract 3, Boettcher Subdivision rezone R-3 SL (multiple-family residential) district with special limitations to R-4 (multiple-family residential) district

The above referenced case is a request to rezone 9.96 acres from R-3 SL to R-4 on Tract 3, Boettcher Subdivision. The Petitioner and the Department have mutually agreed to postpone the case to a future date to be determined in order to work on traffic issues. The Department has no objection and recommends approval of this postponement request.





Thank you

## Public Comment #1

***“Special limitations have value to buffer different land uses, protect the environmental features and to create conformity to comprehensive plans. I fail to see how a blanket prohibition is beneficial.”***



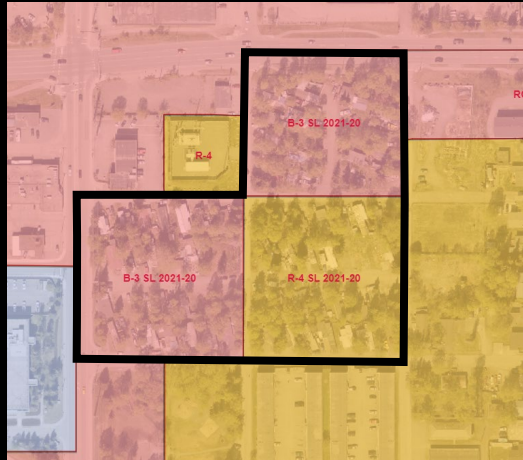
# Public Comment #1

***“Special limitations have value to buffer different land uses, protect the environmental features and to create conformity to comprehensive plans. I fail to see how a blanket prohibition is beneficial.”***

## **Response:**

- **Other land use tools are already in place to address buffering, environmental features, and conformity.**
- **Having rezones that align with 2040 LUP categories ensures conformity to the Comprehensive Plan**

# AO 2021-20



## Section 2. The zoning map amendment is subject to the following special limitations:

1. B-3 (General Business) zoning district (Northern Lights Subdivision, Block 6, Lots 2-11, and Block 9, Lots 1-12) shall be subject to the following:

Development in this zoning district shall receive administrative site plan approval that reviews the development for compliance with the following adapted set of Shared Infill Design Principles from the *Anchorage 2040 Land Use Plan*:

- Parking for buildings located beside or behind the front façade(s) facing the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- Shared parking solutions among neighboring uses wherever possible.
- Pedestrian connections between the two B-3SL zoning areas along Arctic and Benson to connect the interior R-4SL [DEVELOPMENT SITE AND ADJACENT] Northern Lights Subdivision, Block 10 to connect those sites and ultimately connect to Arctic and/or Benson.
- Building orientation and scale that frames a welcoming walking environment along the development site's highest-classified *Official Streets & Highways Plan* street frontage. A welcoming walking environment would include elements such as more street-facing windows, wider sidewalks and/or walkways, pedestrian-scale lighting, landscaping, and seating. This standard may apply to no more than two street frontages.
- Windows and entrances of active uses, such as stores, offices, or living spaces, address the street and public realm along the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- These special limitations do not require the front façades and primary

entrances of residential units to face the highest-classified *Official Streets & Highways Plan* street frontage, provided that other development features contribute to a welcoming walking environment on that street.

2. R-4 (Multifamily Residential) zoning district (Northern Lights Subdivision, Block 10, Lots 1-12) shall be subject to the following:

Development in this zone shall provide a minimum residential density of 32 dwelling units per net acre.

## 21.04.020: R-4A (2022)

### Street Frontage Requirements

- i. Notwithstanding 21.07.110C.6.e-f., new parking facilities shall not be located between buildings and the nearest public street in the R-4A zoning district. On lots with two or more street frontages, this limitation shall apply only on the primary front setback; however, when the site abuts a street designated in the comprehensive plan as a "main street, a "transit street," a "mixed-use street," or a derivation of these street typologies, this limitation may be changed to such street with the concurrence of the director.

## Parking requirements no longer apply (2022)

## 21.07.060: Transportation & Connectivity

### E. Standards for Pedestrian Facilities

#### 1. Purpose

The purpose of this section is to provide convenient, safe, and regular pedestrian facilities along streets and within and between developments. Such facilities create a healthful built environment in which individuals have opportunities to incorporate physical activity, such as walking or bicycling, into their daily routine. Injuries and fatalities are reduced when interactions between pedestrians and vehicles are minimized. Adequate pedestrian facilities meet community goals for mobility and access, as well as for providing transportation choices. Safe pedestrian access for students to their schools is also an essential purpose of these standards.

## See site access standards (2023)

## 21.04.020: R-4A (2022)

### 2. District-Specific Standards

#### a. Dwelling Units Required

- i. Unless limited by physical constraints or determined otherwise through a Small Area Implementation Plan (SAIP), development in the R-4A district shall include at least 20 dwelling units per gross acre per phase, or on average of subsequent phases.
- ii. The overall development site shall include at least 20 dwelling units per gross acre at the completion of all phases unless provided otherwise through a major site plan review, conditional use process, or Small Area Implementation Plan.

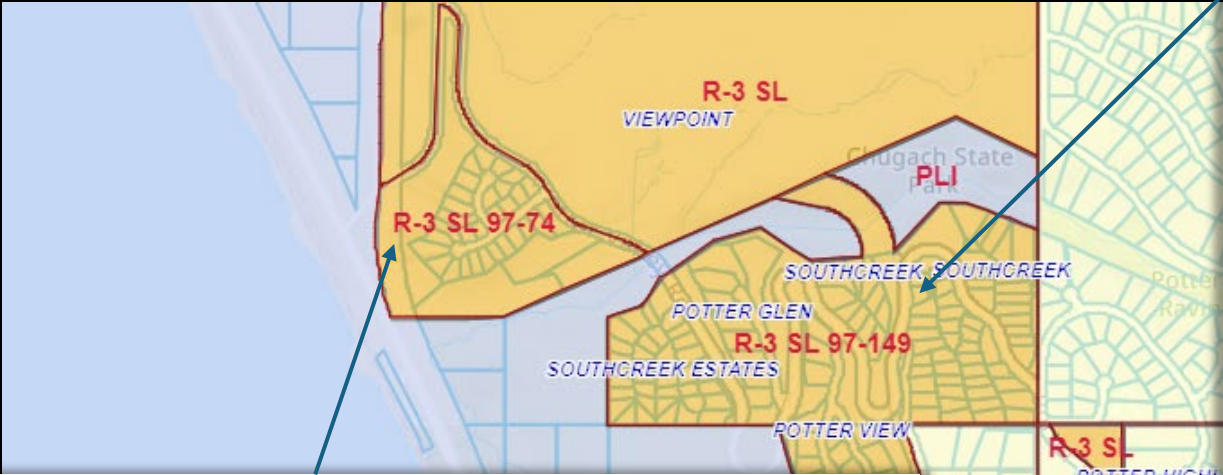


## Public Comment #2

***#1 “It is often a context relevant feature of the parcel that an SL can address that allows the rezone to be approved in line with the comprehensive plan and the surrounding neighborhood. Without the rezone, the parcel would typically have less ability to develop. Without the SL, there would be no rezone. It's important to keep sight of the starting point. The initial zoning is logically more restrictive than the new zoning even with the SL. With this perspective, it is hard to see a rezone from R-1 to R-3SL as more restrictive. The SL should be seen as allowing a change to more intense development.***

***Since a property owner could reject a rezone, if an SL decreased the use of a property from its original zoning, it's hard to imagine a property owner who would accept the rezone. The purposes for SLs show in 21.03.160.G.1 and 2 support their continued use. These show the usefulness of SLs where those purposes include ‘conforming to the comprehensive plan, further the goals of the comprehensive plan, mitigate adverse effects ...’ These point to the importance of SLs in creating an opportunity to rezone to a higher intensity district.”***

# Public Comment #2



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

1997

- a. Maximum lot coverage by all buildings: 30%
- b. Density: 3 dwelling units per acre minimum and 6 dwelling units per acre maximum.
- c. All streets shall constructed to Municipal Standards and all rights-of-way dedicated to the Municipality.

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

Single-family dwellings only and permitted accessory uses and structures.

Section 2. The zoning map amendment described in Section 1 above shall be subject to the following special limitations:

- A. Density: 6 DUA Maximum
- B. Use: Single Family Development, in accordance with and controlled by the existing Potter Creek Covenants, Conditions & Restrictions and Design Standards & Procedures.
- C. All new subdivisions of Tracts B and C, Southcreek Estates Subdivision, as well as Tract 10 and 11, Villages Subdivision, shall have streets built to Municipal Standards and dedicated to the Municipality. Tracts 10 and 11, Villages Subdivision shall be prohibited direct access to the Villages Scenic Parkway.
- D. The existing Potter Creek Homeowners' Association (HOA) shall be maintained. All new subdivisions shall join the HOAs as sub-associations with different responsibilities from the existing Phase 1 thru 4 subdivisions, but in keeping with the overall goals of Potter Creek Homeowners Association.
- E. The following design standard special limitations shall apply only to all lots within the existing phases 1 through 4 (Southcreek Subdivision, Southcreek Estates Subdivision - Phase 2, Southcreek Estates Subdivision - Phase 3, Southcreek Estates Subdivision - Phase 4):

1997

- 1. Private and greenbelt easements that are either dedicated by plat or described in plat notes, or described in the covenants shall consist of natural vegetation or reflect a landscape plan approved by the Potter Creek Homeowners Association (PCHOA), Design

- A. DEVELOPMENT SHALL CONFORM TO A SITE PLAN REVIEWED AND APPROVED AS FOLLOWS:
  - 1. The authority designated by ordinance shall review the site plan in accordance with the standards in these special limitations.
  - 2. The authority reviewing a site plan may impose conditions upon the approval of the site plan that it finds necessary to:
    - a. Conform the site plan to the standards in these special limitations; or
    - b. Enforce the development of the site in accordance with the site plan, including but not limited to, requiring:
      - the recording of negative easements, development rights transfers, or covenants, conditions and restrictions governing the use of the site;
      - the posting of a performance guarantee for the provision of site improvements as provided in Anchorage Municipal Code 21.87.030.
  - 3. Site Plan review shall consist of two phases. The first phase will review a Master Site Plan to locate the public facilities infrastructure.

1984



## Public Comment #2

clustering.

Ms. Angvik argued the R-3 designation would allow more flexibility to the developer than the R-7 proposed without significantly increasing the allowable density.

### Planning Commission Recommendation:

R-3 SL at 3 DU/A. The R-3 SL zoning district would allow an unlimited number of units in any one structure and would have a height limitation of 35'. Special Limitations were included to ensure strict control over site design and public facilities.

# Public Comment #2

*“It is often a context relevant feature of the parcel that an SL can address that allows the rezone to be approved in line with the comprehensive plan and the surrounding neighborhood. Without the rezone, the parcel would typically have less ability to develop. Without the SL, there would be no rezone. It's important to keep sight of the starting point. The initial zoning is logically more restrictive than the new zoning even with the SL. With this perspective, it is hard to see a rezone from R-1 to R-3SL as more restrictive. The SL should be seen as allowing a change to more intense development.*

*Since a property owner could reject a rezone, if an SL decreased the use of a property from its original zoning, it's hard to imagine a property owner who would accept the rezone. The purposes for SLs show in 21.03.160.G.1 and 2 support their continued use. These show the usefulness of SLs where those purposes include ‘conforming to the comprehensive plan, further the goals of the comprehensive plan, mitigate adverse effects ...’ These point to the importance of SLs in creating an opportunity to rezone to a higher intensity district.”*

## Response:

- **Most SLs are not to drastically different zones.**
- **The R-3SLs in South Anchorage are in fact very complex and may have been better as different zones.**

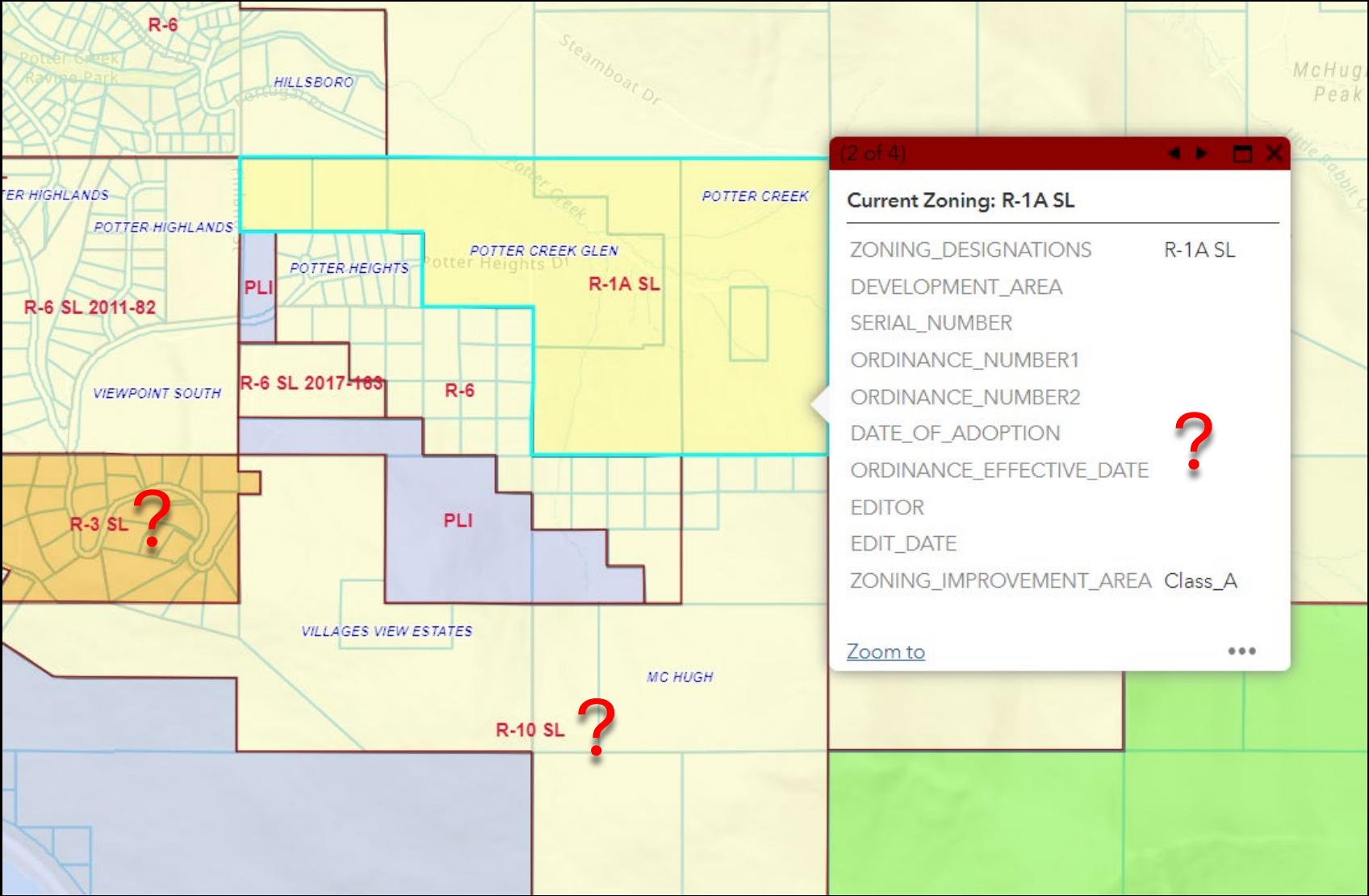


## Public Comment #3

***“The fact that SLs are individually defined in ordinances, not in code, also means they are opaque to the property owner, and are often only discovered through a development application and review process.” P.4 This is an odd complaint. Current code specifies ‘A zoning district subject to special limitations shall be identified on the zoning map by the suffix “SL” and the number of the ordinance applying the special limitations shall be printed on the zoning map.’***

***Anyone buying a piece of property would look at the zoning and can easily find the AO that has the special limitation. Any property with an SL is clearly shown in the zoning. Rather than toss a useful tool for allowing more development in Anchorage, figure out what trouble people have learning what the SL is and fix that. Our Assessor can add the relevant AO number to the public info in CAMA.”***

# Public Comment #3



# Public Comment #3

*“The fact that SLs are individually defined in ordinances, not in code, also means they are opaque to the property owner, and are often only discovered through a development application and review process.” P.4 This is an odd complaint. Current code specifies ‘A zoning district subject to special limitations shall be identified on the zoning map by the suffix “SL” and the number of the ordinance applying the special limitations shall be printed on the zoning map.’*

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## Response:

- **Requiring the public to search for AOs makes regulations less transparent.**
- **An AO from 1984 might refer to R-3 standards that have since changed considerably.**



## Public Comment #4

***“Should the context or comprehensive plan change and make an SL no longer relevant, changing it through an ordinance is reasonable. Special Limitations offer a flexible and collaborative tool to gain more use of scarce land in Anchorage. Shortcomings regarding any difficulty in determining what the SL can be fixed by following code and using our flexible new CAMA system. Without SLs, we would have fewer rezones to higher intensity use. SLs should remain a tool in the box.”***

# Public Comment #4

***“Should the context or comprehensive plan change and make an SL no longer relevant, changing it through an ordinance is reasonable. Special Limitations offer a flexible and collaborative tool to gain more use of scarce land in Anchorage. Shortcomings regarding any difficulty in determining what the SL can be fixed by following code and using our flexible new CAMA system. Without SLs, we would have fewer rezones to higher intensity use. SLs should remain a tool in the box.”***

## **Response:**

- **Most rezones with SLs are to zones that are allowed under 2040 LUP**
- **If zones are not appropriate, or not implementing the plan, they might not be a good fit.**
- **Changing SLs by ordinance can be complicated for the average user.**
- **Title 21 has other tools to achieve the same ends**