

August 8, 2017

Francis McLaughlin, senior planner
Planning Department, MOA
4700 Elmore Street
Anchorage, AK

Project: Lewis & Clark Rezoning
Re: Lot Count as per an R-8 Conservation Subdivision.

Dear Mr. McLaughlin,

The Conservation Subdivision regulations are in Title 21.08.070.B. The purpose of the Conservation Subdivision is stated in 21.08.070.B.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."

To determine the number of allowable lots within an R-8 zoned property by zoning district, the density by zoning and the minimum lot size is utilized. The minimum lot size in the R-8 zoning district is 4 acres for a lot with a single family dwelling. (21.06.020. Table 21.06-1.) The density per zoning for R-8, as per 21.04.020.M, is for gross densities less than one dwelling unit per four acres. Gross density includes all of the land from centerline of perimeter right-of ways to the parcel boundaries where there is no right-of-way.

The computations for determining the allowable number of lots are as such:

Total gross area for DUA = 80 acres.

Total area of the interior, excluding interior ROW's = 74.42 to 76.97 acres. (Depending on design.) Thence: The density allowed would be 80 acres divided by 4 = 20 lots, but the actual area for lots reduces that number to a range of 74.42 acres divided by 4 acres = 18.61 lots allowed, or 76.97 acres divided by 4 acres, which equals 18.97 lots

allowed. The end analysis then is that by definition, there would be 18 or close to 19 lots allowed by the Conservation Subdivision standards and in the absence of clarifying regulation, we believe that the Code allows rounding the number of lots to the nearest whole number—in this case 19 lots.

The computations for lot count analysis do not subtract any wetlands or other areas that would ultimately be utilized as greenbelt tracts in the final Conservation Subdivision plat. If that were the case, then the whole concept of a Conservation Subdivision would be meaningless. The purpose of the code is to help maintain a housing density level while serving the community and neighbors by tracting out at least 30% of the property as open space for the homeowner's enjoyment.

Respectfully,



Tom Dreyer, PLS
S4 Group