



**Municipality of Anchorage
Geotechnical Advisory Commission**

A G E N D A

Tuesday, November 26, 2024

12:00 Noon – 1:30 p.m.

**Regular Meeting
(Hybrid format)**

In-Person Physical Location

Planning Conference Room 170
Planning and Development Center
4700 Elmore Road
Anchorage, Alaska

via Microsoft Teams

[Join the meeting](#)

Meeting ID: 265 612 833 853, Passcode: rAKoXB

Or call in (audio only): +1 907-519-0237

Conference ID: 385 258 676#

I. CALL TO ORDER

- A. Establishment of Quorum
- B. Disclosures
- C. Recognizing Staff and Guests

II. MEETING SUMMARIES

- A. October 22, 2024 Regular Meeting

III. OLD BUSINESS

- A. GAC Resolution 2024-02: Recommending Minimum On-Site Testing for Geotechnical Technical Reports or Guidance on Handout Material to Be Provided by the MOA
- B. Update on the Port
- C. Update on Academic Research from University of Colorado and University of Notre Dame on Building Code

IV. NEW BUSINESS

- A. Special Limitations Zoning, Steep Slopes, and Seismic Areas
- B. GAC Recommendations to Local Amendments for the 2024 IBC

V. PERSONS TO BE HEARD (3-minute limit)

VI. COMMITTEE REPORTS

- A. Communications Committee
- B. Hazard Mitigation Committee
- C. Seismic Hazard Committee

VII. OTHER BUSINESS

VIII. STAFF REPORTS

IX. ADJOURNMENT

Next Regular Meeting – December 17, 2024



**Municipality of Anchorage
Geotechnical Advisory Commission**

Meeting Summary

**Tuesday, October 22, 2024
12:00 Noon – 1:16pm**

**Regular Meeting
(Hybrid format)**

Commissioners	MOA Staff	Guests
<ul style="list-style-type: none"> • Dennis Berry (<i>excused</i>) • Kyle Brennan (<i>excused</i>) • Steven Halcomb, Vice Chair • Dave Hemstreet • Cody Kreitel* • Keri Nutter • Brian O’Dowd • Amy Steiner (<i>excused</i>) • John Thornley, Chair <p>*Attended via Teams</p>	<ul style="list-style-type: none"> • Mélisa Babb, Planning Director • Daniel Mckenna-Foster, Long-Range Planning • Ryan Yelle, Long-Range Planning Manager • Susan Perry, Long-Range Planning • Wayne Bolen, Development Services* • Tim Huntting, Project Management & Engineering 	<p><i>None</i></p>

I. CALL TO ORDER

- A. Establishment of Quorum
- B. Disclosures
- C. Recognizing Staff and Guests

II. MEETING SUMMARIES

- A. September 24, 2024 Regular Meeting. **Commissioner Nutter moved; Vice Chair Halcomb seconded. Passed unanimously with no changes.**

III. OLD BUSINESS

- A. **GAC Resolution 2024-02: Recommending Minimum On-Site Testing for Geotechnical Technical Reports.** Extensive discussion: **Commissioner Hemstreet** asked for clarification on what MOA staff were looking at. **Chair Thornley** explained the genesis of the issue and how developments were acquiring data or using data that existed from other sources. Discussion of background and need. Discussion of the quality of a boring and the issues of using someone else’s data. Discussion of residential versus commercial. Mostly residential in zones 4 and 5. Questions about what problem this is

trying to solve. The Commission agreed to hold a work session on October 29, 2024. **Chair Thornley** offered to bring materials from other cities.

- B. **Update on the Port.** No updates.
- C. **Update on Academic Research from University of Colorado and University of Notre Dame on Building Code (*Daniel King*).** No updates.

IV. NEW BUSINESS

None.

V. PERSONS TO BE HEARD (*3-minute limit*)

None.

VI. COMMITTEE REPORTS

- A. **Communications Committee.** Nothing to report.
- B. **Hazard Mitigation Committee.** Nothing to report.
- C. **Seismic Hazard Committee.** **Chair Thornley** informed the Commission that he will be presenting at UAA on liquefaction and thawing soils.

VII. OTHER BUSINESS

VIII. STAFF REPORTS

- A. **Thankful for GAC: Do you want to have the meeting during Thanksgiving Week?** The Commission decided to discuss at work session on Tuesday.
- B. **Seismic Hazard Mapping RFP:** Staff reported on progress of the RFP.
- C. **Wayne Bolen** proposed a standing item for the GAC to work with staff on updating IBC's Chapter 18. Grant Gephardt will be leading.

- IX. **ADJOURNMENT. Commissioner Nutter moved; Vice Chair Halcomb seconded.**
Adjourned at 1:16 pm.

MUNICIPALITY OF ANCHORAGE
GEOTECHNICAL ADVISORY COMMISSION RESOLUTION NO. 2024-02

**A RESOLUTION RECOMMENDING MINIMUM ON-SITE EXPLORATION FOR
REQUIRED GEOTECHNICAL REPORTS.**

(GAC Case No. 2024-02)

1 WHEREAS, the Municipality of Anchorage (MOA) Geotechnical Advisory Commission (GAC)
2 is established in the Anchorage Municipal Code (AMC) to act in an advisory capacity to the
3 Assembly, the Mayor, boards, commissions, and heads of municipal departments and agencies on
4 geotechnical engineering issues and natural hazards risk mitigation (AMC 21.02.080); and

5
6 WHEREAS, the Anchorage area has a complex geological setting; and

7
8 WHEREAS, decades of development and demolition in the Anchorage area with minimal and
9 inconsistent oversight have allowed for conditions where past dumping, poor quality fill, and other
10 site issues that are not readily observable from the surface; and

11
12 WHEREAS, site-specific geotechnical exploration provides a higher level of awareness of the
13 possibility for risks due to subsurface conditions; and

14
15 WHEREAS, geotechnical reports are required for residential construction in seismic zones 4 and
16 5 per AMC 23.85.401.4 and International Building Code (IBC) section 1803; and

17
18 WHEREAS, historical geotechnical data can be used to provide context on subsurface conditions;
19 and

20
21 NOW, THEREFORE, BE IT RESOLVED that the Geotechnical Advisory Commission:

- 22
23 A. Makes the following findings of fact:
24
25 1. Historical data should not be solely relied upon, and further site-
26 specific exploration is required to support design recommendations.
27 Verification language- EXPAND FINDING
28
29 2.
30
31 B. Recommends that the Municipality update its policy to require site-specific
32 geotechnical exploration where geotechnical reports are required.
33
34 1.

1 PASSED AND APPROVED unanimously by the Geotechnical Advisory Commission on this __th
2 day of November 2024.

3
4
5

Mélisa R. K. Babb
Secretary

John D. Thornley, Ph.D., P.E., BC.GE
Chair

6

DRAFT



Municipality of Anchorage
Planning Department
Memorandum



Date: 10/29/2024

From: Daniel McKenna-Foster, Senior Planner, Long Range Planning

Through: Melissa Babb, Planning Director

To: Geotechnical Advisory Commission

Subject: Special limitations zoning and environmental hazards

Context

The Assembly recently introduced AO 2024-99, “an ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code Section 21.03.160 to prohibit the application for or recommendation of special limitations in approving an amendment to the zoning map.” At the 10/22/2024 Geotechnical Advisory (GAC) Meeting, staff asked the GAC if they would be willing to comment on the concept of special limitations (SLs) and their use as a tool for mitigating or preventing risks from environmental hazards such as steep slopes or seismic activity. This memo provides additional information on the technical expertise requested.

What are Special Limitations?

Per 21.03.160G, SLs are a set of conditions that can be applied to a rezone that may include provisions for one or more of the following purposes:

- a. To prohibit structures, or uses of land or structures, that would adversely affect the surrounding neighborhood or conflict with the comprehensive plan.*
- b. To conform the zoning map amendment to the comprehensive plan, or to further the goals and policies of the comprehensive plan.*
- c. To conform development under the zoning map amendment to existing patterns of development in the surrounding neighborhood.*
- d. To mitigate the adverse effects of development under the zoning map amendment on the natural environment, the surrounding neighborhood, and on public facilities and services.*

Types of limitations may include restrictions that:

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

Special Limitations in areas with steep slopes or high seismic risks

Anchorage has a about 9,221 parcels with special limitations zoning, with much of that acreage located in sloped areas of Eagle River or South Anchorage. Many of the SLs in these areas which were established before 2012 include provisions for limiting lot size, restricting uses, or requiring additional stream setbacks, buffering, or erosion control. Although it is not always explicitly mentioned in the ordinances which created them, the intent of many of these SLs seems to have been attempting to mitigate risks from slopes and negative impacts to waterways. Between 2012-2014, the Municipality of Anchorage made significant changes to both the content and organization of its zoning code, including reorganizing, consolidating, and strengthening sections regulating slope, hillside development, water pollution control, and stream setbacks into the new section of 21.07.020 Natural Resource protection.¹ The new standards also include additional mentions that development of properties with slopes over 30% consider avalanche risk. Preliminary discussions with staff in MOA Development Services and MOA Private Development indicate that while building codes have not changed significantly over the same period, the building codes adopted today do still provide an appropriate procedure for ensuring safe development in steep or seismically-unstable areas.

Request for the GAC

Staff requests that the GAC review the special limitations code section mentioned above, their own practical experience, and the example provided in the table below to answer the following:

- **Is the existing code language in Title 21 and Title 23 sufficient to address any slope or seismic risks that may have been initially regulated under special limitations in individual zoning districts? If SLs were removed, would that allow for any potentially dangerous or unregulated conditions?**
- **Is there a role for a required site plan review in specific zoning language for certain high-slope zones in Anchorage or Eagle River? ²**

¹ For reference in “Old” Title 21: see 21.85.180 Erosion and Sedimentation Control, 21.80.370 Design Standards R-10 District. 21.80.360 Design Standards- Hillside lots (based on platting authority and slope chart), 21.67 water pollution control, and 21.45210 stream protection setback.

² For reference, Table 21.04-3 in **21.04 Zoning Districts** currently prescribes minimum lot area, width, maximum lot coverage, and impervious surface coverage for development in R-10 based on average lot slope.

The information the GAC provides will help inform recommendations the Department makes on any legislative action on special limitations. The table below provides an example for which the public record provides a significant amount of background information. A full print out of this AO will be attached to this memo.

Area of the MOA	Zone	Ordinance	Excerpt
Hillside	R-6 SL	AO 2011-82	<p>"A. The following uses are allowed: 1. Permitted principal uses and structures. a. Single family home per lot."</p> <p>From PZC findings: "<i>The site has a number of sensitive features such as steep ridges, wetlands, bedrock, high winds and road access issues that make lower density more environmentally appropriate. The site is not necessarily developable at the minimum lot size of the R-6 zone, but the subdivision platting process will ascertain the adequate lot size to accommodate on-site services as the project moves ahead</i>"</p>

2. District-Specific Standards

a. Lot and Site Requirements

Table 21.04-3 provides the lot and site requirements for the R-10 district. This table applies in addition to the dimensional standards stated in table 21.06-1.

Average Slope of Lot (percent)	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage of All Buildings (percent)	Coverage Impervious Surfaces (percent)
More than 30.00	7.50	300	3	8
25.01--30.00	5.00	300	5	10
20.01--25.00	2.50	180	8	14
20.00 or less	1.25	100	10	20

Average slope is calculated by the following formula:

$$S = \frac{I \cdot L}{A} \cdot 0.0023$$

Where:
 S = Average slope of lot or tract in percent
 I = Contour interval (20 feet or less)
 L = Sum of length of all contours on lot or tract in feet
 A = Area of the lot or tract in acres

b.

Bedrock

When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this subsection. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.

Figure 1: Existing district-specific standards for R-10 in Title 21

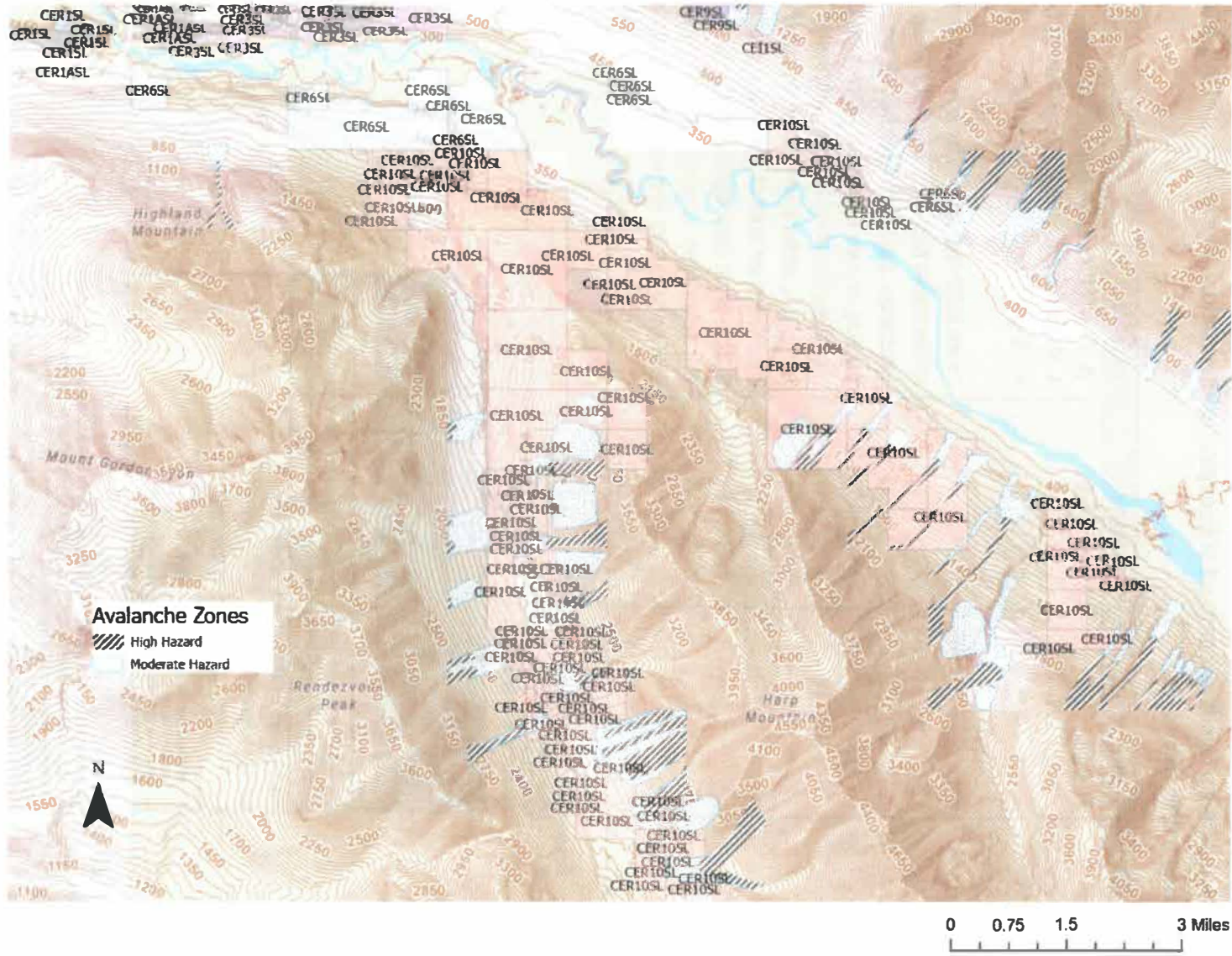


Figure 2: Zones with Special Limitations in the Eagle River Area

For AO 2011-82 related to the 10/29/2024 memo: “Special limitations zoning and environmental hazards” please follow the link below:

<https://www.muni.org/Departments/OCPD/Planning/SiteAssets/Pages/GeotechnicalAdvisoryCommission/AO%202011-082%20OCR.pdf>



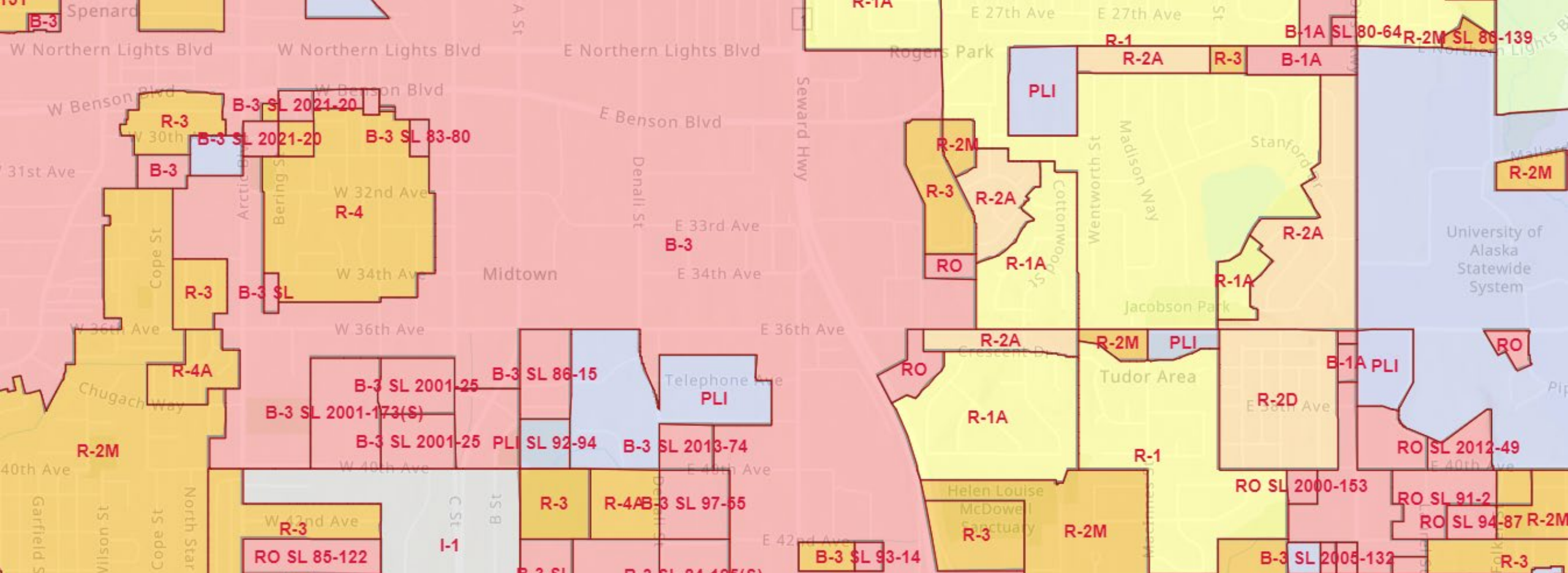
Municipality of Anchorage
Planning Department
Memorandum



Date: November 26, 2024
To: Geotechnical Advisory Commission
Subject: Special Limitations— Planning and Zoning Commission’s 11/18/2024
PowerPoint Presentation

A PowerPoint presentation was made at the Planning and Zoning Commission public hearing on Monday, November 18, on PZC Case No. 2024-0124 regarding Special Limitations. It is included here at the end of the GAC packet.

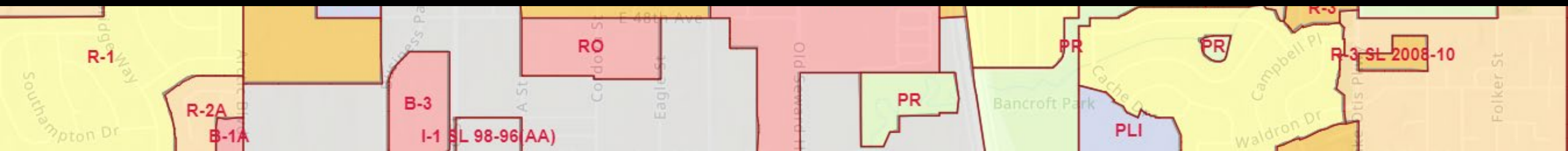
If interested, other information from the Planning and Zoning Commission case, which includes the [staff report](#), can be found on the MOA’s [Municipal Meetings site](#) or on the Planning Department’s [Planning Cases Online portal](#).



Special Limitations Zoning

11/18/2024 PZC Meeting

Case No. 2024-0124



Note: Planning and Zoning Commission review was waived by the Assembly when this item was introduced at the October 22, 2024 Assembly Regular meeting (AO No. 2024-99).

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.

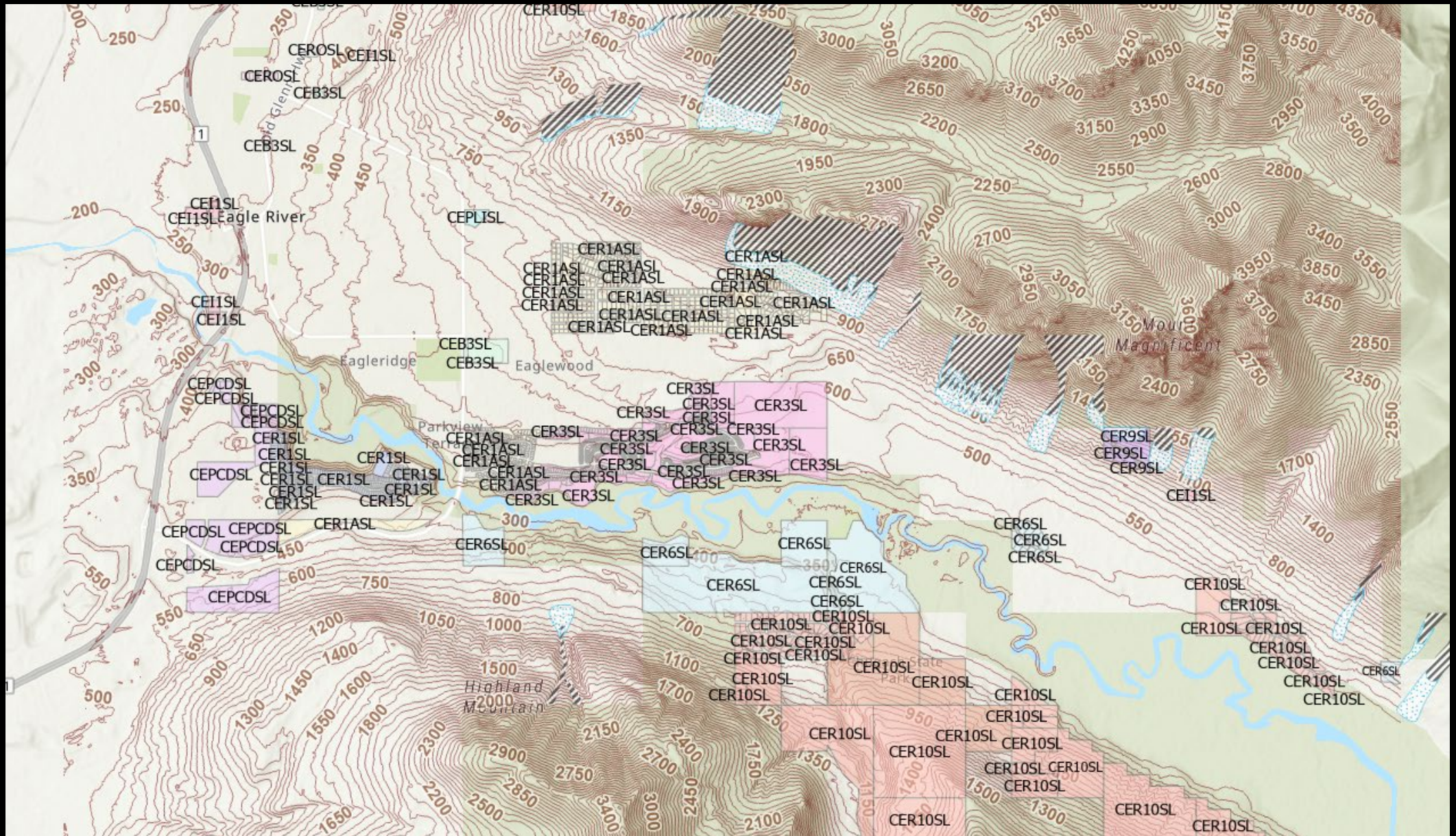
Special limitations can do one or more of the following:

- 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.

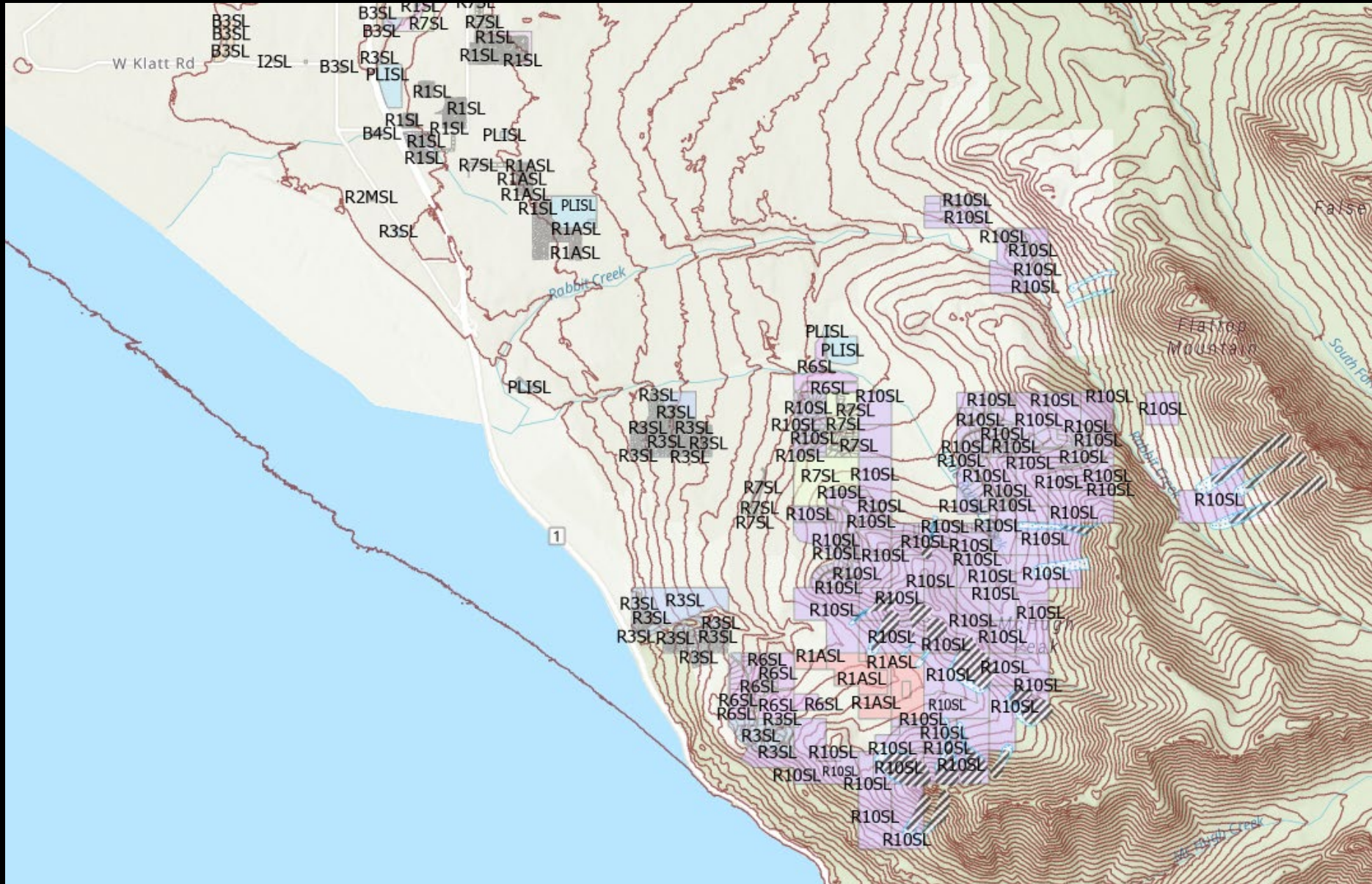
Many types of SLs have now been incorporated into Title 21:

- 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. 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.
 Estreet parking lots, garages.
 Soline 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. *Self 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:

- 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 6 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

AO 2017-50 Rezoning to B-3 SL

Page 2 of 3

21. Park, public or private.
22. Community or police substation.
23. Tower, high voltage transmission.
24. Commercial horticulture.
25. Animal Boarding²
26. Retail and pet services²
27. Veterinary clinic²
28. Club/odge/meeting hall.
29. Amusement establishment²
30. Fitness and recreational sports center²
31. General outdoor recreation, commercial²
32. Theater company or dinner theater²
33. Food and beverage kiosk²
34. Restaurant²
35. Financial institution.
36. Office, business or professional.
37. Business service establishment.
38. Funeral/mortuary services.
39. Convenience store²
40. Farmers market²
41. Fueling station²
42. Furniture and home appliance store²
43. General retail²
44. Grocery or food store²
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, major²
10. Land reclamation.

C. Administrative site plan review:

1. Dwelling, townhouse.
2. Community center.
3. Government administration and civic facility.
4. Religious assembly.

AO 2017-50 Rezoning to B-3 SL

Page 3 of 3

5. Animal shelter²
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.

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

A. The following uses shall be prohibited:

1984

- 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.

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 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):
 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 Review Committee. The objective of all greenbelt easements is to promote the preservation of the tree canopy. Any actions taken by the PCHOA shall be consistent with this objective. Greenbelt easements, located on privately held lots, will be maintained primarily as buffers. They should be maintained in natural vegetation. Subject to approval by the PCHOA Design Review Committee an alternate landscape plan which includes, trees, shrubs and ground cover suitable to provide visual buffers and erosion control similar to native vegetation can be implemented. Accessory structures, placed as to not detract from the buffering effect, can be located within the private greenbelt easements.

1997

Assembly Ordinance No. 97-149
Zoning Map Amendment
Page 3

- 2. No principal structure shall be located in the private greenbelt easements.
- 3. Permitted accessory structures shall consist of the following, subject to review and approval of the Potter Creek Homeowners' Association, Design Review Committee:
 - a. decks
 - b. saunas and hot tubs
 - c. fences (if approved as part of a landscape plan)
 - d. swing sets and children play equipment or other similar accessory structures.
- F. Future development of Southcreek Estates Subdivision, Tracts G and H, and the Villages Subdivision, Tracts 10 and 11, shall be subject to the following standards:
 1. Areas intended to be reserved as undisturbed open space shall be provided as separate open space tracts and not as an easement located within an individual lot.
 2. 33% of the subdivided land area shall remain as undisturbed open space to provide a buffer between development areas.
 3. Any new subdivision plats shall contain plat notes which note open space shall remain as natural vegetation and shall remain undisturbed.
 4. Yard setbacks shall be 20-foot front yard; 5-foot side yard; 10-foot rear yard.

R-6 SL 2011-82

R-3 SL

1984

Resolution No. 061-84
Page 3

- 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, demonstrate residential density distribution patterns, establish general phasing plans and buffering. The second phase will review a Final Site Plan to establish the final details of the project.
 4. A Master Site Plan is subject to approval by the Planning and Zoning Commission after a Public Hearing. Notice of the Public Hearing shall be given in the manner provided for zoning map amendments. A Final Site Plan is subject to approval by the Director of Community Planning without a public hearing in the same manner as a cluster housing development Final Site Plan under Section 21.45.1901.2.h(1). Upon the applicant's request, the Planning and Zoning Commission may combine a Final Site Plan review with its review of a Master Site Plan.

5. No building or structure shall be constructed or placed on the property and no existing vegetation on the property shall be cleared except in accordance with a site plan approved by the Planning and Zoning Commission in accordance with this section and the provisions incorporated by reference herein. Prior to that approval, the Planning Director may approve specific limited clearing of vegetation for utility placements, access road construction, soil testing, well drilling, surveying or to collect other data necessary for plan approvals which he finds will not circumvent the intent of these special limitations.
6. A Notice of Zoning Action shall be recorded with the District Recorder's Office within 30 days of Assembly approval of this ordinance to provide notice that these parcels are regulated by the Special Limitations of this section. A legal description and the approved number of dwelling units shall be included for every tract or parent tract. No building permit may be issued prior to recording this notice.
7. An application to modify a site plan shall be reviewed in the same manner as an application for site plan approval, provided that if the reviewing authority determines that the proposed modifications to a Master Site Plan will have minimal off-site impacts, no public hearing on the modification is required. The authority that approved a site plan may modify the site plan:
 - a. When changed conditions cause the site plan no longer to conform to the standards in these special limitations.
 - b. To implement a different development plan

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.

R-1A SL

R-10 SL

R-10 SL 86-205

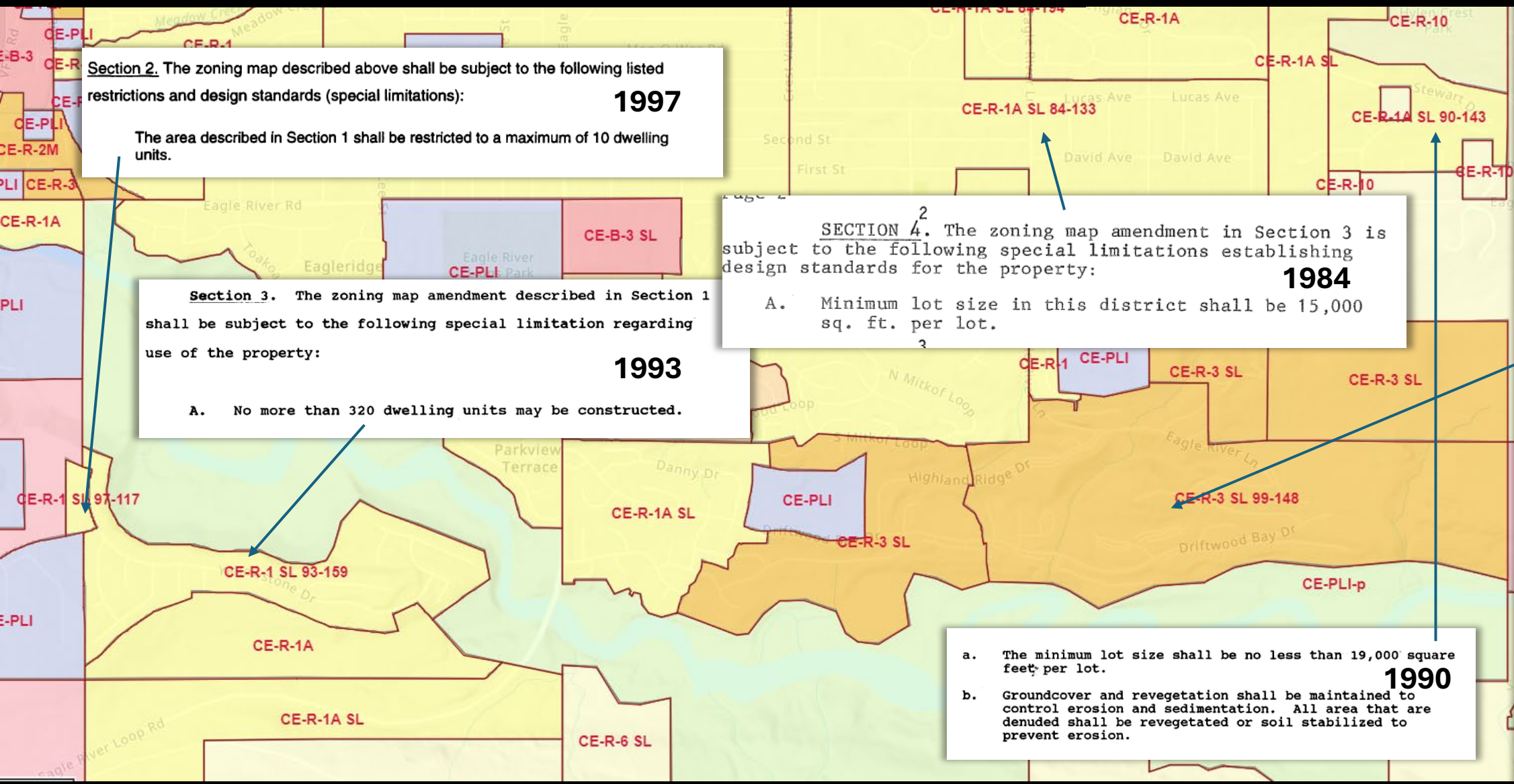
R-10 SL

Section 3. The R-10 SL district established by Section 1 shall be subject to the following special limitations establishing design standards for the property:

1986

- A. Lot shall have a minimum area of 54,450 square feet (1-1/4 acres), including 1/2 the area of abutting dedicated rights-of-way.
- B. Property situated within the [SOUTHEAST] northeast quarter of Section 13 is exempt from the requirements of A if developed through the cluster development process.

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):

1. The average dwelling units per acre shall not be greater than 4.0. Clearing of these units to be permitted, consistent with the requirements of items 2, 3 and 4. The number of dwelling units allowed within a proposed development affected 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 2 and 3) 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% 20% slope affected land shall be prohibited, except for the areas shown on the attached Exhibit "B" and subject for specific limited clearing of vegetation for utility placements in a preliminary rezoning subdivision plan.

3. Existing vegetation shall be retained unless specifically approved as provided in these special limitations. Retained vegetation supplemental to necessary clearing shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower densities. Development shall be buffered by an area not less than 65 feet unlandfilled vegetative easement adjacent to major water courses or those determined to be significant in terms of water resource, defined by having an ordinary high water mark. The easement shall be 65 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 crossings will be the only permitted intrusion to the 65-foot easement.

4. The revegetating/buffering provisions of Technical Report 3, Hillside Wastewater Plant shall be followed. These standards and procedures shall affect any adjoining existing development, defined to include areas of currently developed land except 6.4 and R.7.

5. Proposed plans affected 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 plan. The applicant must identify the probable impacts of the project affected by these special limitations upon the local and regional roadway systems. The circulation plan must identify residential streets over 50% average daily traffic and areas of higher functional classification within the project. It must also specifically consider through road connections to adjoining properties and, if necessary, the roadway system serving the adjoining area. The circulation plan shall conform to the following standard with the exception of required through connections, circulation to the proposed development shall be within the boundaries of that development. The proposed development shall include the boulevard of that development. The traffic impact analysis and roadway circulation plan may be prepared for other specific properties or for the entire development area within this zoning 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 final site permit. Prior to this approval, the planning director may approve specific limited clearing of vegetation for utility placements, access to road construction, soil testing, well drilling, servicing or to conduct other site necessary for a plan approval which the final will not circumvent the intent of these special limitations.

8. Maximum 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:

A. Minimum height of structures shall be limited to 25 feet or 2 1/2 stories.

Section 5. The zoning map described in section 4 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. Clearing of these units to be permitted, consistent with the requirements of items 2, 3 and 4. The number of dwelling units allowed within a proposed development affected 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 2 and 3) 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% 20% slope affected land shall be prohibited, except for the areas shown on the attached Exhibit "B" and subject for specific limited clearing of vegetation for utility placements in a preliminary rezoning subdivision plan.

3. Existing vegetation shall be retained unless specifically approved as provided in these special limitations. Retained vegetation supplemental to necessary clearing shall be used as a buffer to surface water bodies and adjacent to developed residential areas of lower densities. Development shall be buffered by an area not less than 65 feet unlandfilled vegetative easement adjacent to major water courses or those determined to be significant in terms of water resource, defined by having an ordinary high water mark. The easement shall be 65 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 crossings will be the only permitted intrusion to the 65-foot easement.

4. The revegetating/buffering provisions of Technical Report 3, Hillside Wastewater Plant shall be followed. These standards and procedures shall affect any adjoining existing development, defined to include areas of currently developed land except 6.4 and R.7.

5. Proposed plans affected 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 plan. The applicant must identify the probable impacts of the project affected by these special limitations upon the local and regional roadway systems. The circulation plan must identify residential streets over 50% average daily traffic and areas of higher functional classification within the project. It must also specifically consider through road connections to adjoining properties and, if necessary, the roadway system serving the adjoining area. The circulation plan shall conform to the following standard with the exception of required through connections, circulation to 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 properties or for the entire development area within this zoning 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 final site permit. Prior to this approval, the planning director may approve specific limited clearing of vegetation for utility placements, access to road construction, soil testing, well drilling, servicing or to conduct other site necessary for a plan approval which the final will not circumvent the intent of these special limitations.

8. Maximum height of structures shall be limited to 25 feet or 2 1/2 stories.

Section 6. The zoning map amendment in section 4 above shall be subject to the following listed restrictions and design standards (special limitations):

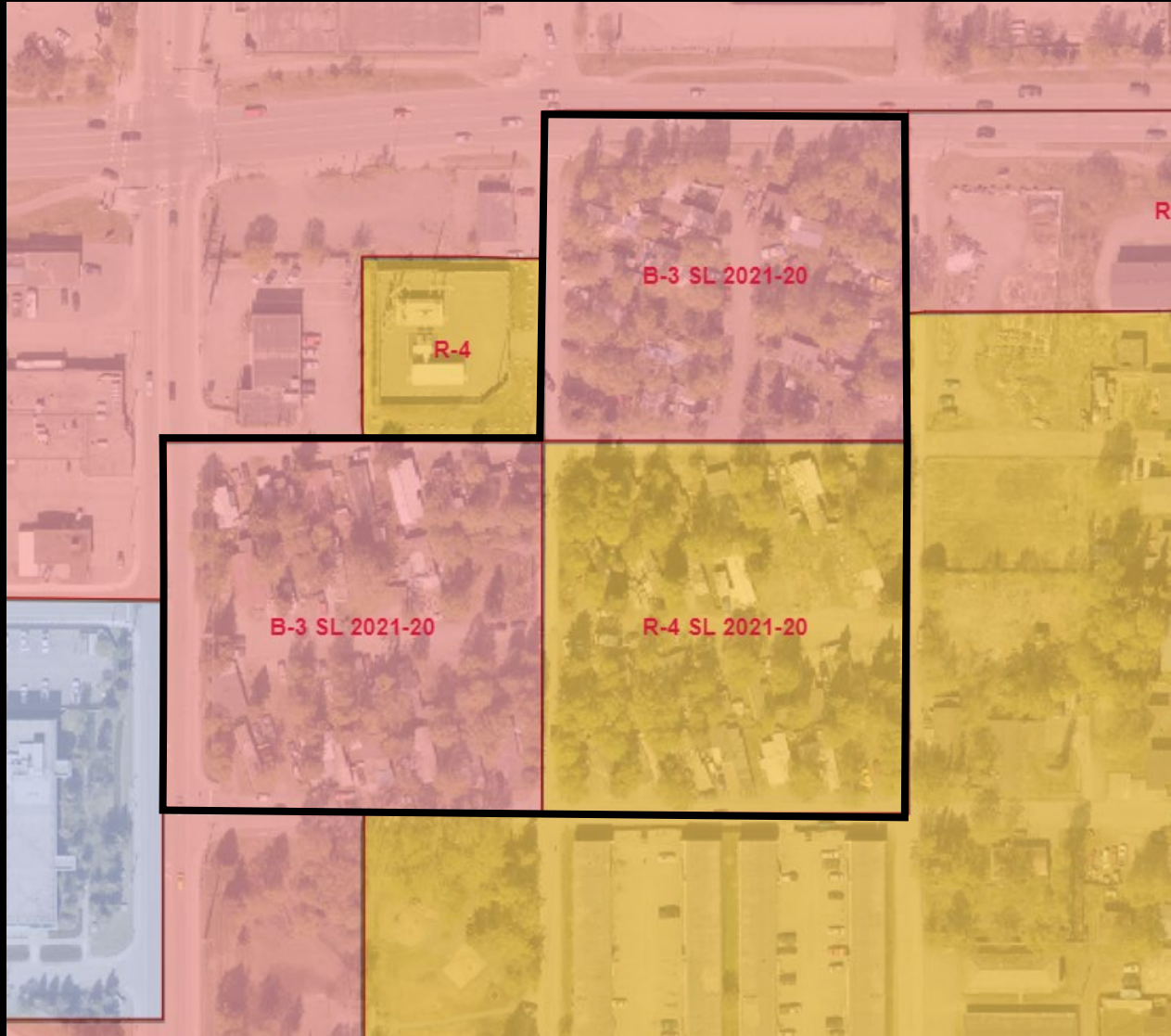
All provisions of Title 21 of the Anchorage Municipal Code are specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

AM 1140-89 (AM 4-1-2000)
1999

AD 99- 144
Page 2

AD 99- 48
Page 3

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*:

2021

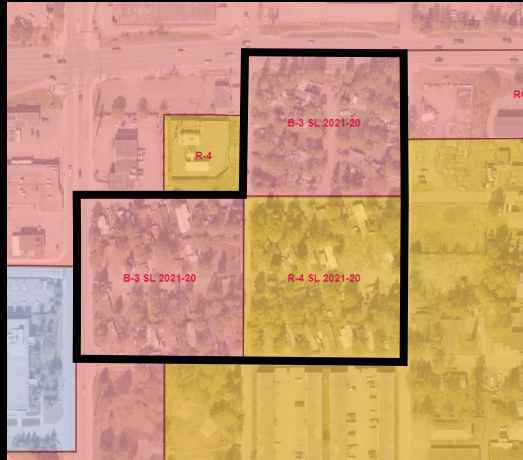
- Parking for buildings located beside or behind the front façade(s) facing the development site's highest-classified *Official Streets & Highways Plan* street frontage. This standard may apply to no more than two street frontages.
- Shared parking solutions among neighboring uses wherever possible.
- 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.

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

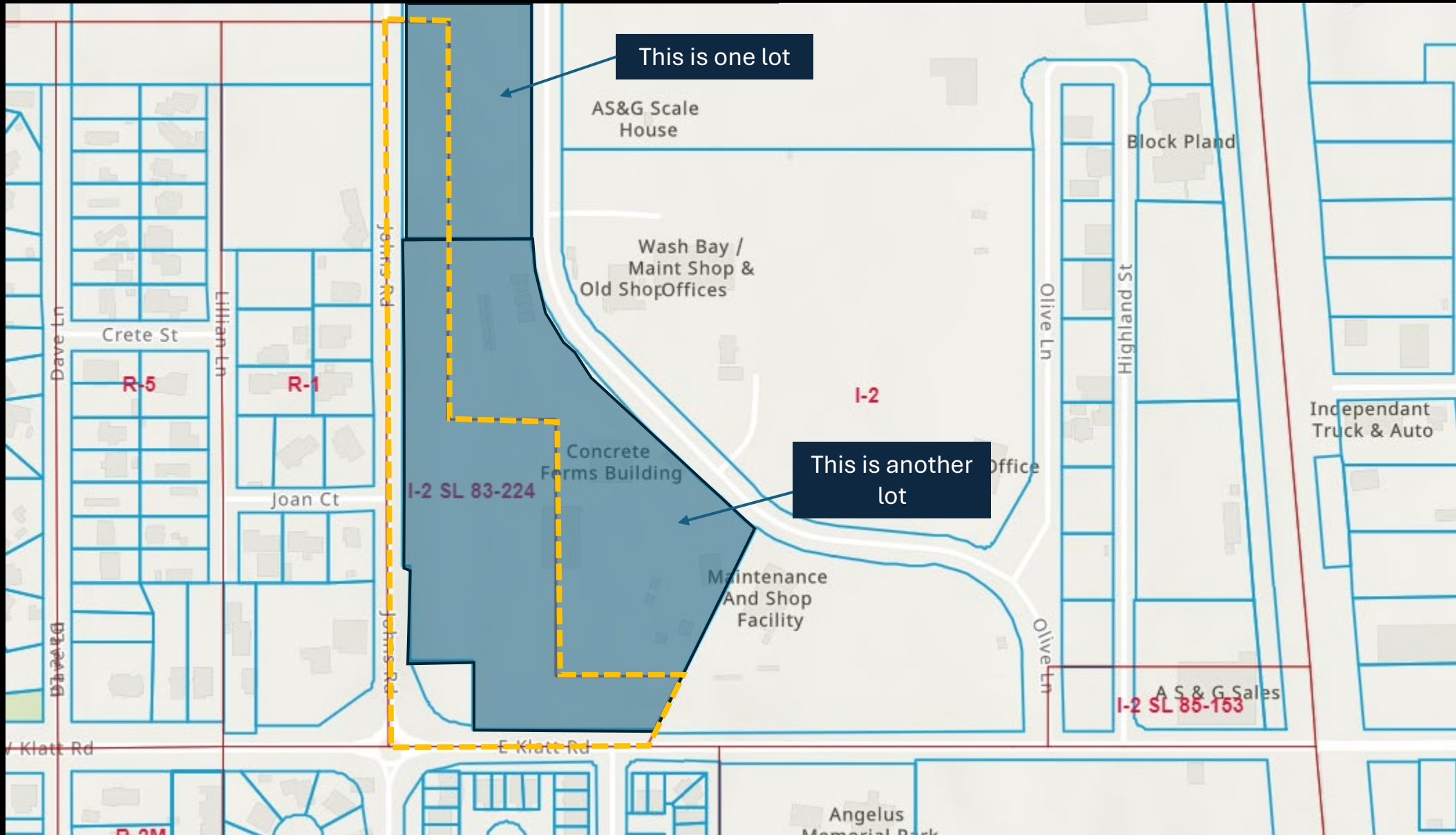
a. Dwelling Units Required

- 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.

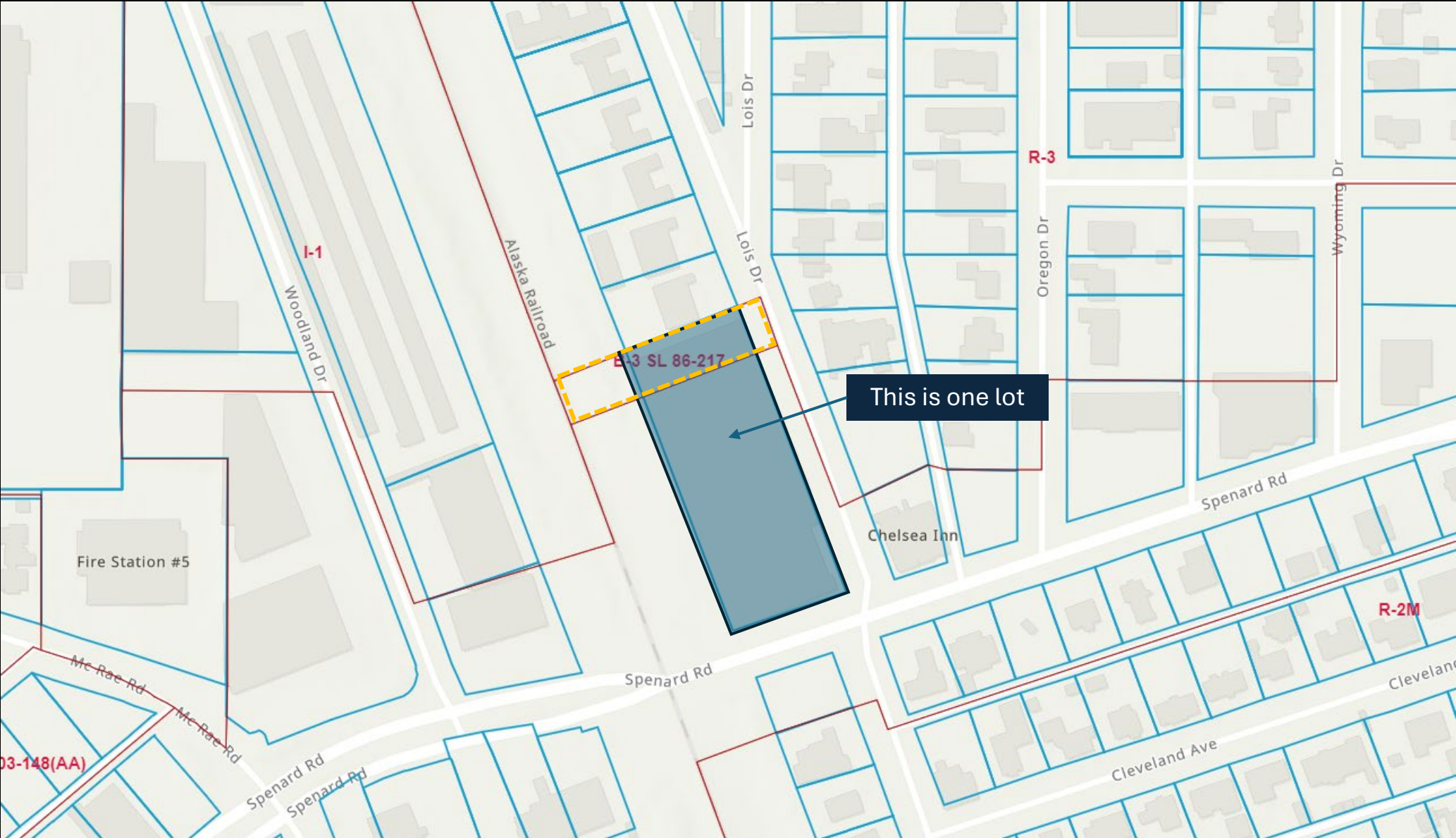
Issues:

- 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.

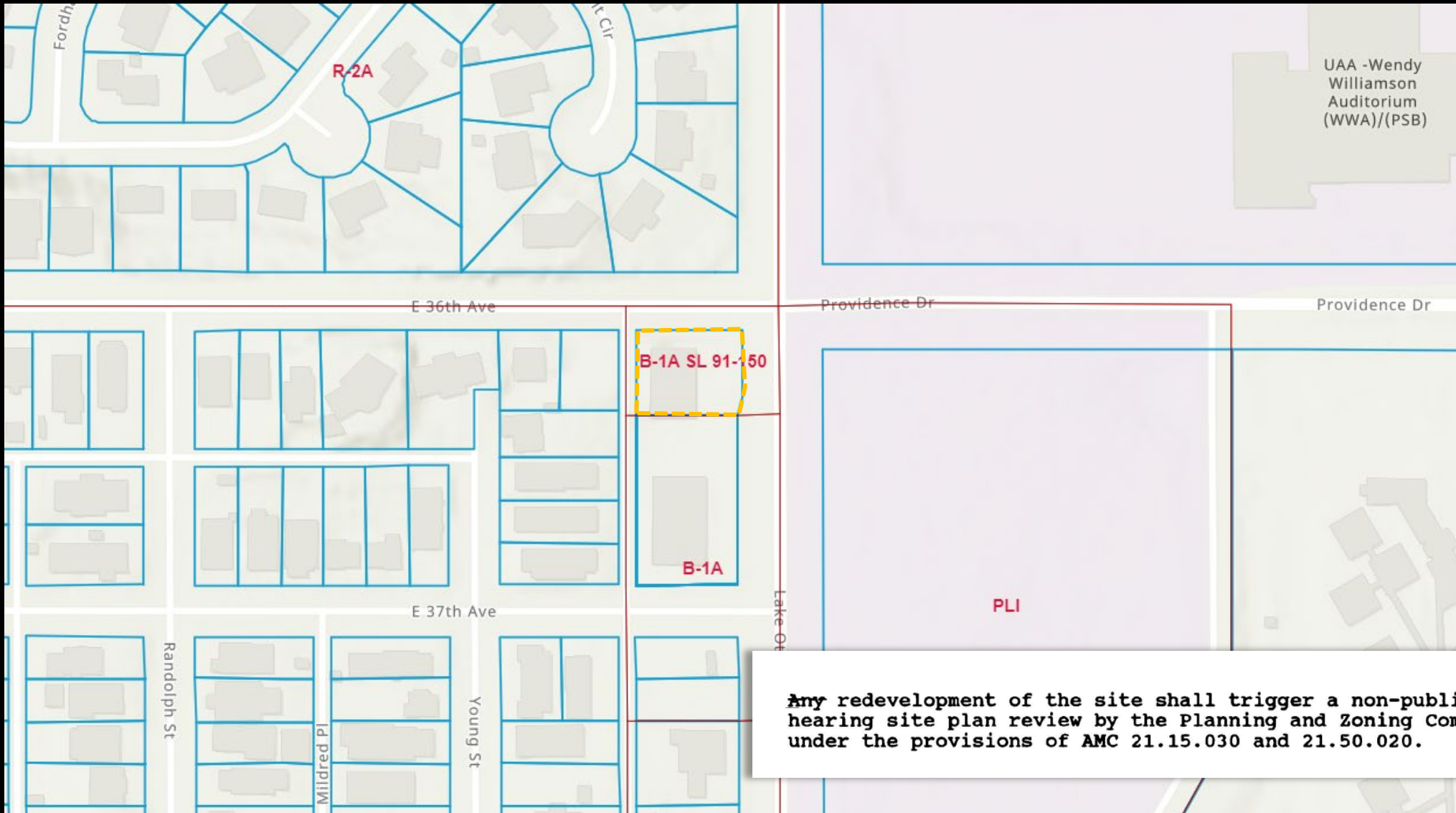
SLs & Split Lot Zoning AO 1983-224



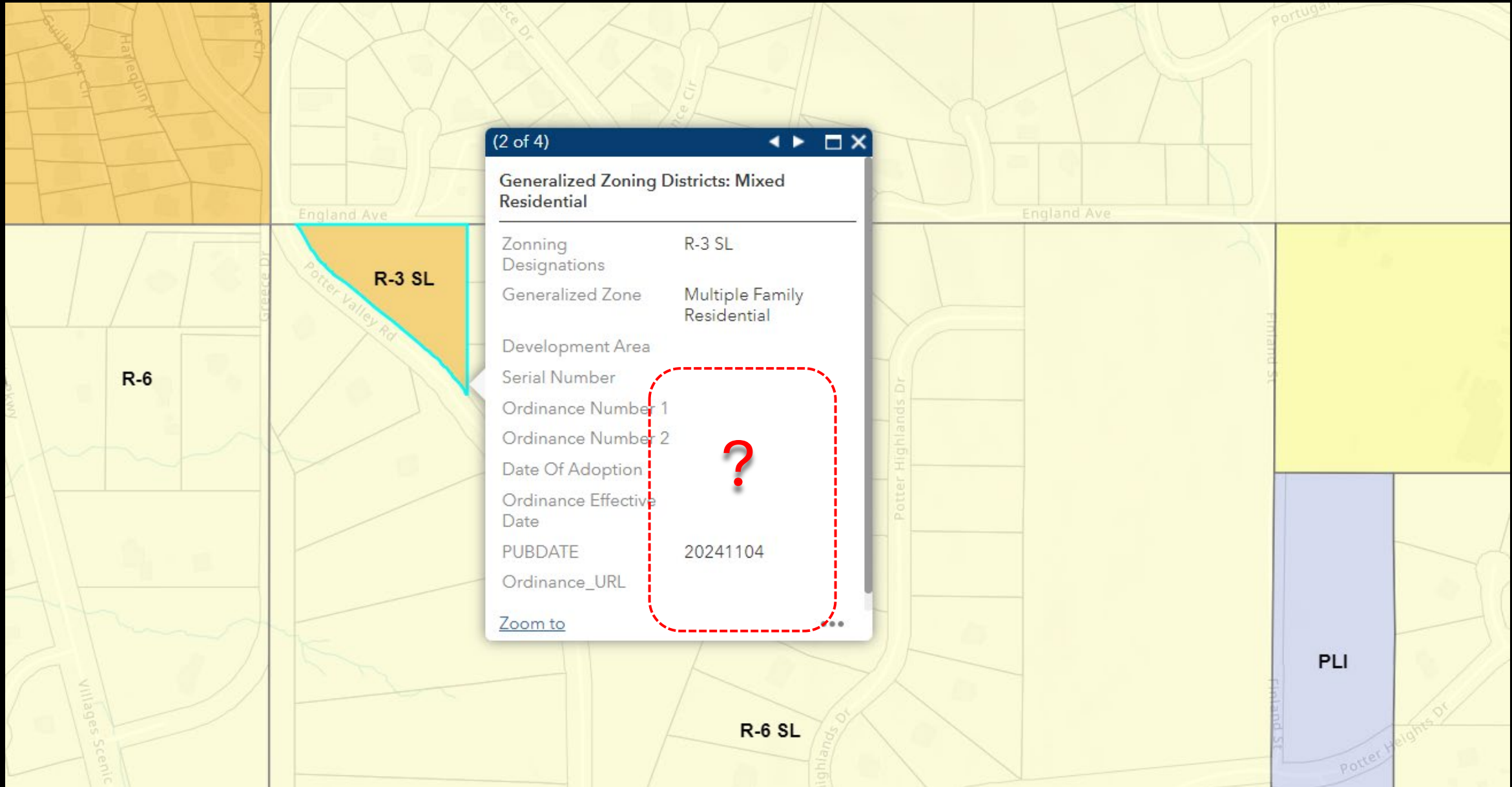
SLs & Split Lot Zoning AO 1986-217



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



Any redevelopment of the site shall trigger a non-public hearing site plan review by the Planning and Zoning Commission under the provisions of AMC 21.15.030 and 21.50.020.



(2 of 4) ◀ ▶ □ ✕

Generalized Zoning Districts: Mixed Residential

Zoning Designations R-3 SL

Generalized Zone Multiple Family Residential

Development Area

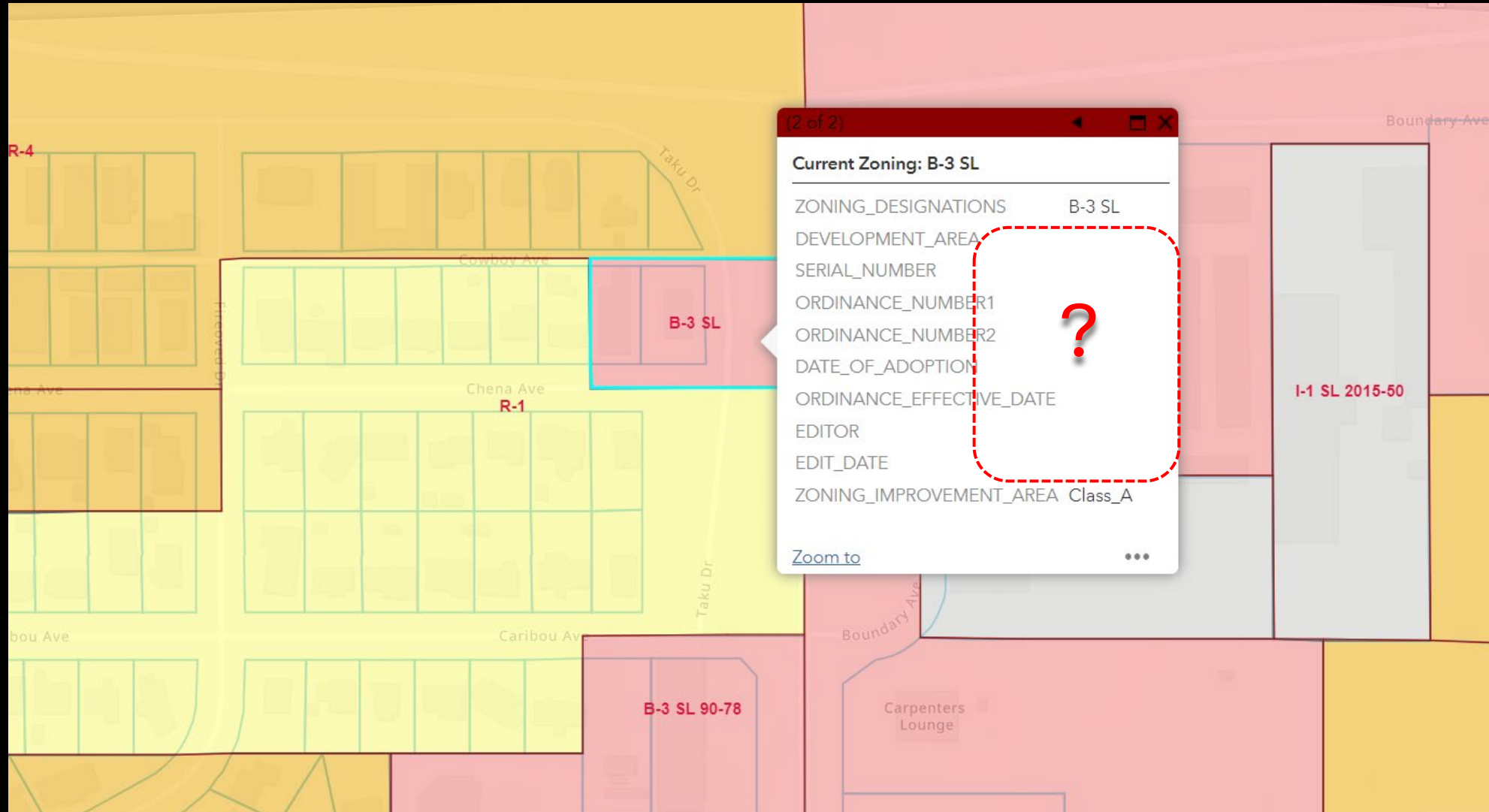
Serial Number

Ordinance Number 1	?
Ordinance Number 2	
Date Of Adoption	
Ordinance Effective Date	
PUBDATE	

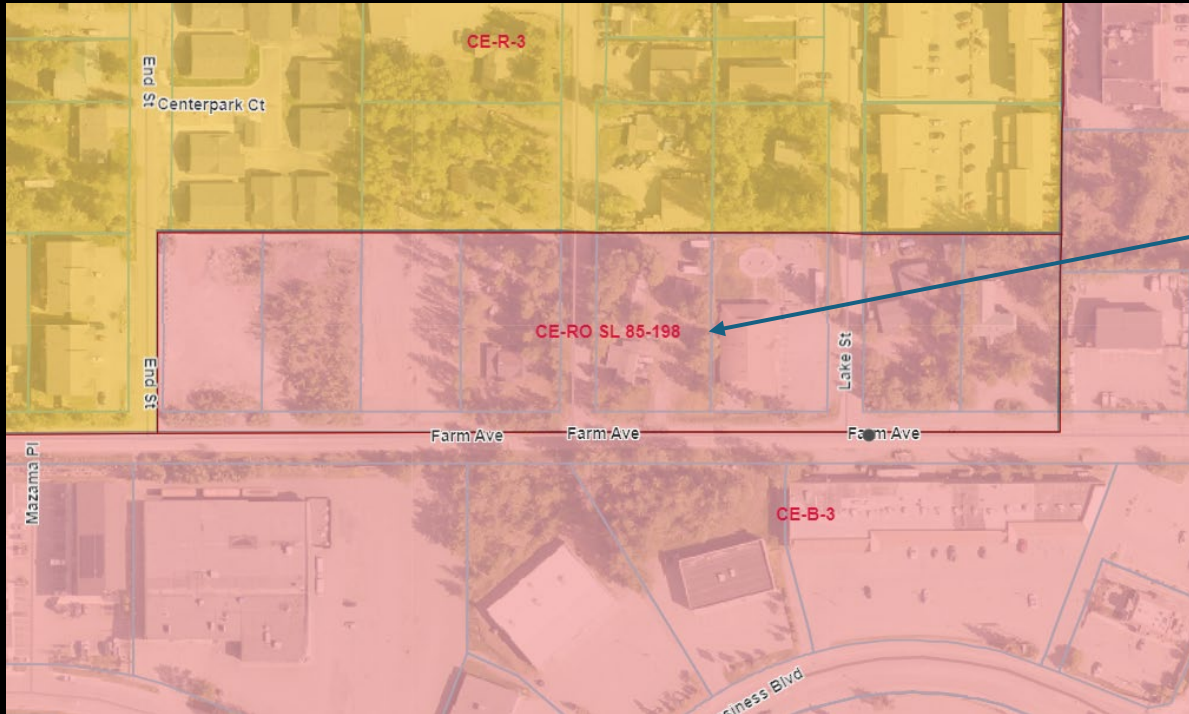
Ordinance_URL

[Zoom to](#) ⋮

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



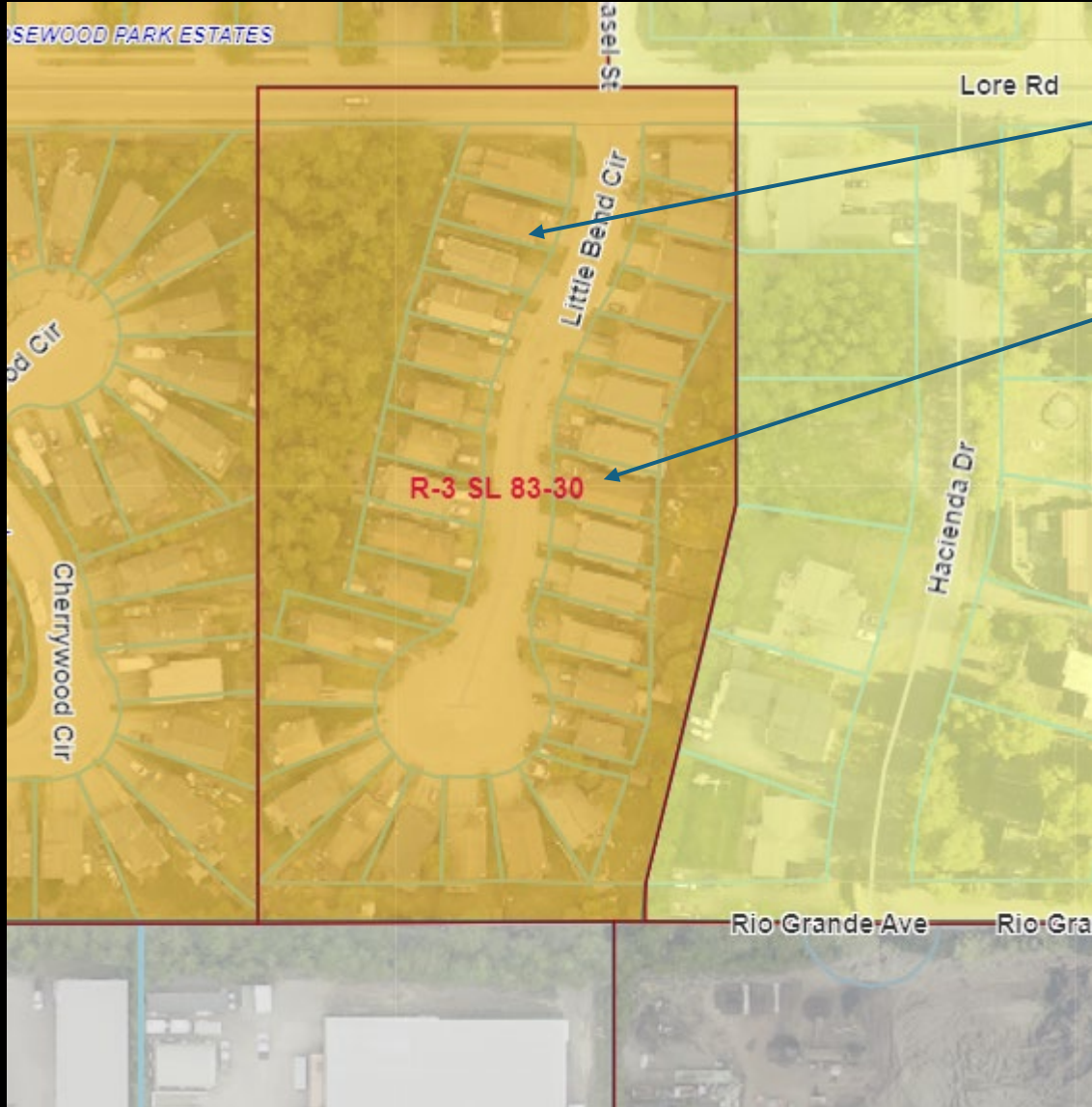
Section 2. The zoning map described in Section 1 shall be subject to the following listed special limitation design standards:

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:

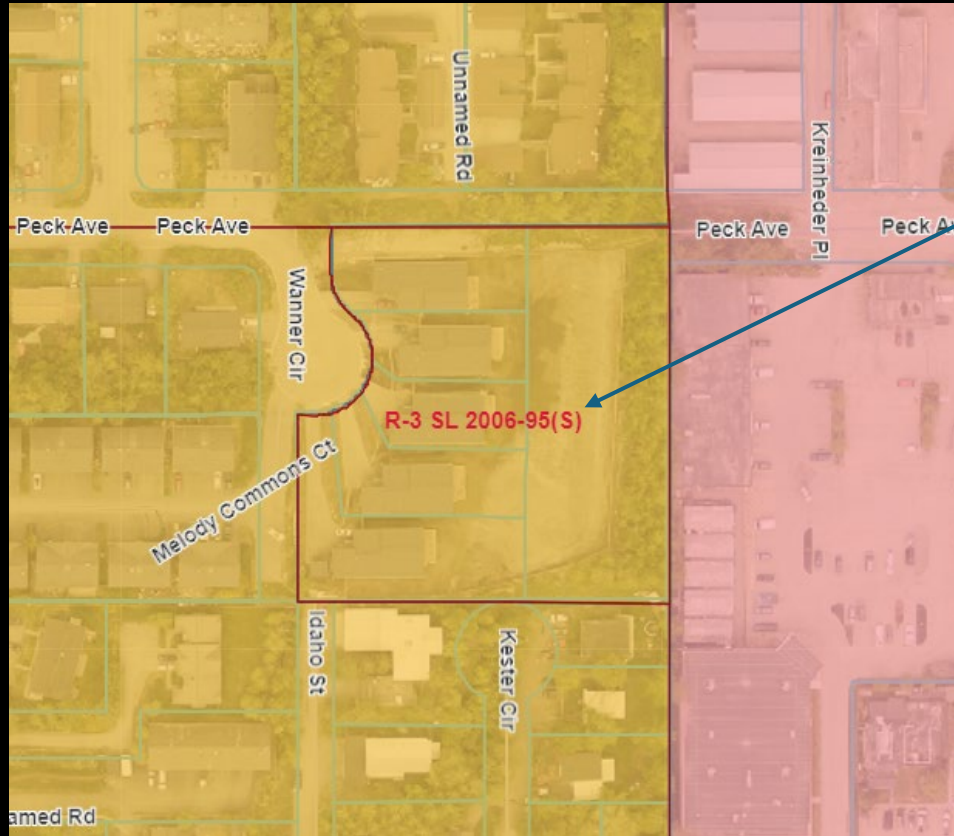
SECTION 1. The zoning map be amended by designating the following described property as an R-3 (Multiple-Family Residential District) with special limitations zone:

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)



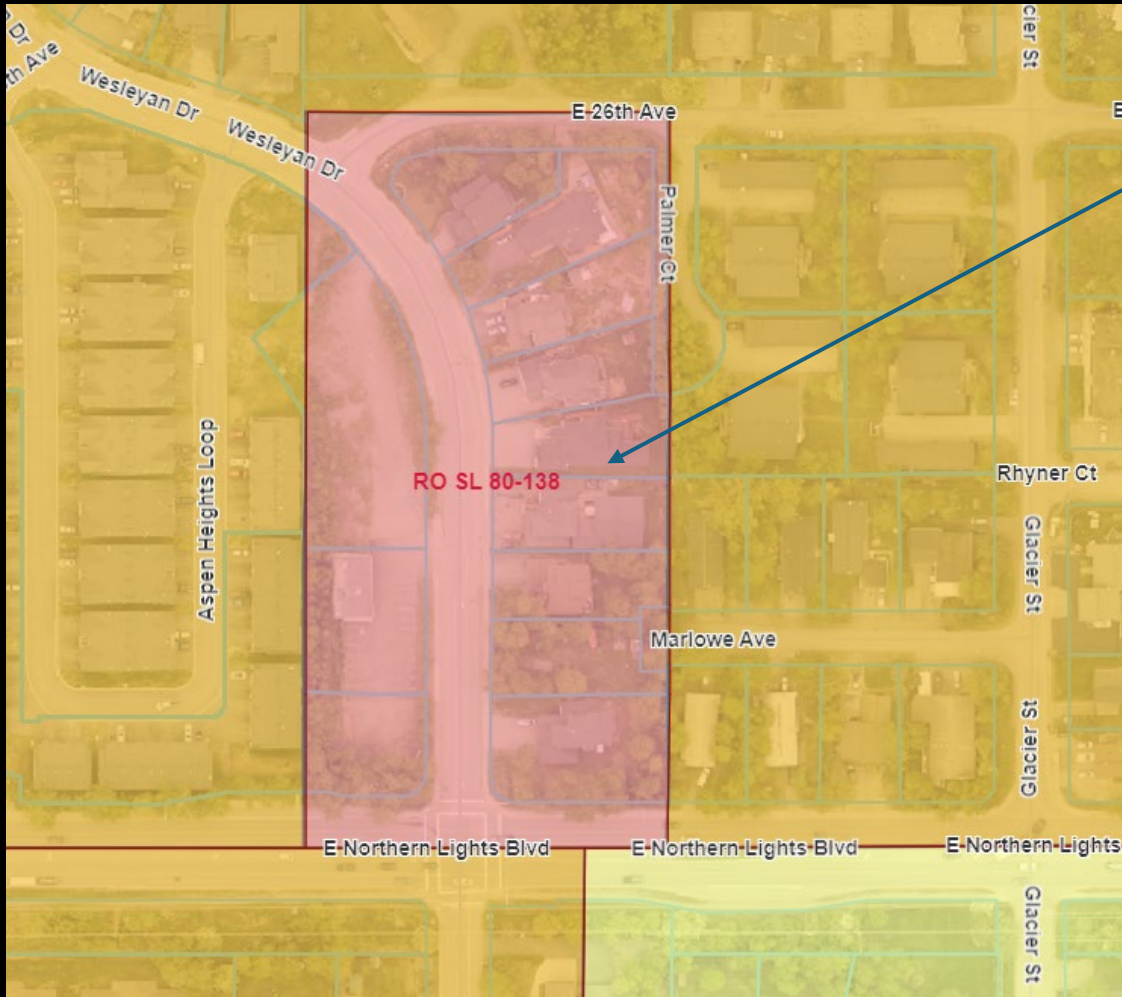
Section 2. This zoning map amendment is subject to the following special limitations:

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



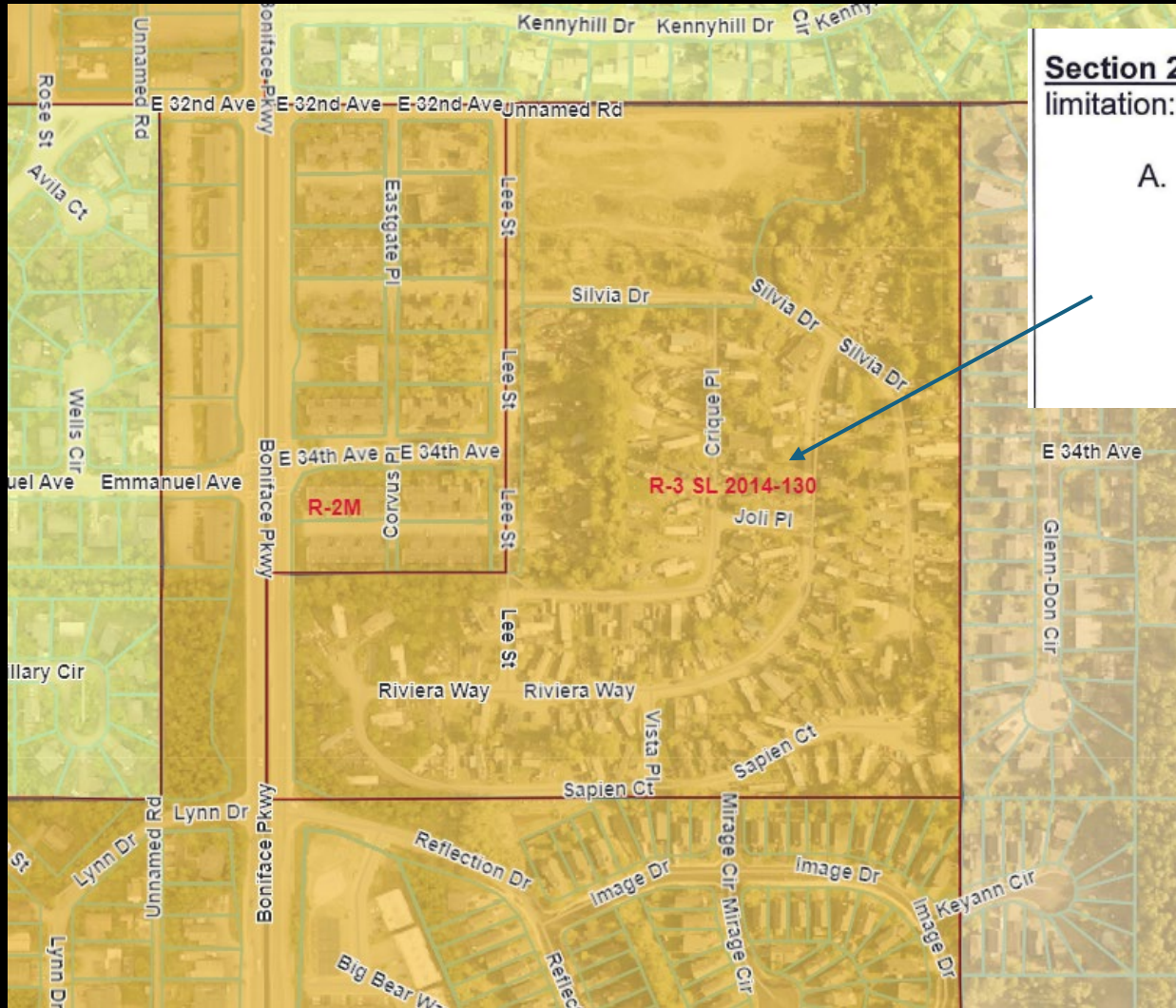
SECTION 2. The zoning map amendment for the R-O (Residential Office District) with special limitations use district designation for the property described in Section 1. above is restricted with the following limitations:

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 architectural 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.

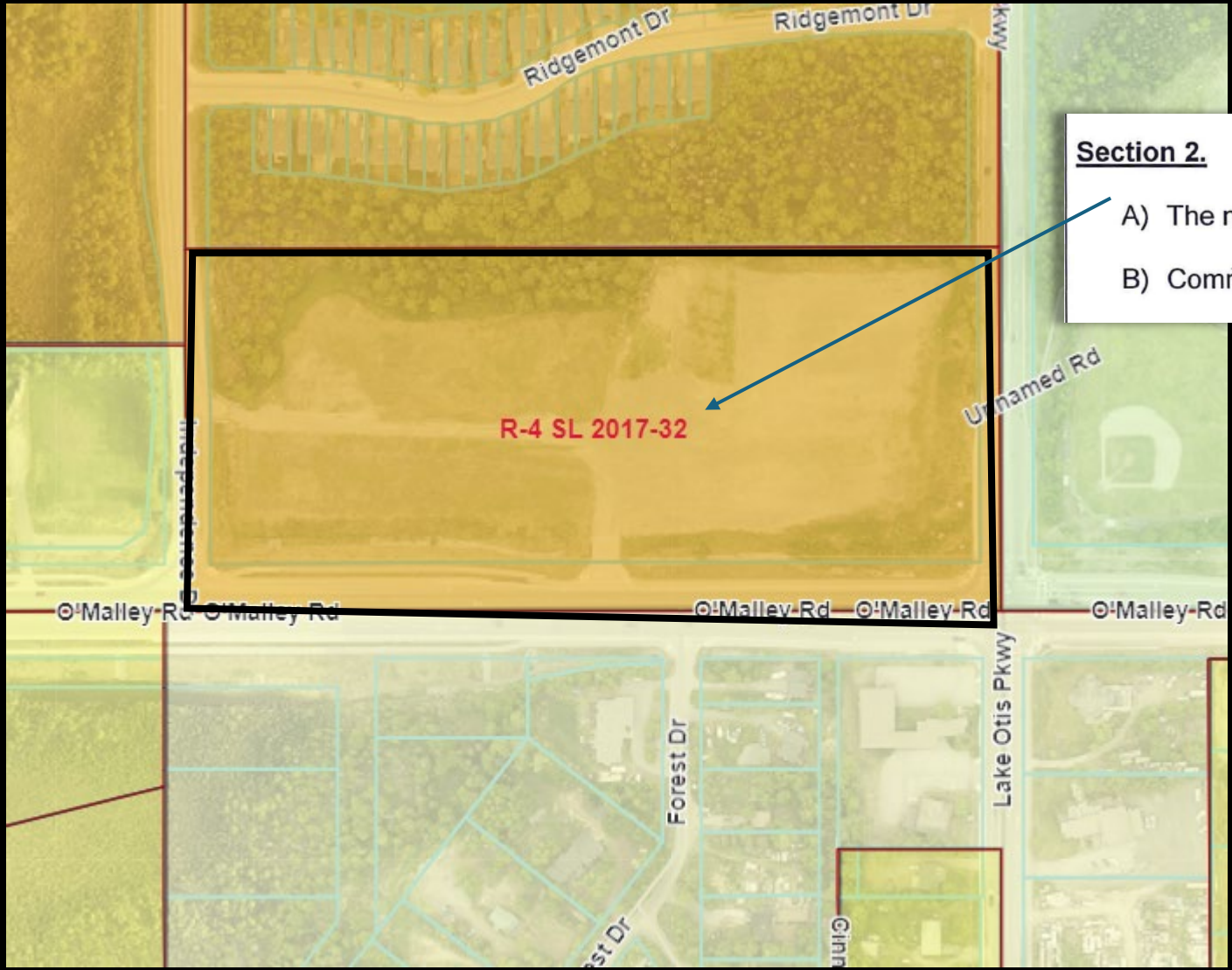
R3 SL AO 2014-130



Section 2. limitation:

This zoning map amendment is subject to the following special

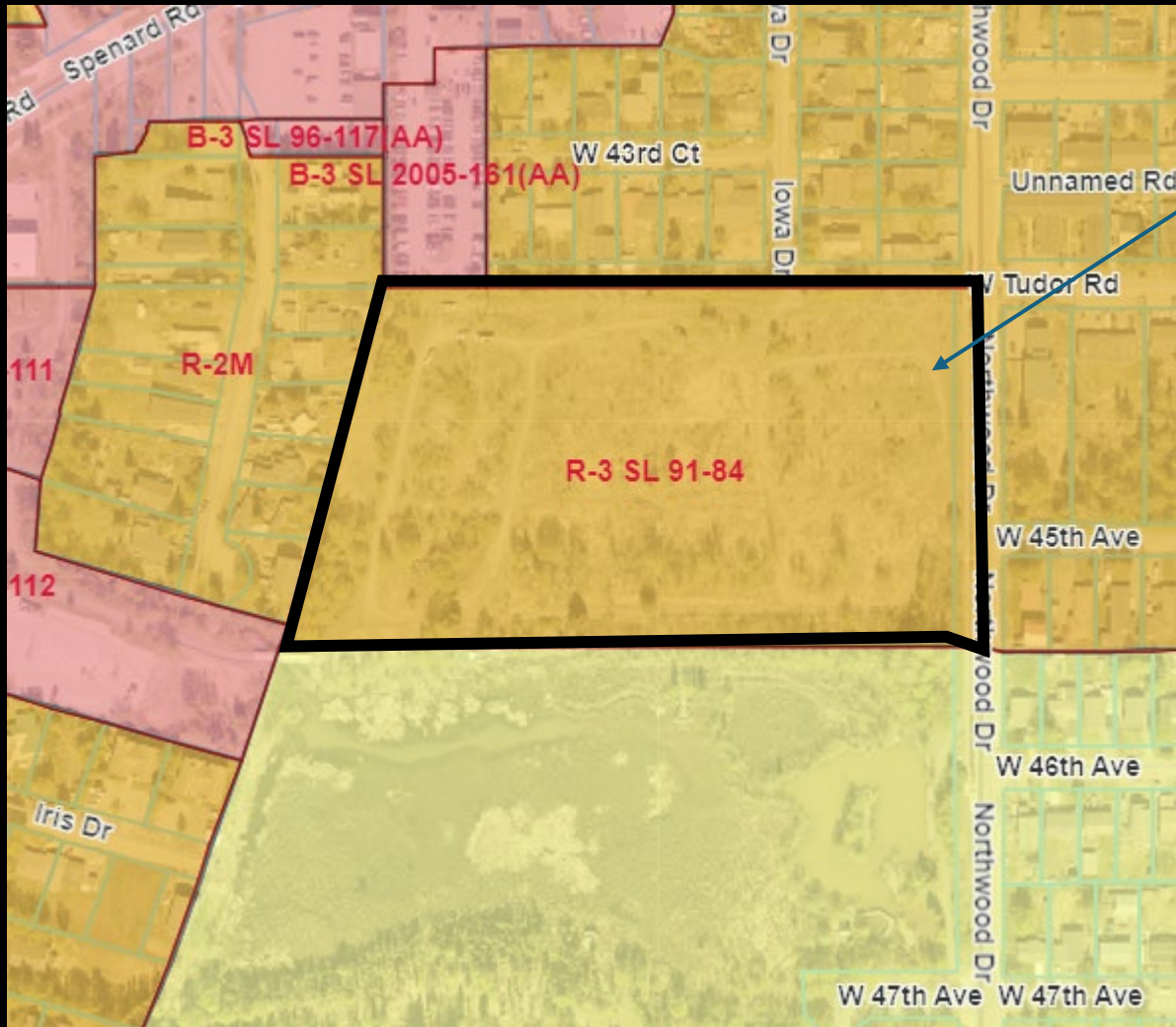
- A. Any portion of any structure within 40 feet of the north lot line, the majority of which abuts College Gate East Subdivision, will have a minimum 20-foot setback with a maximum height of two stories and 30 feet. All structures along the east lot line, the majority of which abuts Glenn-Don Subdivision,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



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



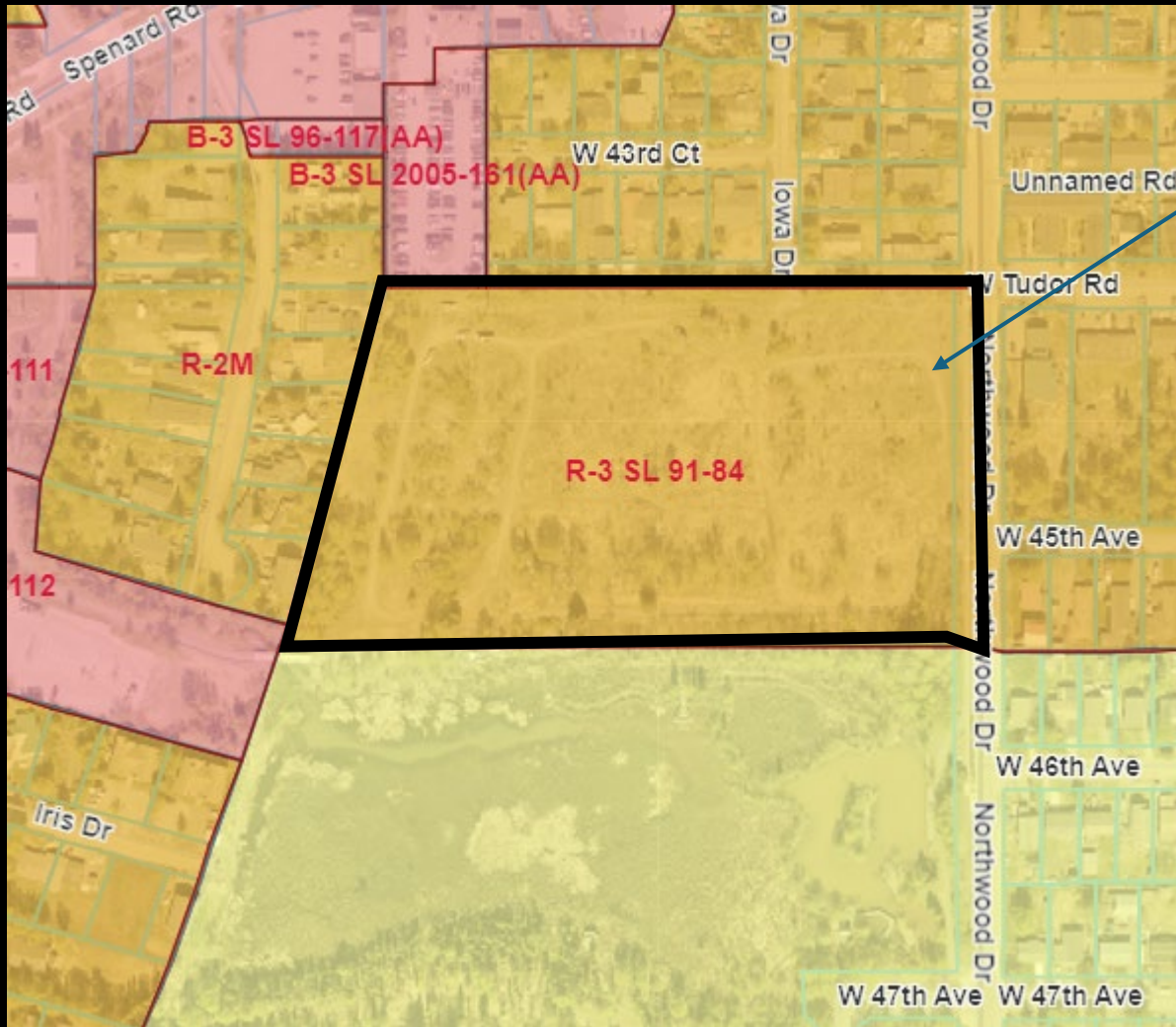
SECTION 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

- 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



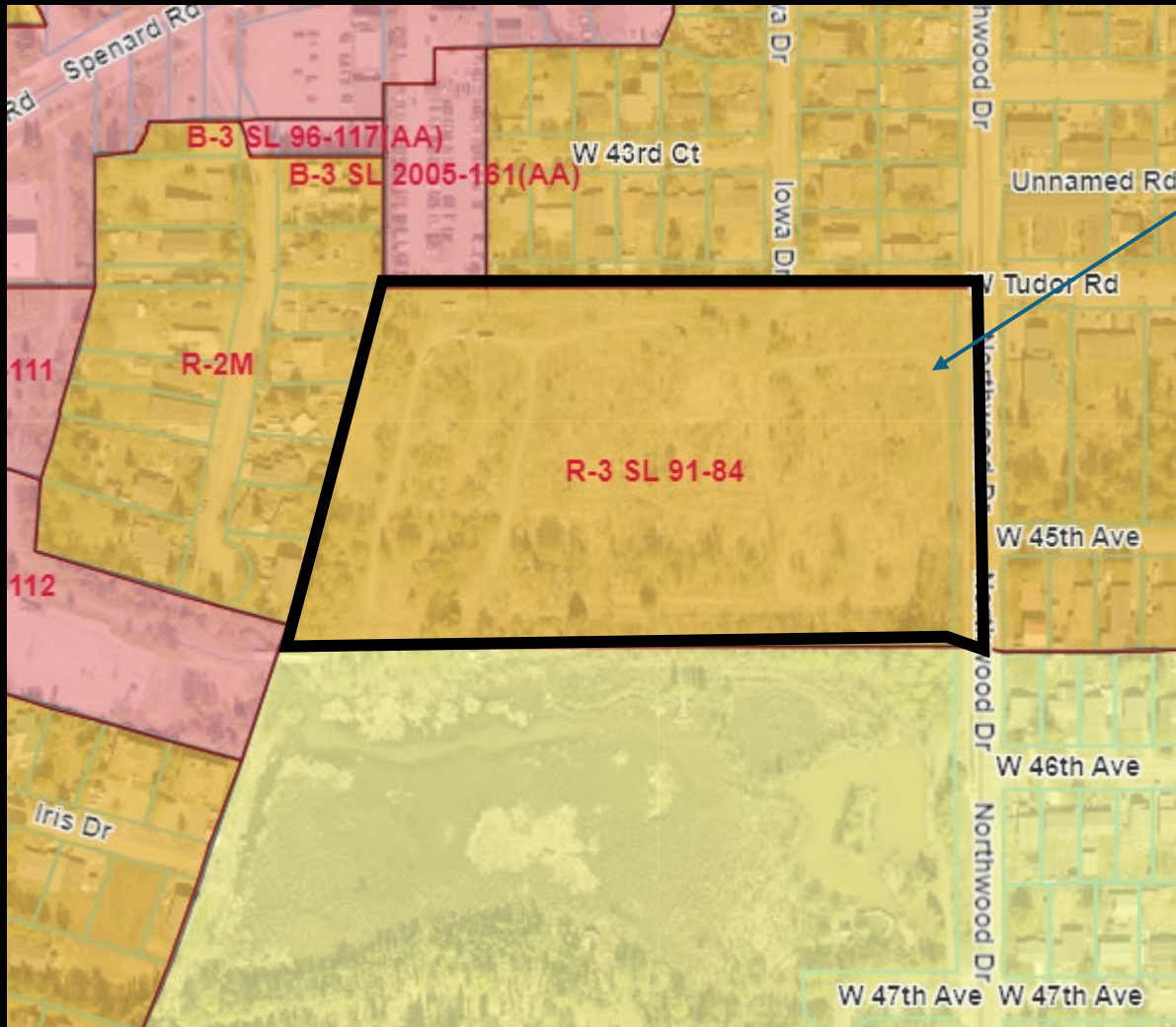
Northwood At The Park

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.

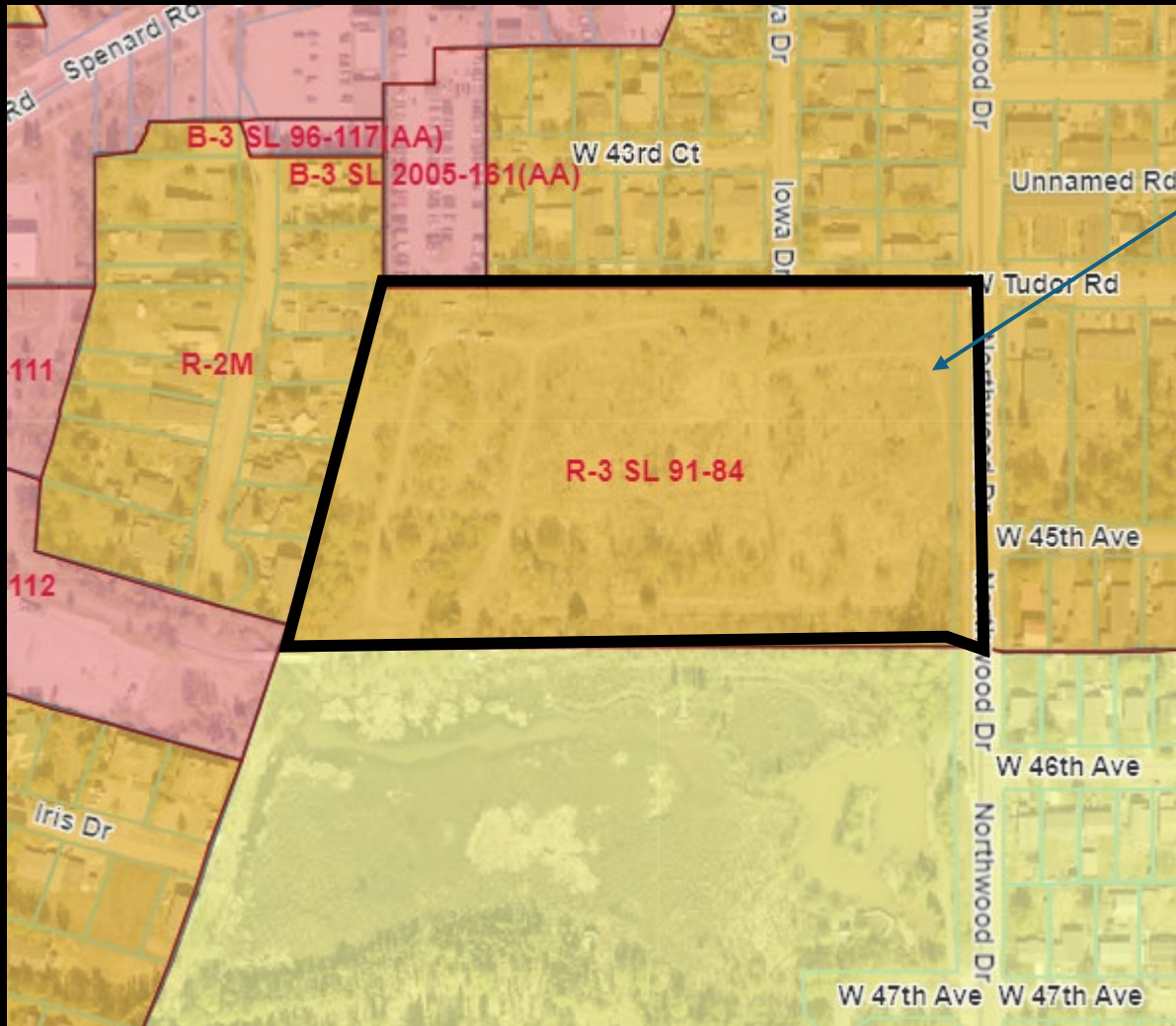
ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 11th day of July, 2016.

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: *EM* Erika McConnell, Current Planning Section Manager

FROM: *EO* 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.”

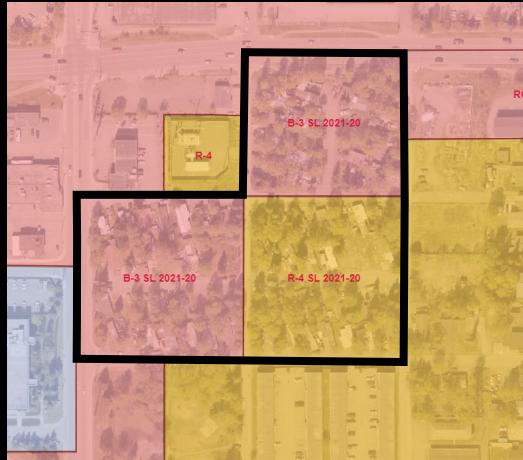
Public Comment #1

“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

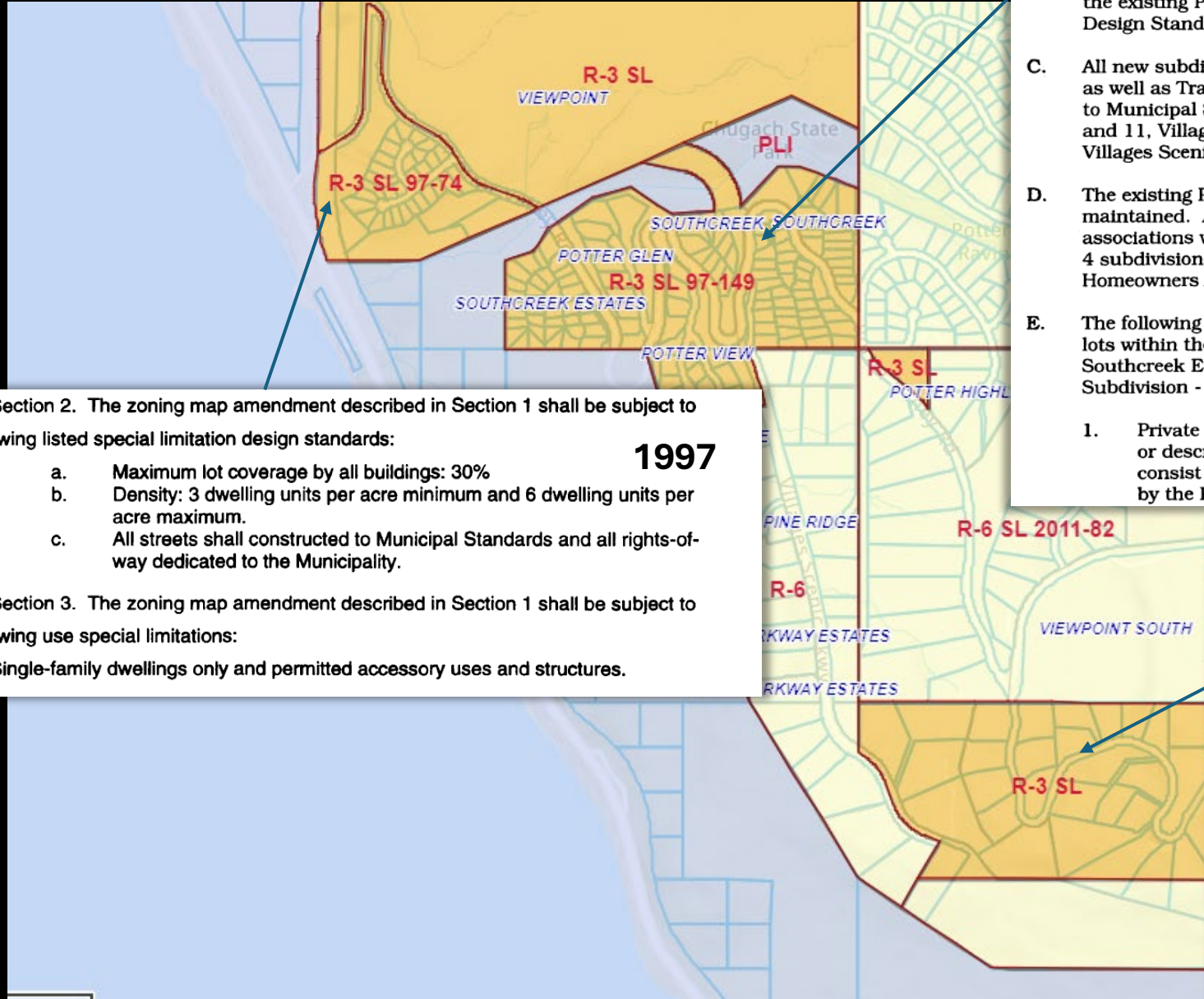
- i. Unless limited by physical constraints or determined otherwise through a Small Area Implementation Plan (SAIP), development in the R-4A district shall include at least 20 dwelling units per gross acre per phase, or on average of subsequent phases.
- ii. The overall development site shall include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

- Maximum lot coverage by all buildings: 30%
- Density: 3 dwelling units per acre minimum and 6 dwelling units per acre maximum.
- 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:

- Density: 6 DUA Maximum
- Use: Single Family Development, in accordance with and controlled by the existing Potter Creek Covenants, Conditions & Restrictions and Design Standards & Procedures.

1997

- 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.
- 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.
- 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):
 - 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:

- The authority designated by ordinance shall review the site plan in accordance with the standards in these special limitations.
- The authority reviewing a site plan may impose conditions upon the approval of the site plan that it finds necessary to:
 - Conform the site plan to the standards in these special limitations; or
 - 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.
- 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

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Response:

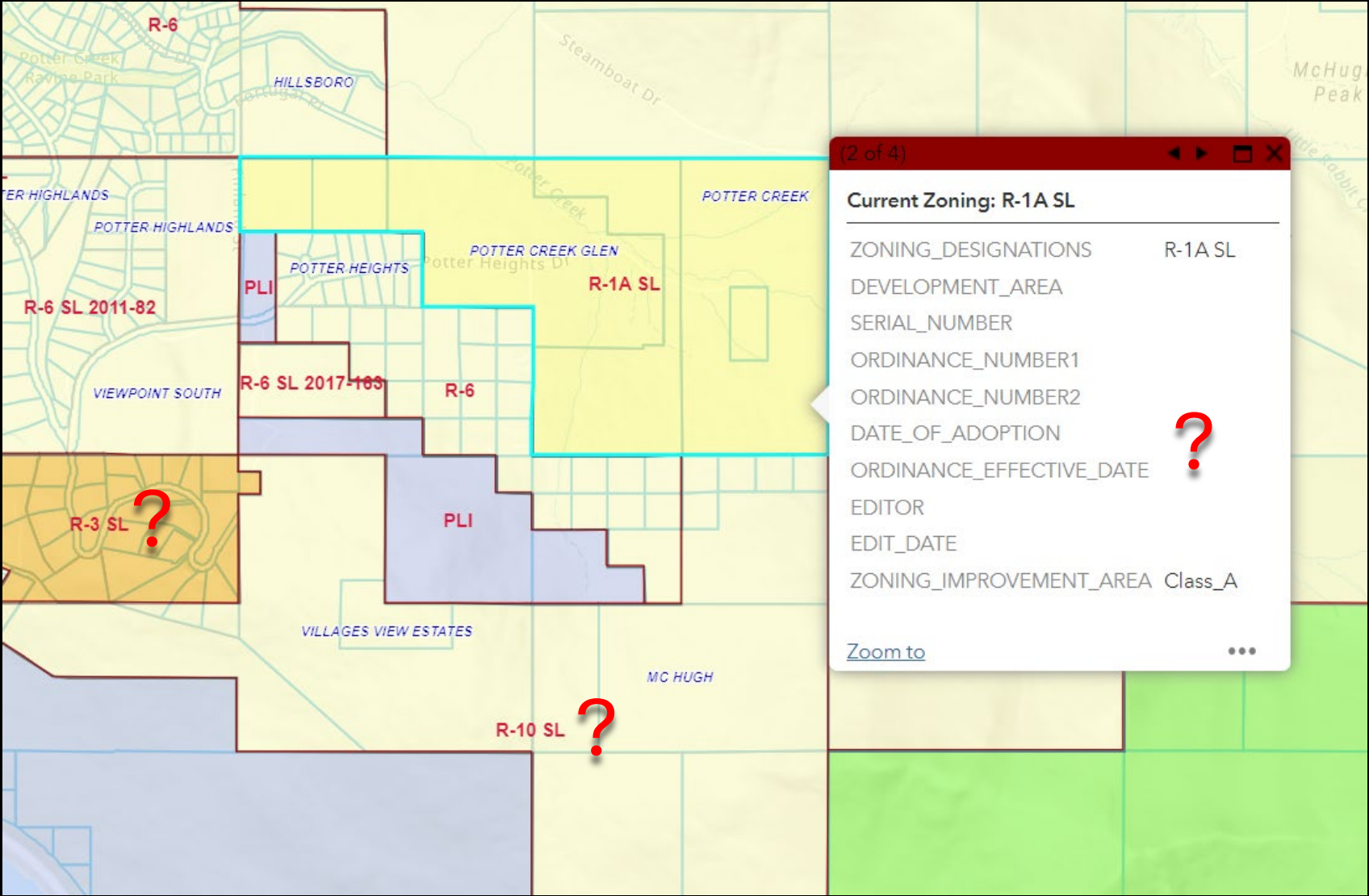
- **Most SLs are not to drastically different zones.**
- **The R-3SLs in South Anchorage are in fact very complex and may have been better as different zones.**

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



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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.”

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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**