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APPROVED
Date: 12-13-83

Submitted by: Chairman of the Assembly
at the Request of the Mayor
Prepared by: Department of Community Planning
For Reading: November 22, 1983

ANCHORAGE, ALASKA 213
AO NO. 83-213

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM U (UNRESTRICTED) TO R-11 (TURNAGAIN ARM DISTRICT), TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT), AND W (WATERSHED DISTRICT) FOR ALL THAT PROPERTY WITHIN T11N, T10N, T9N, AND T8N, WITHIN THE BOUNDARIES OF THE MUNICIPALITY OF ANCHORAGE, EXCLUDING THAT PORTION WHICH HAS PREVIOUSLY BEEN RECOMMENDED FOR ZONING THROUGH THE SOUTH ANCHORAGE (G-5) AREAWIDE REZONING PROCESS. (RABBIT CREEK, TURNAGAIN ARM, AND GIRWOOD COMMUNITY COUNCILS.)

THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:

Section 1. The zoning map is amended by designating all that portion of T11N, T10N, T9N, and T8N, which presently is designated U (Unrestricted), and which is not within the area considered for rezoning in Case Z-83-132 (G-5 areawide zoning), as follows:

- A. The parts of the area described above for which a use district is designated on the maps in Attachment A hereto, are designated R-11 (Turnagain Arm District), PLI (Public Lands and Institutions District), and W (Watershed District) as depicted on those maps.
- B. The part of the area described above for which a use district is not designated on the attached maps, and which is owned by the United States, the State of Alaska, or the Municipality of Anchorage:
 1. Above 500 feet elevation is designated W (Watershed District).
 2. Below 500 feet elevation is designated PLI (Public Lands and Institutions District).

Section 2. The Director of Community Planning shall change the zoning map accordingly.

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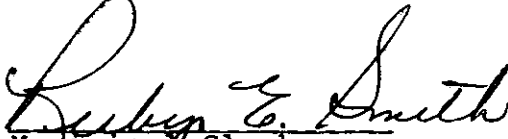
Section 3. This ordinance is effective upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 13th day of December, 1983.



Chairman

ATTEST:



Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 1388-83

Meeting Date: November 22, 1983

From: Mayor
Subject: Turnagain Arm Rezoning

1.0 Introduction/Purpose

The Turnagain Arm area is now zoned unrestricted (U). Areas are to be:

"zoned unrestricted that, because of location or relationship to other development, topographic, or soil conditions, are not developing or not expected to develop in the immediate future along definitive land use lines. As development patterns start to emerge within these areas and a sophistication of their protection becomes more critical to the general public interest, it is anticipated that such lands within the U district will be proposed for more restrictive zoning classifications."

At the present time, all of the lands in the Turnagain Arm are classified with a zoning designation that is intended for areas where development is not expected or is not occurring. However, development is proceeding within the Turnagain Arm, especially in Girdwood Valley. We further expect the Turnagain Arm, and especially Girdwood, to grow rapidly in the near future because of a series of development pressures:

- * The recent installation of a sewer system in Girdwood Valley, which requires development at suburban densities.
- * The selection of over 2,500 acres of developable land in the Girdwood Valley by the Municipality.
- * The improvement expansion of the Seward Highway, which will increase safety and reduce travel times to Anchorage.
- * The intention of Alyeska Resort to further expand in the near future.

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- 2.2 The Turnagain Arm Comprehensive Plan also specified that the Community Planning Department prepare an evaluation of alternatives, or "innovative" implementation methods for review by the Planning and Zoning Commission. The Planning Department was to evaluate zoning, permitting systems, and design standards as a basis for the development of a land management system in the Turnagain Arm area. The Planning Department prepared such a document, Land Control System Study for Turnagain Arm (December, 1979).

This study analyzed the approaches of zoning, performance controls, and permitting systems for this area. The intent of the study was to analyze the more creative, flexible forms of land management that could be tailored to the developing, but then still rural Turnagain area. It was the finding of this report, based upon then available information, that the permitting system would be the most reasonable of the various management methods when combined with certain performance controls. Under the approach selected by this study, a minimum design standard would be established by performance controls, with major developments being evaluated by a type of bonus point system called a permitting system.

- 2.3 From that study, a consultant prepared a very specific permitting system in 1981, entitled, Turnagain Arm Area Land Management System Ordinance. This ordinance established a comprehensive permitting process wherein major projects could be evaluated against planning standards and the locational designations of the Turnagain Comprehensive Plan. Such design features could include passive solar structures, environmental limitations, energy management, gross square footage parking requirements and vegetation. Based upon the ability of a proposed project to meet the requirements of each of these factors, a score would then be assigned, with projects being approved over a certain score but denied below that level. The Municipal Planning and Zoning Commission held a

But in so far as they are met, no additional review of the structure is required under the conditional use process. The minimums, then, provide an assurance to the Municipality that growth will proceed consistent with standard design and development requirements.

- * Small commercial and residential structures, including subdivisions under five building lots, can be developed without a conditional use review if minimum lot size, maximum lot coverage, and other standard requirements are complied with.
- * Those projects required to receive a conditional use permit would have to meet the requirements of conditional uses (21.15.030), satisfy the locational recommendations of the Turnagain Arm Comprehensive Plan, and adhere to minimum design standards.
- * Finally, the ordinance permits all uses existing as of the date of adoption to continue under the normal non-conforming use provisions of the Municipal code, AMC 21.55.

The R-11 zone was adopted by the Assembly in January, 1983, as the basis for areawide rezoning within the Turnagain Arm area.

3.0 Results of Public Opinion Survey on Development Patterns

Late this summer, approximately 1600 survey questionnaires were mailed to the owners of property within the Turnagain Arm communities. The Community Planning Department has received approximately 470 responses. These surveys were used in part to prepare the recommended zoning patterns. The results generally indicate the desire by the less heavily populated valleys of Rainbow, Bird, and Indian to retain their rural, large-lot lifestyle. In contrast, the Girdwood Valley clearly wishes a more urban lifestyle, with over 70% of the survey respondents indicating a preference for a residential lot of 0.250 acres or less. The following is a summary by individual areas (Rainbow and Portage had insufficient responses for tabulation):

4.0 Recommended Areawide Zoning Patterns

The recommended areawide zoning patterns are, as indicated, a direct outgrowth of the previous planning efforts in the Turnagain Arm, and are based upon the results of the public opinion survey and public hearing conducted by the Planning Commission. The proposed rezoning area encompasses all of the Turnagain Arm area, including both private and public lands.


The development of the rezoning proposals were guided by a number of principals in order to make this areawide rezoning as expeditious as possible.

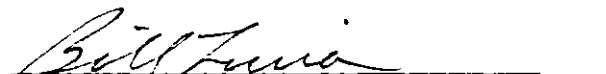
- * The number of proposed zones were limited to avoid a complicated mixture of zoning types. While other areas of the Municipality have a wide mix of zoning types, an opportunity exists to minimize the normal multiplicity of district use zones in the Turnagain Arm. Only three zones are recommended for use in this area: Watershed, Public Lands and Institutions, and the new R-11 Turnagain Arm zone.
- * Whenever possible, the R-11 zone was applied. The R-11 zone is directly matched to the Turnagain Arm Comprehensive Plan; thus, this ordinance provides a unique matching between a general plan and zoning patterns. Because of this matching, future amendments of the Turnagain Comprehensive Plan will directly result in changes to the allowable uses and residential densities prescribed under the R-11 zone. This provides the advantage of amending the zoning consistent with the Comprehensive Plan, and amending the direct land control system (zoning) through periodic revisions of the Comprehensive Plan.
- * The R-11 zone was applied to both public and private properties in order to maintain uniformity of application. This provides flexibility in the way that Municipal lands can be utilized in the future, as well as affords uniformity of application between public-private land ownership patterns.
- * Finally, The Public Lands and Institution zone was applied to known parks, open space, and public facilities. Certain areas that are identified in

The Administration recommends adoption of the proposed rezoning of the Turnagain Arm as proposed by the Planning and Zoning Commission.


Concurred by:

Prepared by:


Barbara Steckel
Municipal Manager


Bill Luria
Director of Community Planning

Respectfully submitted,


Tony Knowles
Mayor

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Zoning Legend

PLI Public Lands & Institutions

W Watershed

R-11 The R-11 district requires a Conditional Use Permit for major residential or commercial development, and for any development that is inconsistent with the Turnagain Arm Comprehensive Plan. A Conditional Use Permit requires public review process.

— Zoning District Boundaries

EXHIBIT A

NOTE: All areas of the Municipality of Anchorage within Township 11 north (Seward Meridian) not otherwise designated in this proposed areawide rezoning, or previous areawide rezoning, are to be zoned W (Watershed) if above 500 feet elevation, and PLI (Public Lands and Institutions) if below 500 feet elevation

