

RETURN COMMENTS TO:

DEPARTMENT OF PLANNING  
Zoning and Platting Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650  
Phone 343-7943

Case No. S11680

Request: Plat for review by the Planning and Zoning Commission  
26.62 acre(s)

to:

review by the Planning and Zoning Commission

**REVISED**

Zoning: R-9 Rural residential district

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COMMENTS AND MEETING SCHEDULE:

Planning and Zoning Commission Public hearing

Hearing Date: Monday, September 29, 2008

Agency Comments Due: Monday, September 01, 2008

Council Comments Due: Friday, September 19, 2008

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DISTRIBUTION: STANDARD DISTRIBUTION

COMMUNITY COUNCIL(S):

Rabbit Creek

PLANNING AND ZONING COMMISSION Assembly Hall, Z. J. Loussac Library 3600 Denali Street, Anchorage, Alaska Monday, September 29, 2008 6:30 p.m.
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# Creek View Estates Subdivision

## Revised Plat Narrative

August 26, 2008

### Background:

Since our initial application on April 21, 2008, we have had multiple meetings with the owners of the properties further east on East 156<sup>th</sup>, as well as with the Municipal Planning staff. Based on the concerns brought forth by the Planning staff, as well as the neighbors, we have revised the original plat configuration per the attached plat. The purpose of this narrative is to explain those changes, and to reiterate our belief this design is the best possible design for the property, and actually a better design than that which would be proposed under current zoning (R-9).

### Modifications to original application:

After the first Post Application meeting with staff, the major concerns brought up by staff were:

1. Clearing of existing vegetation in the house cluster areas:
2. Resolution of the Trespass Road issue
3. Addressing (and mitigating) the wetland and stream impacts

To address issue number one, we have realigned the proposed sewer lines to run directly from the houses to the internal road. This allows retention of the internal lot vegetation, to the maximum extent possible. Additionally, we reduced the road width to the minimum allowed by code (50 feet) and will run all utilities adjacent to the roads. This has minimized the clearing required by the internal road, while maintaining legal road standards. We are also proposing a note on the plat that states:

*There is a 25' wide vegetative buffer on all interior side lot lines, and a 50' wide vegetative buffer on all exterior subdivision boundaries, to be left in natural state, except for utility or driveway installations, or for road slope easements. Any trees removed from the protected area shall be replaced per A.M.C. 21.45.125.C.3. A vegetative survey shall be provided by the lot owner to the Municipality of Anchorage prior to issuance of any building permits. This survey shall identify any dead vegetation to be removed for protection of the remaining healthy vegetation or for fire safety.*

We have also re-designed the lots in the southwest corner of the project to **place building sites and utilities outside the 25 foot draingeway setback**. Only necessary road and driveway crossings will enter this 50 foot buffer.

Additionally, we are proposing another plat note that will help mitigate clearing around building foundations: ***“Only that area needed for home and driveway construction shall be disturbed within 30 feet of the foundation and driveways with re-contouring and clearing; all other areas of the lots are to maintain the existing contours of the topography and vegetation to the maximum extent possible”***

We will also create a similar mechanism in the homeowner's documents that creates an enforcement tool for the homeowners architectural control committee. We suggest that perhaps a condition of rezone approval as follows **“Submission to the Planning Department final homeowner's documents”** before rezone recordation, that reflect this enforcement.

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To resolve the trespass road across the southeast corner of the property (aka Cobblestone Hill Drive), we met with the Traffic Department to discuss options. This is a difficult issue, as the existing grade coming onto the subdivision is in excess of 15%, and is trespassing across another property just east before it enters the proposed subdivision. To address the problem, we have proposed to create an “S” curve configuration. This aligns the existing road onto the existing alignment on East 156<sup>th</sup>, thereby allowing the current users continued use in similar fashion. Traffic Department has commented that this is the best alternative, for all parties, until East 156<sup>th</sup> can be properly constructed in the ROW.

We have addressed the wetland mitigation by re configuring the lots in the Southwest corner of the subdivision. This reconfiguration has placed building sites well outside the 85’ stream setback mapped by Watershed Management along the north ROW of East 156<sup>th</sup>. Additionally, the reconfiguration has created an overall impact of less than ½ acre into the wetlands. Once we receive staff recommendations of approval, we will submit for a Municipality of Anchorage Wetlands Permit under the Municipalities General Permit, issued by the Corps of Engineers. We will do this before the Planning and Zoning hearing in September, and have the process well under way.

Finally, we are submitting a phase plan for the subdivision development. Our phasing will involve two phases, one for the 6 lots north of Rabbit Creek, and the other phase the remainder of the lots, located south of the creek. Phase one (north of Rabbit Creek) will be 2008-2013, and Phase 2 will be 2009-2013. The reasoning for the phasing is simple. The lots on the north side of the creek are some of the highest value lots in the subdivision (they are large Creekside, lots), and they have the lowest infrastructure construction costs. The phasing will allow the developer the flexibility to develop those lots to help finance the large infrastructure costs that will be incurred in the phase south of the creek.

## Conclusion:

We feel that the design proposed is superior to a design that may be allowed under the current zoning. Approved (but not yet enacted) Municipal Planning standards for Conservation Subdivisions (AMC 21.08.070) provide for subdivisions that set aside large tracts of open space, undisturbed land, which we have done on Tract “A”, the Tract encompassing Rabbit Creek. Specifically, *“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”*. Those standards and guidelines in 21.08.070 are implemented into our design. We feel those guidelines are applicable for this parcel, and our design has implemented those to the maximum extent possible.

Lastly, a standard subdivision design, under the current zoning would not necessarily “tract out” the required setback area of Rabbit Creek. While no construction is allowed within the 85 foot setback, it is difficult to enforce preservation of that land if it is privately owned. Additionally, our design allows buffering between the subdivisions to the south, and will prohibit driveway access to east 156<sup>th</sup> Avenue.

**Creek View Estates Subdivision**  
**Revised Plat Narrative**  
August 26, 2008

**Submittals:**

- 20 color copies of the Revised Plat, with revised plat notes and technical information
- Phase Plan

