

TO: Municipality of Anchorage Assembly
Municipality of Anchorage Department of Planning and Zoning
Mayor Mark Begich
Harvey Prickett, Dean Architects

FROM: Peggy Robinson, President Northeast Community Council, 333-1831

SUBJECT: AO 2006-95 Rezone of Eastview Estates Subdivision, Tract A located at Peck Avenue and Warner Circle.

At the regular NECC meeting on September 21, 2006, Mr. Harvey Prickett of Dean Architects presented a list of special limitations that he had worked through with the NECC committee earlier that month. The committee requested one additional meeting with him, and recommended that the Executive Board at their meeting on October 5 take the final position of this rezone. NECC passed this motion, and the committee met one additional time with Mr. Prickett. A list of special limitations he agreed to was presented to the Executive Board, at which time a few agreed upon additions were made. The committee chair was present and supported the final suggested special limitations.

Accordingly, the following motion was made:

NECC Executive Board October 5, 2006 Motion (1):

The NECC Executive Board approves the rezone of Peck and Warner Circle to R3 from R2M, provided the following Special Limitations are made part of the rezone, added to the recorded plat and will be a condition of approval for this rezoning and any subsequent construction. These are in addition to the ones already defined by Planning and Zoning:

1. Prior to submitting for a building permit, the "for construction" site plan, landscaping plan, building floor plans, and building elevations, must be submitted for public review and comment by the local community council and review and approval of the Planning and Zoning Commission. The purpose of this review is to verify that the intent of the currently adopted codes, entitlements, and defined special limitations have met these standards and requirements.
2. At a minimum, 600 square feet of usable open space will be provided per unit.
3. At a minimum, 20% overflow parking will be provided.
4. Adequate snow storage must be entirely on site. Additionally, if this project is established as a "for sale" product, the Condominium declarations must require that all snow is to be removed from the site.
5. The site grading and drainage plan cannot, in any way promote drainage from this development on to other properties.
6. The developer is required to connect to nearest viable public storm drain system.
7. It is requested that the current proposed trail easement along the north property line be revised to run adjacent to the proposed and logical driveway location along the southeast, south, and southwest areas of the property.

8. The project design must not deter the views from Melody Commons development to the East.
9. Landscaping must be designed and placed in such a fashion as to deter potential erosion on the steep portions of the lot. Furthermore, this landscaping must be installed in an expeditious fashion as soon as weather and seasons dictate.
10. Geo-technical investigation and foundation recommendations are required regardless of building type.
11. Maintained site lighting will not impede the view of Melody Commons or The Summit residences.
12. No T-111 siding will be used.

This motion passed: 6 in favor, 0 opposed, 0 abstaining.

We ask that you act upon this motion as warranted in the interests of the NECC and the community of Anchorage as a whole. Thank you for your attention to this matter.

Signed:



This day:

October 6, 2006

Peggy Robinson, President NECC