

Application for Conditional Use

Municipality of Anchorage
 Planning Department
 PO Box 196650
 Anchorage, AK 99519-6650

Please fill in the information asked for below.

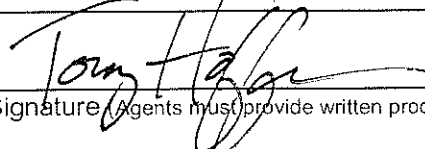
PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first) South-central Timber Development, Inc.		Name (last name first) Lantech, Inc.	
Mailing Address 255 East Fireweed Lane, Suite 104 Anchorage, Alaska 99503		Mailing Address 440 West Benson Blvd., Suite 200 Anchorage, Alaska 99503	
Contact Phone: Day: 338-0880 Night:		Contact Phone: Day: 562-5291 Night:	
Fax:		Fax: 561-6626	
E-mail:		E-mail: mail@lantechi.com	


*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application

PROPERTY INFORMATION		
Benefiting Property Tax # (000-000-00-000):	041-011-10-000	
Site Street Address: Shivalik Dr.		
Current Legal Description (use additional sheet if necessary) Tract B, Campbell Canyon Subdivision		
Zoning: R-10SL	Acreage: 46.4	Grid #: SW2044

Conditional Use Approval Requested	
Final: <input checked="" type="checkbox"/> New <input type="checkbox"/> Amendment	
Concept: <input type="checkbox"/> New <input type="checkbox"/> Amendment	

I hereby certify that (I am) (I have been authorized to act for) owner of the property described above and that I petition for a conditional use permit in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department Staff, Planning and Zoning Commission or the Hearing Officer for administrative reasons.

4/3/2006	
Date	Signature (Agents must provide written proof of authorization)

Accepted by: 	Poster & Affidavit: Yes	Fee: \$14,000	Case Number: 2006-065
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CONDITIONAL USE STANDARDS

The Planning and Zoning Commission may only approve the conditional use if the Commission finds that all of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

The proposed Planned Unit Development complies with the Intent of AMC 21.50.130: The planned use allows for full use of the available building space, while providing considerable open space. The development is well under the maximum allowable density; the proposed project has 0.24 D.U.A. as opposed to 0.40 D.U.A. allowed.

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

The P.U.D. concept design proposes single family residences only. It complies with building types, uses and densities in the Anchorage Comprehensive plan, as well as the 2020 Comprehensive Plan and allowed uses under the zoning of the property.

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

See attached narrative

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.
The original planned use of the development (R-10 Zoning) would have substantially increased the D.U.A., thereby increasing the traffic that would have been created. The planned unit development being applied for under this permit will create fewer housing units and have less traffic impact.
2. The demand for and availability of public services and facilities.
New Improvements and utilities will be constructed to serve this development. The small scope of the improvements for this development will have a negligible effect on the surrounding area.
3. Noise, air, water or other forms of environmental pollution.
See Number 1 above
4. The maintenance of compatible and efficient development patterns and land use intensities.
See Number 1 above

Canyon Villas Planned Use Development Narrative

Overview:

The Canyon Villas Planned Unit Development (P.U.D.) is a planned residential community of approximately 11 single-family homes on 19.4 acres of undeveloped hillside property, with an additional 27.0 acres of natural open space surrounding the 19.4 acres. Altogether, 46.4 acres is being dedicated for the use of the 11 homes. The property is owned by South Central Timber Development, Inc. The current legal description of the parcel involved in this application is Tract "B", Campbell Canyon Subdivision, Plat 2005-118.

The property is zoned R-10. Planned Use Development communities are permitted uses, under Conditional Use Applications, in R-10 zoning, per 21.40.115 D.2. In this case, the P.U.D. will make the best use of the land, allowing sensible development, while leaving large areas of natural open space undisturbed.

Concurrently with this Conditional Use application, the petitioner is submitting a subdivision application to create the lot that the PUD will be situated on. The proposed subdivision will create two lots out of Tract "B", Tracts "B-1" and "B-2". "B-1", where the entire development is situated, is 19.4 acres. **The density of the project is 0.24 DUA.** The tract has an average slope of 25.0%, and an impervious surface coverage of approx 8%. The maximum building coverage planned for the full build out is 0.9% of the area. These statistics are within the development standards set forth in 21.40.115 F.1. The remainder of Tract "B" (Tract "B-2") will be created as an undisturbed open space Tract, for the use and benefit of the homeowners.

The community will be a shared common cost community, sharing the day to day grounds maintenance costs and snow removal, etc. The only points of ingress and egress is Aletha's Mountain Way on the West end of the project. A full turn around for emergency vehicles is situated on the east end of the project. *Hammerhead?*

The soils of the area are uniform. 30 test holes were placed throughout the project. Soils in all the holes were similar, with 1'-3' of organics (peat and organic silt). Clean and dry gravel was consistently found layered underneath this top layer. No groundwater was found in any of the holes during excavation, and none was indicated during the monitoring period of August 2005 through mid October 2005.

This type of material is excellent for the treatment and disposal of septic effluent.

For the on site septic system engineer's report, refer to the septic system study report by Anderson Engineering

A wetlands delineation survey was performed, and a report was produced by Pat Athey of Restoration Science and Engineering. The delineation was performed during early November 2005, and indicated some "C" wetlands in the project area. The Corp of Engineers application for determination has been submitted, and the utility and road construction permits will be procured before construction can begin (see attached wetlands report by Restoration Science and Engineering).

As much of the existing vegetation will be preserved and retained as possible during all construction phases. Additional vegetation and landscaping will be provided to enhance the native flora, as well as to minimize the visual impact the development has on the surrounding homes and neighborhood.

Canyon Villas Planned Use Development Narrative

The intent of this narrative is to create the necessary guidelines and construction specifications that will allow the P.U.D. to be constructed. Upon building plan submittal to the Municipality of Anchorage Building Department, each building plan will be *administratively approved* by the Municipality of Anchorage personnel. This narrative is supplemented by the Canyon Villas Subdivision, Public Use Development Site plans submitted with this document, as part of this application. Referrals made in this document to "the plans" are to those plans. Inevitably, there will be variations in house design styles as the individual buildings are built. The P.U.D.'s development plan, housing density, and land use plan set forth and described herein will not change.

The proposed development is consistent with all aspects of the 2020 Anchorage Comprehensive Plan, and is consistent with neighboring subdivision and land uses.

Utility, Road Improvements and Drainage:

One water system will serve the entire development. It will be constructed in its entirety during the summer of 2006, as shown on the attached development site plan. The water system will consist of one primary well, and a holding tank system capable of holding 5,000 gallons. Each house site in the development will be served via appropriately sized HDPE, or ductile iron water main. As well, each house will be required to have a 300 gallon tank, for fire suppression. After construction of the water well, the 5,000 gallon holding tank and the distribution system, the water system will remain the property of the Near Point Knoll Water System, which serves the adjacent subdivisions to the west. Each house will be connected to the water system with a 1" Type K Copper Water Service.

During construction of the main water line, the water connections for each individual house will be constructed to the edge of the road, for connection when the individual houses are constructed. The road, and the road improvements that are constructed for the use of the development will be the property of the Homeowners association, and all maintenance for the road improvements will be the responsibility of the association.

- **Avalanche Impacts:**

A study was performed by Arthur I. Mears, P.E., of Natural Hazards Consultants to identify any avalanche danger to the development, and its potential impact(s) on the house sites and road development. The avalanche areas identified in the report by Mr. Mears indicate that none of the home sites are near any avalanche hazard areas.

- **Roads and Drainage:**

Traffic through the subdivision will be on a 24 foot wide paved road, with a 10' wide gravel drainage ditch and 2:1 slopes on both sides. Approximately 1,450 linear feet of new road will be constructed for the development, as well as a full "Hammerhead" turn-around at the east end of the project, as an emergency vehicle turn around.

- **Snow Removal:**

Snow removal of the roads within the development will be performed by a contractor chosen by the homeowners association. Temporary snow storage sites will be provided on the property of

Canyon Villas Planned Use Development Narrative

the development. As needed, the Homeowners Associations contractor will remove the snow from these storage sites to appropriate Municipality snow removal areas.

- **Sewer Disposal System:**

Each house will have its own on-site sewer disposal system, consisting of tanks and drainage fields. Each system will be individually designed to fit the topography of the house site, and will be approved by the State of Alaska Department of Environmental Conservation.

As each house is built, the individual connections for water and the individual sewer systems will be constructed.

Building Phasing and Construction:

The homes will be conventional wood frame structures, with a minimum size of 2,100 S.F.. All houses will have garages that accommodate 2-3 cars. The home building construction will occur over two to three years, depending on the housing market. Each house site/plan will be **administratively** approved for construction by the appropriate departments of the Municipality of Anchorage.

11 units (houses) will be constructed. The actual building types and final layout will not be determined until the site is approved for construction. The building layouts and configurations on the building pads will not be determined until actual construction and plot plan approval.

While the proposed building concept is not designed as a final layout, it has enough specifics to allow an approval. The final building density (total number of buildings) or overall layout will not change from what is depicted on the site plan.

Conclusion:

Attached, as supporting documentation to this application, are the following documents:

- Conditional Use Application
- Concept Site Plan of Canyon Villas
- Profile of Proposed Road Alignment
- Avalanche Study Report by Arthur Mears
- Septic System Study Report by Anderson Engineering
- Subsurface Soils Preliminary Report by Anderson Engineering
- Canyon Villas Cass "A" Water System Narrative by Anderson Engineering
- 7 Different Canyon Villas House Style Renderings, including Front and Side Elevations
- Wetlands Delineation Report by Pat Athey of Restoration Science and Engineering
- Draft Copy of Canyon Villas Homeowners Association Documents

Authorization Certificate

Date: March 29, 2006

Current Project Legal: Tract B Campbell Canyon Subdivision

Proposed Legal: Lots 1-6 and Tracts A,B and C of Campbell Canyon Subdivision.

Type of Authorization: Subdivision Application, Zoning Variance Application and Conditional Use Application.

Statement:

I hereby authorize Lantech Inc. and it's agents to represent me in the Subdivision Application, Zoning Variance Application and Conditional Use Application of the above described property.

Thank you,

Joseph R. Henri, Pres. S. Central Timber Development, Inc.
Owner: Joe Henri