

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development
Department
For Reading: November 5, 2013

ANCHORAGE, ALASKA
AO No. 2013-120

1 AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE
2 REZONING FROM R-5 (RURAL RESIDENTIAL) DISTRICT, R-7
3 (INTERMEDIATE RURAL RESIDENTIAL) DISTRICT, R-10 (RESIDENTIAL
4 ALPINE/SLOPE) DISTRICT, AND B-3 SL (GENERAL BUSINESS) DISTRICT TO
5 B-3 SL (GENERAL BUSINESS) DISTRICT, I-1 SL (LIGHT INDUSTRIAL)
6 DISTRICT, AND I-2 SL (HEAVY INDUSTRIAL DISTRICT) FOR EKLUTNA INC.
7 SUBDIVISION, TRACT A; VILLAGE SOUTH SUBDIVISION, TRACT 2;
8 MYSTICAL RAVEN SUBDIVISION, TRACT 3; A PORTION OF SE1/4, SE1/4,
9 SE1/4, SE1/4 OF SEC 24, T16N, R1W; AND A PORTION OF NE1/4 AND A
10 PORTION OF E1/2, NW1/4 OF SEC 25, T16N, R1W, CONTAINING
11 APPROXIMATELY 107 ACRES, GENERALLY LOCATED SOUTH OF THE
12 GLENN HIGHWAY.

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14 (Chugiak Community Council) (Planning and Zoning Commission Case 2013-106)
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16 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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18 **Section 1.** The zoning map shall be amended by designating that portion of
19 Village South Subdivision, Tract 2, that is north of Denaina Elders Road (shown as
20 Area A on the attached Exhibit "A"), as I-2 SL, with the following special limitation:
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22 Screening landscaping shall be provided along the Glenn Highway. The
23 depth of this vegetative screen shall be 30 feet.
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25 **Section 2.** The zoning map shall be amended by designating Eklutna Inc.
26 Subdivision, Tract A, that portion of Village South Subdivision, Tract 2 that is south
27 of Denaina Elders Road; Mystical Raven Subdivision, Tract B; and a portion of SE
28 1/4, SE 1/4, SE 1/4, SE 1/4 of Section 24, T16N, R1W (shown as Area B on the
29 attached Exhibit "A"), as I-1 SL, with the following special limitation:
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31 Screening landscaping shall be provided along the Glenn Highway. The
32 depth of this vegetative screen shall be 30 feet.
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34 **Section 3.** The zoning map shall be amended by designating that portion of
35 Section 25, T16N, R1W lying east of the Glenn Highway and west of the Old
36 Glenn Highway and north of a line described as follows: beginning at the

northwest corner of Lot 2, T15N, R1W, Section 25, thence due west 359 feet, thence S 42° W 2000 feet to the point of beginning, thence S 83° E approximately 900 feet to the centerline of the Old Glenn Highway (shown as Area C on the attached Exhibit "A"), as I-1 SL, with the following special limitation:

Screening landscaping shall be provided along the Glenn Highway. The depth of this vegetative screen shall be 30 feet.

Section 4. The zoning map shall be amended by designating that portion of Section 25, T16N, R1W lying east of the Glenn Highway and west of the Old Glenn Highway and south of a line described as follows: beginning at the northwest corner of Lot 2, T16N, R1W, Section 25, thence due west 359 feet, thence S 42° W 2000 feet to the point of beginning, thence S 83° E approximately 900 feet to the centerline of the Old Glenn Highway (shown as Area D on the attached Exhibit "A"), as B-3 SL with the following special limitations:

1. Screening landscaping shall be provided along the Glenn Highway. The depth of this vegetative screen shall be 30 feet.

2. A site plan depicting ingress-egress, vehicular parking and general structure locations shall be submitted for review and approval to the Planning and Zoning Commission. The provision of this plan shall be required prior to any replatting or application for a land use permit for development for any lot abutting the unnamed street to the north.

3. At the time of replatting, the following site plan requirements shall be observed:

a. No direct vehicular access from any lots fronting onto an unnamed street to the north.

b. Vehicular access shall be limited to the subject property from Four-Wheel Drive (to the west) and the Old Glenn Highway (to the south).

c. Buffer landscaping shall be provided at the periphery where a residential district adjoins this site.

d. To facilitate aligning a parcel boundary to the zoning boundary between the B-3 SL and the I-1 SL to the north, a subdivision that divides this B-3 SL area from the I-1 SL area to the north and separates them into two tracts may be approved without meeting the requirements of special limitations #2 and #3a.-c. above.

1 **Section 5.** The property described above is shown on Exhibit "A,"
2 attached.

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4 **Section 6.** This ordinance shall become effective 10 days after the Deputy
5 Director of the Planning Division has received the written consent of the owners of
6 at least 51 percent of the property within the area described in Section 1 above to
7 the special limitations contained herein, in accordance with AMC section
8 21.20.120A.2.-3. The rezone approval contained herein shall automatically expire,
9 and be null and void, if the written consent is not received within 120 days after the
10 date on which this ordinance is passed and approved. In the event no special
11 limitations are contained herein, this ordinance is effective immediately upon
12 passage and approval. The Deputy Director of the Planning Division shall change
13 the zoning map accordingly.

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15 PASSED AND APPROVED by the Anchorage Assembly this _____
16 day of _____, 2013.

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21 _____
Chair of the Assembly

22 ATTEST:

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26 _____
27 Municipal Clerk

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29 (Case 2013-106)