

CLERK'S OFFICE

Submitted by: Assemblymembers Wuerch and Meyer

Prepared by: Assembly Office

For reading: November 24, 1998

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3 **AMENDED AND APPROVED**

4 Date: 1-5-99

5 ANCHORAGE, ALASKA

6 AO NO. 98-184

7
8 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING
9 FROM R-0 (RESIDENTIAL OFFICE DISTRICT) AND R-OSL (RESIDENTIAL OFFICE
10 DISTRICT) WITH SPECIAL LIMITATIONS TO B-3 (GENERAL BUSINESS DISTRICT) WITH
11 SPECIAL LIMITATIONS FOR TRACT A, HARDWARE SUBDIVISION; GENERALLY
12 LOCATED ON THE NORTH SIDE OF EAST TUDOR ROAD AND WEST OF DENALI
13 STREET.

14
15 (Spenard Community Council)(Case 98-197)

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17
18 THE ANCHORAGE ASSEMBLY ORDAINS:

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20 **Section 1:** The zoning map shall be amended by designating the following described property
21 as B-3 (General Business District) zone with special limitations:

22
23 Tract A, Hardware Subdivision (Planning and Zoning Commission Case 98-197).

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26 **Section 2:** The zoning map amendment described in Section 1 above shall be subject to the
27 following special limitations:

28
29 A. Prohibited Uses:

- 30
31 1. taxicab stands and dispatching office
32 2. mobile home display lots, new and used
33 3. aircraft and boat display lots, new and used
34 4. motorcycle and snow machine display lots, new and used
35 5. truck and trailer rental agencies
36 6. fuel dealers
37 7. automobile car wash, self-service and automatic, with sufficient off-street area
38 for maneuvering, washing and drying automobiles
39 8. mobile home parks on sites of at least two acres
40 9. camper parks
41 10. snow disposal sites
42 11. farm equipment
43 12. aircraft and marine equipment stores
44 13. automotive repair services and garages
45 14. lumber yards with outside storage of lumber
46 15. funeral services including crematoriums
47 16. churches to include any place of religious worship along with its accessory uses.
17. package stores.

1 B. Design Standards:

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3 1 A public hearing site plan review by the Planning and Zoning Commission is
4 required prior to the issuance of a building permit for all subsequent phases of
5 development on Tract A, Hardware Subdivision.

6 Department of Community Planning and Development
7 2. Petitioner shall meet with/staff and determine an option that exceeds the
8 minimum landscaping requirements to the benefit of the public.
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11 **Section 3:** The special limitations set forth in this ordinance prevail over any inconsistent
12 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise.
13 All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special
14 limitation set forth in this ordinance shall apply in the same manner as if the district
15 classification applied by the ordinance was not subject to special limitations.
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18 **Section 4:** The Director of the Department of Community Planning and Development shall
19 change the zoning map accordingly.
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22 **Section 5:** The ordinance referenced in Section 1 above shall become effective upon
23 satisfaction of the following:
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25 A. Resolve site development issues for the development of Tract A, Hardware
26 Subdivision through a public hearing site plan review.
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28 B. Obtain a building permit for a principal retail use and structure within 30 months of
29 Assembly approval of this ordinance amendment.
30

31 C. The Director of the Department of Community Planning and Development
32 determines that the special limitations set forth in Section 2 above have the written
33 consent of the owners of the property within the area described in Section 1 above.
34 The Director of the Department of Community Planning and Development shall make
35 such a determination only if he/she receives evidence of the required consent within
36 120 days after the date on which this ordinance is passed and approved.
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38 PASSED AND APPROVED by the Anchorage Assembly this 5th day of
39 January, 1999.
40

41 
42 Chair

43 ATTEST:

44 
45 Municipal Clerk
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