

CLERK'S OFFICE

APPROVED

Date: 5-16-00

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development

For reading: MARCH 21, 2000

Anchorage, Alaska
AO 2000-61

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM B-3SL (GENERAL BUSINESS) WITH SPECIAL LIMITATIONS TO
B-3SL (GENERAL BUSINESS) WITH SPECIAL LIMITATIONS FOR KIRCHNER
ADDITION SUBDIVISION, LOTS 22 AND 23, GENERALLY LOCATED ON THE WEST
SIDE OF BARBARA DRIVE AND NORTH OF SPENARD ROAD

(Spenard Community Council) (Planning and Zoning Commission Case 99-212)

THE ANCHORAGE ASSEMBLY ORDAINS

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

Kirchner Addition Subdivision, Lots 22 and 23, as shown on exhibit A attached
(Planning and Zoning Commission Case 99-212).

Section 2. The zoning map described above shall be subject to the following listed
restrictions and design standards (special limitations):

- A. Maximum building height shall not exceed three stories with a maximum height of 45 feet.
- B. Access to the petition site shall be permitted from Spenard Road and Barbara Drive.
- C. Prior to issuance of a building permit, a non public hearing site plan review shall be approved by the Planning and Zoning Commission that addresses access, landscaping, signage, architectural controls, parking and any other concerns as stipulated by the Department of Community Planning and Development.
- D. There shall be no pole signs permitted, monument signs at a maximum height of 8 feet and width 12 feet. A sign design shall be reviewed and approved by the Department of Community Planning and Development prior to issuance of a certificate of a building permit.

Section 3. The special limitations set forth in this ordinance prevail over any inconsistent
provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided

otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a special limitation set forth in this ordinance shall apply in the same manner as if the district classification applied by the ordinance was not subject to special limitations.

Section 4. The Director of Community Planning and Development shall change the zoning map accordingly.

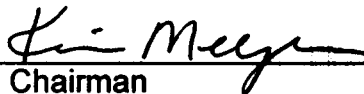
Section 5. The ordinance referenced in Section 1 above shall become effective upon satisfaction of the following:

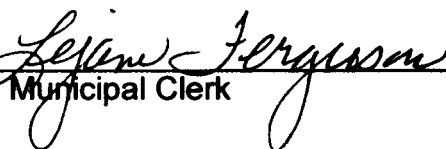
A. The rezoning amendment shall not become effective until Lot 22 and 23 as well as lots 24 and 25 have been replatted into a single lot.

B. The Director of the Department of Community Planning and Development determines that the special limitations set forth in Section 2 above have the written consent of the owners of the property within the area described in Section 1 above. The Director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 16th day of May, 2000.

ATTEST:


Chairman


Municipal Clerk

(99-212)
(010-194-19, 20)

Municipality of Anchorage
MUNICIPAL CLERKS OFFICE
Agenda Document Control Sheet

A 2000- 61

1	SUBJECT OF AGENDA DOCUMENT Rezone B-3SL to B-3SL Kirchner Sub Lots 22 & 23	DATE PREPARED 2/22/00 INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Community Planning and Development	DIRECTOR'S NAME Caren L. Mathis
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY D. Alspach	HIS/HER PHONE NUMBER 343-4215
4	COORDINATED WITH AND REVIEWED BY	INITIALS
6	Mayor	
	Municipal Clerk	
2	Municipal Attorney	
	Employee Relations	
5	Municipal Manager	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
3	Office of Management and Budget	
	Municipal Light & Power	
	Police	
	Port of Anchorage	
	Public Works	
	Solid Waste Services	
	Transit	
	Water & Wastewater Utility	
4	Executive Manager	
1	Community Planning and Development	
	Finance, Chief Fiscal Officer	
	Management Information Services	
	Heritage Land Bank	
	Property & Facility Management	
	Purchasing	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED Office of Municipal Clerk MAR 10 2000 </div>		
5	SPECIAL INSTRUCTIONS/COMMENT <div style="text-align: right;">P.O. Box 496650 Anchorage, AK 99519-6650</div> <div style="text-align: center; margin-top: 20px;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;">7.B. Introduction</div> </div>	
6	ASSEMBLY MEETING DATE REQUESTED 3/21/00	7 PUBLIC HEARING DATE REQUESTED At least 4 weeks after introduction <div style="text-align: right; margin-top: 10px;">4/25/00</div>