

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 6-20-00

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 2000-62

1 AN ORDINANCE REPEALING ORDINANCES 80-156 AND 82-201 CONCERNING
2 TRACTS D-1, D-2, D-3 AND D-4, TUDOR CENTRE SUBDIVISION AND AMENDING THE
3 ZONING MAP AND PROVIDING FOR THE REZONING FROM R-O/SL (RESIDENTIAL
4 OFFICE WITH SPECIAL LIMITATIONS) TO R-O/SL (RESIDENTIAL OFFICE WITH
5 SPECIAL LIMITATIONS) FOR TRACTS D-1, D-2, D-3 AND D-4, TUDOR CENTRE
6 SUBDIVISION GENERALLY LOCATED NORTH OF TUDOR CENTRE DRIVE AND
7 EAST OF BRAGAW STREET.

8 (University Community Council) (Planning and Zoning Commission Case 99-166)

9 THE ANCHORAGE ASSEMBLY ORDAINS:

10 Section 1. As to Tracts D-1, D-2, D-3 and D-4 described in Section 2 of this ordinance, but only
11 as to said Tracts, Anchorage Ordinances 80-156 and 82-201 are hereby repealed.

12 Section 2. The zoning map shall be amended by designating the following described property as
13 R-O/SL (Residential Office with special limitations) zone:

14 Tracts D-1, D-2, D-3 and D-4, Tudor Centre Subdivision as shown on exhibit A attached
15 (Planning and Zoning Commission Case 99-166).

16 Section 3. The zoning map described in section 2 above shall be subject to the following listed
17 restrictions and design standards (special limitations)

18 A. Permitted principal uses and structures

- 19 1 Single family, two family and multi-family dwellings;
- 20 2 Hotel, motels, and motor lodges on sites with minimum area of 14,000 square feet,
21 provided that principal access to such uses shall be from streets of class 1 or greater
22 designation on the official streets and highways plan;*
- 23 3 Private clubs and lodges;*
- 24 4 Parks, playgrounds and playfields, municipal buildings in keeping with character of the
25 district;
- 26 5 Museums, historic and cultural exhibits, libraries and the like;
- 27 6. Family residential care, ~~and 24 hour child care~~ and day care facilities;

28 a. 24-hour child care only on Tracts D-1, D-2 and D-3

29 Public, private and parochial academic schools on Tracts D-1, D-2 and D-3 subject to a
30 public hearing site plan review in accordance with AMC 21.15.030;

8. Hospitals, nursing homes, convalescent homes, homes for the aged, medical clinics, medical and dental laboratories, research centers, and the like;
 9. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
 10. Accounting, auditing and bookkeeping services;
 11. Engineering surveying and architectural services;
 12. Attorneys and legal services;
 13. Real estate services and appraiser;
 14. Stock and bond brokerage services;
 15. Insurance services;
 16. Photographic services;
 7. Banks, savings and loan associations, credit unions and similar financial institutions;
 18. Private employment agencies, placement services and temporary personnel services;
 19. Headquarters or administrative offices for such charitable or eleemosynary organizations as the Red Cross, Tuberculosis Society, Cancer Society, Heart Association, Boy Scouts, Girl Scouts, and similar quasi-public organizations of a noncommercial nature;
 20. Veterinary clinics, provided that such activities shall be conducted within a completely enclosed building.
- *Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by conditional use only.

B. Design Standards:

Height of structures: Unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches. However, the maximum height of any structure within 650 feet of eastern boundary of petition area shall not exceed 2 stories.

Section 4. 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 5. The Director of Community Planning and Development shall change the zoning map accordingly

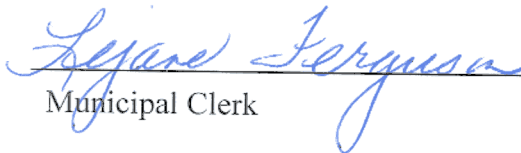
Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective on such

date as the director of the Department of Community Planning and Development determines that the special limitations set forth in Section 3 above have the written consent of the owners of the property within the area described in Section 2 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 20th day of June, 2000.

ATTEST:


Chairman


Municipal Clerk

99-166

REZONING

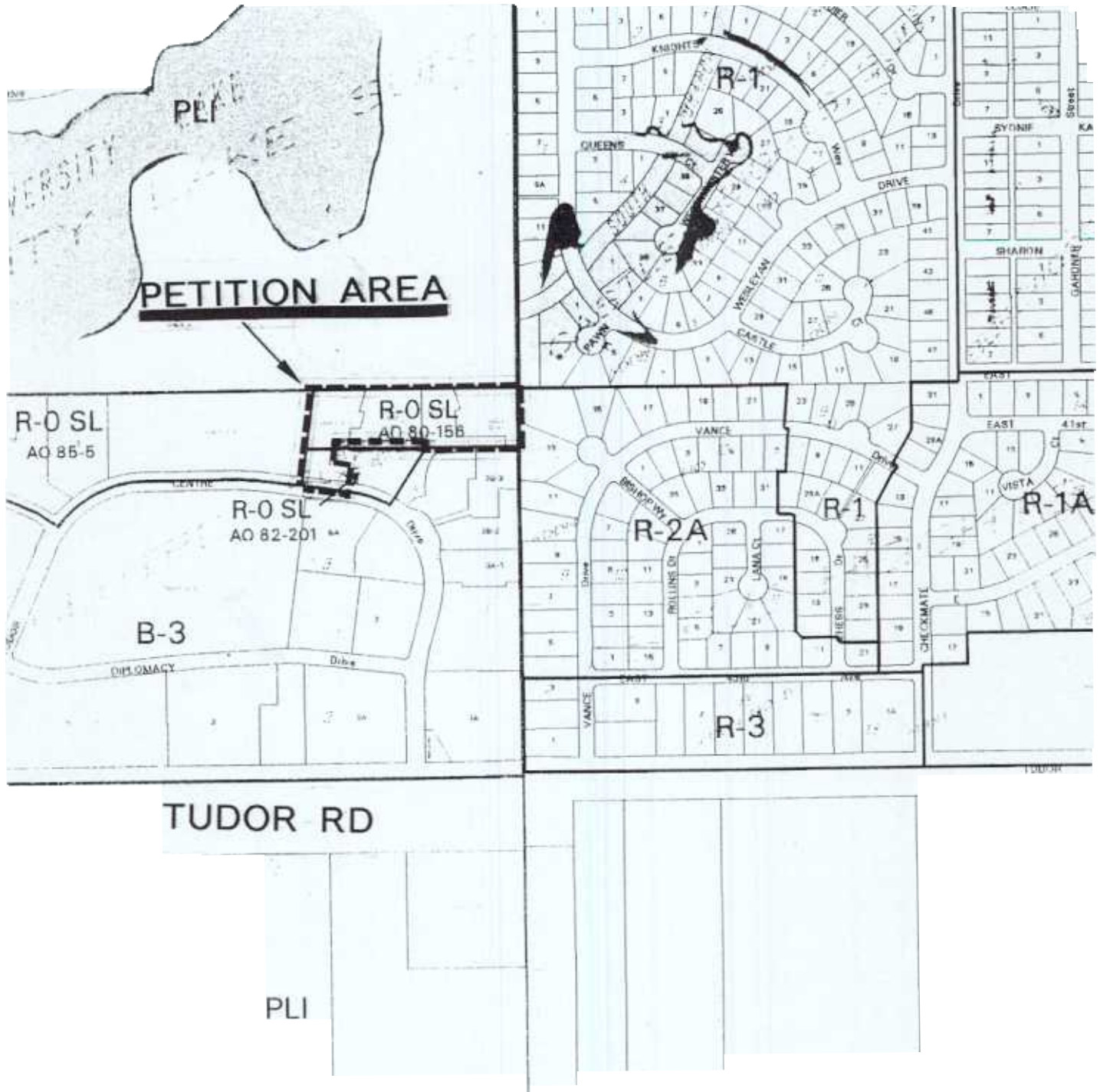




EXHIBIT A

-  100 Year Floodplain
-  500 Year Floodplain

