

3-23-99
Postponed
Indefinitely

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: February 24, 1998

Anchorage, Alaska
AO 98-48

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY NINE (9) ACRES FROM R-3 (MULTIFAMILY
RESIDENTIAL DISTRICT) TO B-3/SL (GENERAL BUSINESS DISTRICT) WITH
SPECIAL LIMITATIONS, FOR TRACT B, COOK SUBDIVISION, GENERALLY
LOCATED ON THE WEST SIDE OF DENALI STREET AND SOUTH OF 40TH
AVENUE.

(Spenard Community Council) (Planning and Zoning Commission Case 97-164)

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:

Cook Subdivision, Tract B, as shown on exhibit A attached (Planning and Zoning
Commission Case 97-164).

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

A. Prohibited Uses:

1. taxicab stands and dispatching offices
2. gasoline service stations
3. mobile home display lots, new and used
4. aircraft and boat display lots, new and used
5. motorcycle and snow machine display lots, new and used
6. truck and trailer rental agencies
7. fuel dealers
8. automobile car wash, self service and automatic, with sufficient off-street
area for maneuvering, washing and drying automobiles
9. mobile home parks on sites of at least two acres
10. camper parks
11. convenience establishments
12. snow disposal sites
13. farm equipment
14. aircraft and marine equipment stores
15. automotive repair services and garages
16. lumber yards with outside storage of lumber
17. funeral services including crematoriums
18. churches, to include any place of religious worship along with its
accessory uses.

B. Design

1. A Traffic Impact Analysis shall be prepared prior to development of the site. Recommendations of the analysis shall be implemented in the site and vehicle and pedestrian access design.

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 Approval of a non-public hearing site plan by the Planning and Zoning Commission within five years following adoption of the rezoning. The site plan shall at a minimum address landscaping, buffer screening, access, parking, and wetlands.
- B. The Director of the Department of Community Planning and Development has determined 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 _____ day of _____, 1998.

ATTEST:

Chairman

Municipal Clerk

97-164

REZONING

AO 98-48

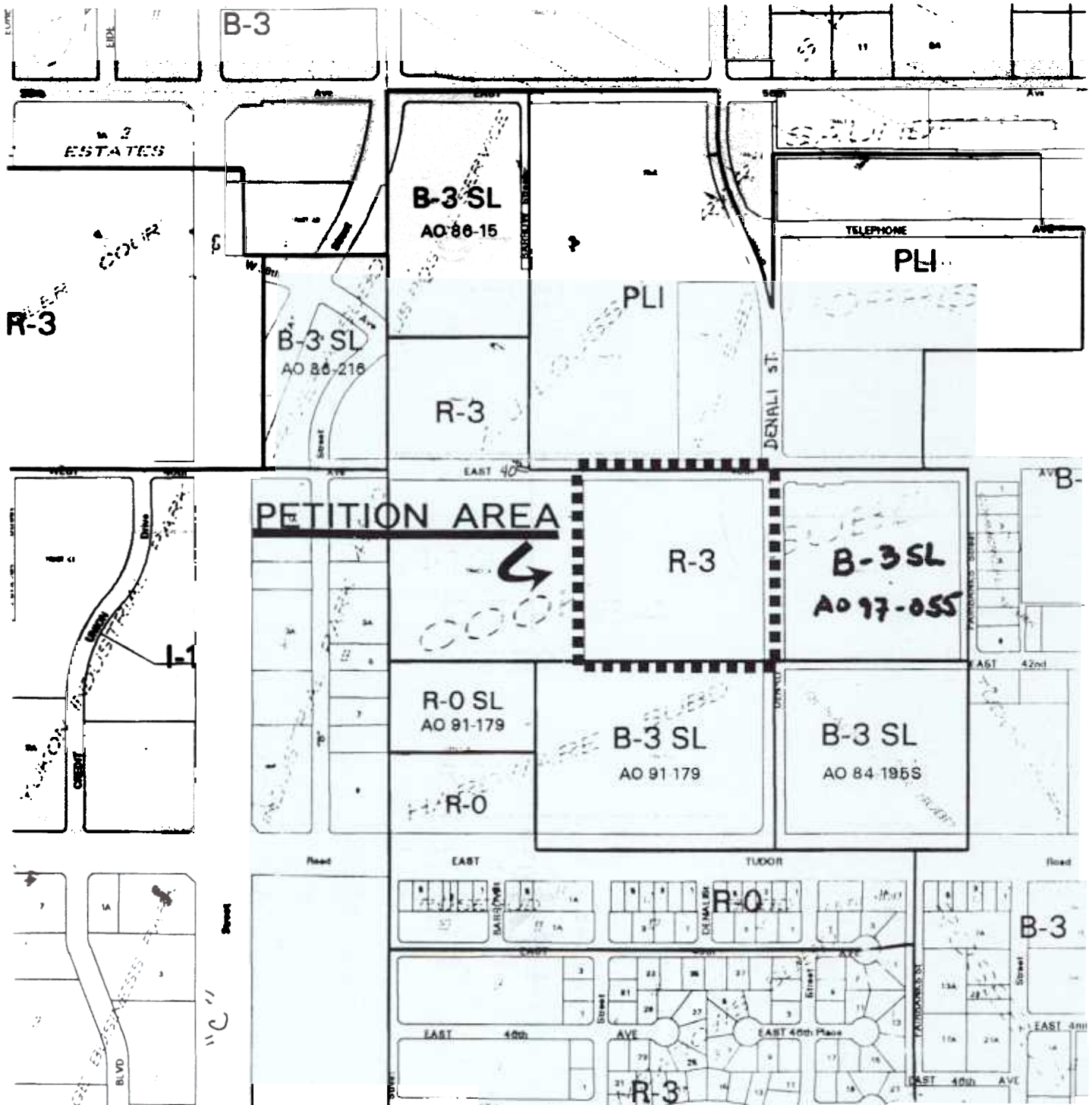


Exhibit A

- 100 Year Floodplain
- 500 Year Floodplain

