

CLERK'S OFFICE

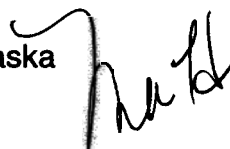
APPROVED

Date: 6-2-98

Submitted by: Assemblymember Begich
Prepared by: Department of Community
Planning and Development

For reading: May 5, 1998

Anchorage, Alaska
AO 98-83



AN ORDINANCE AMENDING AO 96-89 B-3 SL (GENERAL BUSINESS DISTRICT) SPECIAL LIMITATIONS, TO ALLOW MEDICAL CLINICS, MEDICAL AND DENTAL LABORATORIES, AND PHARMACIES AS PERMITTED USES, FOR TRACT B-1 AND B-2, SIMONIAN SUBDIVISION.

(Campbell Park Community Council)(Case 98-055)

THE ANCHORAGE ASSEMBLY ORDAINS:

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

Tracts B-1 and B-2, Simonian Subdivision (Plat 97-116); generally located on the east side of Lake Otis Blvd., between 52nd Avenue and Pago Pago Avenue, north of Dowling Road, containing approximately 5.1 acres, as shown on Exhibit A (Planning and Zoning Commission Case 98-055).

Section 2. The zoning map amendment described in Section 1 above shall amend AO 96-089, Section 3 to read as follows:

a. The following principal uses and structures are a conditional use:

- 1) Restaurants, tea rooms, cafes and other places serving food and beverages shall only be granted a conditional use to serve beer and wine.

b. The following principal uses and structures are prohibited:

- 1) hospitals, nursing homes, convalescent homes, homes for the aged, [MEDICAL CLINICS, MEDICAL AND DENTAL LABORATORIES,] research centers, [PHARMACIES] and the like;
- 2) funeral homes and crematoriums;
- 3) banks, savings and loan associations, credit unions and similar financial institutions; drive-up financial institutions;
- 4) all transmission towers, whether under or greater than 75 feet;

- 5) hotels, motels, or motor lodges, rooming houses regardless of the number of rental units;
- 6) off-street parking spaces or structures;
- 7) snow disposal sites;
- 8) post offices;
- 9) gasoline service stations; gas pumps in conjunction with convenience stores;
- 10) off-street taxicab stands;
- 11) video machine arcades and motion picture theaters.


Section 3 The Director of the Department of Community Planning and Development shall change the zoning map accordingly.

Section 4. The ordinance referenced in Section 1 above shall become effective upon satisfaction of the following:

- A. Resolution with Building Safety the parking requirements as it relates to total square footage of retail and medical uses on the site.
- B. Resolution with Traffic Engineering the closure of the existing curb cut on Lake Otis.
- C. 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 21st 2nd day of June, 1998.

ATTEST:


Municipal Clerk



