

8-18-98 Failed

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

For reading May 19, 1998

Anchorage, Alaska
AO 98- 88

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-3 (MULTIFAMILY RESIDENTIAL) TO B-3/SL (GENERAL
BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR THE SOUTH 700 FEET
OF TRACT A-1, AND FROM B-3 (GENERAL BUSINESS DISTRICT) TO B-3 SL
(GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR TRACT A-2,
ALL LOCATED WITHIN WALDEC SUBDIVISION #1, GENERALLY LOCATED ON
THE NORTH SIDE OF DEBARR ROAD AND EAST OF BONIFACE PARKWAY.

(Northeast Community Council) (Planning and Zoning Commission Case 98-019)

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:

For the south 700 feet of Tract A-1, and Tract A-2, Waldec Subdivision #1, as
shown on exhibit A attached (Planning and Zoning Commission Case 97-019).

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

A. The following uses are prohibited uses within this zoning district:

1. gasoline service stations;
2. fuel dealers
3. dry cleaners;
4. snow disposal sites;
5. sales of farm equipment;
6. adult night clubs or pornographic book stores;
7. sale of alcohol except for package stores or a liquor license
associated with a hotel;
8. taxicab stands or dispatching;
9. convenience establishments;
10. funeral services including crematoriums;

11. battery sales or maintenance
12. truck and trailer rental agencies;
13. aircraft display lots, new and used;
14. aircraft equipment stores.

B. Design

1. Access on DeBarr will be limited to a joint access between the site and Tract A-3 of Waldec Subdivision and one access point that will line up with Buckner Drive. Access to Boniface Parkway will be limited to a joint access between the site and Tract A-3 of Waldec Subdivision and one access point on the north boundary of site.
2. A thirty foot buffer landscaping will be provided along the north boundary of the site. A fifteen foot landscaping easement will be provided along DeBarr Road and Boniface Parkway.

C. Site plan

1. A non-public hearing site plan will be presented to the Municipal Planning and Zoning Commission for each development on the site.

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 on such date as 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

3
4 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
5 _____, 1998

Chairman

(98-019)
(006-153-09. 006-082-07)

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REZONING

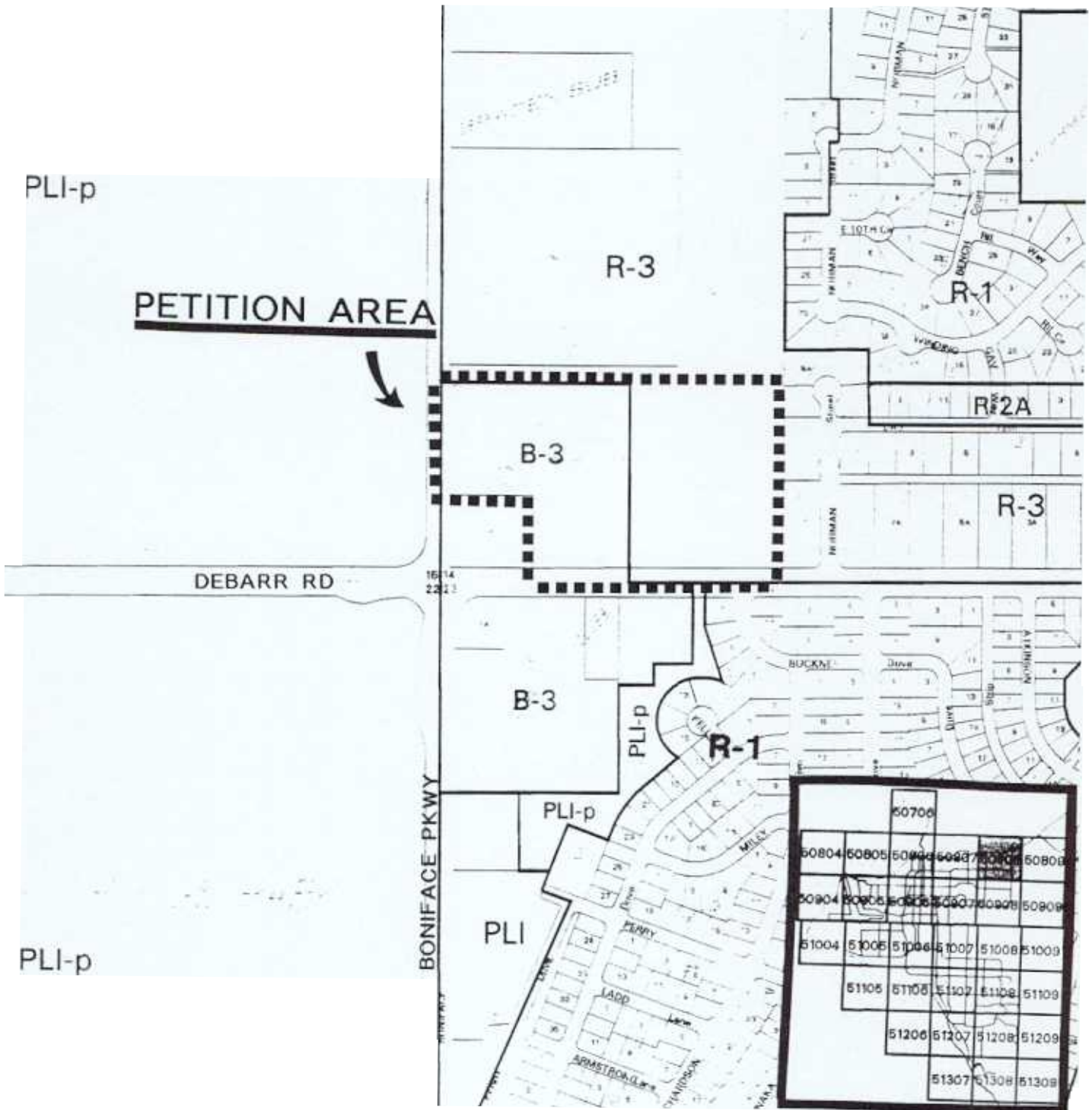




EXHIBIT A

-  100 Year Floodplain
-  500 Year Floodplain

