

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 6-9-98

Submitted by: Assemblymembers Carlson, Meyer,
Wuerch
Prepared by: Assembly Office
For reading: May 19, 1998

ANCHORAGE, ALASKA
AO NO. 98- 96

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM B-3 (GENERAL BUSINESS) DISTRICT TO I-1 (LIGHT INDUSTRIAL) DISTRICT FOR A 5.25 ACRE PARCEL OF LAND WITHIN THE SE 1/4, NW 1/4, SEC. 31, T13N, R3W, S.M. ALASKA, LOCATED AT THE NORTHEAST CORNER OF INTERNATIONAL AIRPORT ROAD AND C STREET, APPROXIMATE FRONTAGE 525' ON INTERNATIONAL AIRPORT ROAD AND 436.4 ON C STREET

(Spenard Community Council)(Case 98-071)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following described property as I-1 (Light Industrial District)zone.

A 5.25 acre parcel of land within the SE 1/4, NW 1/4, Sec. 31, T13N, R3W, S.M. Alaska, located at the northeast corner of International Airport Road and C street, approximate frontage 525' on International Airport Road and 436.4 on C street.

Section 2: The following design standards apply to this 5.25 acre site.

- a. Landscaping: landscape plan shall indicate an increase of no less than 20% in volume of vegetation and include a minimum planting bed of 15 feet , in accordance with AMC 21.45.125C.1. A landscape plan shall be proved as prepared by a person who graduated from a college with a degree in landscape architecture, which meets the following requirements:
 - i) A planting bed width of 15 feet along the entire length of the south and west property lines, except where driveways are present.
 - ii) Trees at an average interval of 15 feet along each property line, with at least 40% being evergreen trees.
 - iii) Evergreen trees a minimum of five feet in height with a ratio of height to spread of no less than 5 to 3.
 - iv) Deciduous trees with a minimum 2" caliper for single stemmed specimen. Clumped form species a minimum 8 feet in height.
 - v) Shrubs, a minimum of 18" in height, planted at 3 feet on center spacing, covering a minimum of 40% of the total planting bed area.

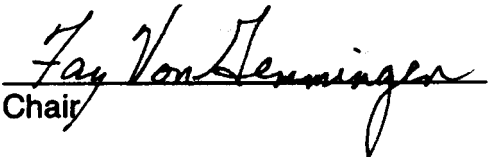
- 1 vi) Turf grass, perennial, or wildflowers covering the remainder of
2 the planting bed area.
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4 **Section 3:** The ordinance referenced in Section 1. above shall become effective
5 upon satisfaction of the following:
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- 7 A. Prior to the rezoning becoming effective the petitioner shall submit an
8 approved and recorded final plat to the Department of Community Planning
9 and Development.

10 * See amendments below.

11 PASSED AND APPROVED by the Anchorage Assembly this 9th day of
12 June, 1998.
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16 Chair
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19 ATTEST:
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23 Municipal Clerk
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* The following amendments were approved by the Assembly on June 9, 1998:

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 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 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.