

CLERK'S OFFICE

APPROVED

Date: 8-18-98

Submitted by: Chairman of the Assembly at
the Request of the Mayor

Prepared by: Department of Community
Planning and Development

For reading: June 9, 1998

Anchorage, Alaska
AO 98-102

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-4, (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-3/SL
(GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR THE
HILLSIDE SUBDIVISION, TRACTS A-1 AND B-2, GENERALLY LOCATED NORTH OF
EAST 22ND AVENUE AND WEST OF THE SEWARD HIGHWAY

(Fairview Community Council) (Planning and Zoning Commission Case 98-038)

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:

Hillside Subdivision, Tracts A-1 and B-2, as shown on exhibit A attached
(Planning and Zoning Commission Case 98-038).

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

- 1 Prior to any changes in land use or issuance of a building permit for
redevelopment of the site, a public hearing site plan review shall be required for
review and approval by the Planning and Zoning Commission.
2. Height for all buildings and structures shall be limited to 35 feet.
3. There shall be no additional access to the Seward Highway.
4. Petitioner shall resolve with the Department of Public Works the need for a flood
zone permit.

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 above shall become effective upon satisfaction of the following:

A. A landscape plan which conforms to AMC 21.45. 125.B (1)(2)(4) indicating arterial, buffer, visual enhancement and perimeter landscaping shall be submitted for approval by the Department of Public Works and the Department of Community Planning and Development.

B. 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 18th day of August, 1998

ATTEST:


Chairman


Municipal Clerk