

*Postponed indefinitely*

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

Prepared by: Department of Community Planning and Development

For reading: July 21, 1998

Anchorage, Alaska  
AO 98-127



AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM B-3 SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO I-1 SL (LIGHT INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR SECTION 30, T15N, R1W, S.M., ALASKA, LOTS 35, 38, 121 AND 124; GENERALLY LOCATED AT THE NORTHWEST CORNER OF SOUTH BIRCHWOOD LOOP ROAD AND THE OLD GLENN HIGHWAY.

(Chugiak Community Council)(Case 97-165)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1:** The zoning map shall be amended by designating the following described property as I-1 SL (General Business District) zone with special limitations:

Section 30, T15N, R1W, S.M., Alaska, Lots 35, 38, 121 and 124; generally located at the northwest corner of South Birchwood Loop Road and the Old Glenn Highway; containing approximately 6.51 acres, as shown on Exhibit A and B attached (Planning and Zoning Commission Case 97-165).

**Section 2.** The zoning map amendment described in Section 1 above shall be subject to the following special limitations:

- A. Once reconstruction of the Old Glenn Highway has been completed, a 20-foot vegetative buffer (natural or buffer landscaping) shall be established along the Old Glenn Highway on Lot 121 as a condition of issuance of any land use permit for development of an industrial use on either Lot 35 or Lot 121; otherwise, the code requirement for arterial landscaping shall apply. If a land use permit for either Lot 35 or 121 is issued prior to the reconstruction of the Old Glenn Highway, issuance of the land use permit shall be conditioned upon the posting of adequate security, in a form acceptable to the Municipal Planning Department, to guarantee the establishment of the required buffer after reconstruction of the Old Glenn Highway is completed.
- B. Once reconstruction of the Old Glenn Highway has been completed, if Lots 38 and 124 are in common ownership at the time a land use permit is requested for development of an industrial use on either Lot 38 or Lot 124, a 20-foot vegetative buffer (natural or buffer landscaping) shall be established along the Old Glenn Highway and South Birchwood Loop Road as a condition of issuance of the land use permit for an industrial use; otherwise, the code requirement for arterial landscaping

shall apply. If a land use permit for either Lot 38 or 124 is issued prior to the reconstruction of the Old Glenn Highway, issuance of the land use permit shall be conditioned upon the posting of adequate security, in a form acceptable to the Municipal Planning Department, to guarantee the establishment of the required buffer after reconstruction of the Old Glenn Highway is completed.

C. Once reconstruction of the Old Glenn Highway has been completed, if Lots 38 and 124 are not in common ownership at the time a land use permit is requested for development of an industrial use on either Lot 38 or Lot 124, a 20-foot vegetative buffer (natural or buffer landscaping) shall be established on the lot for which the permit is issued, as a condition of the permit's issuance, either along both the Old Glenn Highway and South Birchwood Loop Road, if Lot 124, or along only South Birchwood Loop Road, if Lot 38. If a land use permit is requested for commercial use only, the code requirement for arterial landscaping shall apply. If a land use permit for either Lot 38 or 124 is issued prior to the reconstruction of the Old Glenn Highway, issuance of the land use permit shall be conditioned upon the posting of adequate security, in a form acceptable to the Municipal Planning Department, to guarantee the establishment of the required buffer on that lot after reconstruction of the Old Glenn Highway is completed.

D. The following uses permitted by AMC 21.40.200 are prohibited

1. Commercial: automobile display, mobile home display, and aircraft and boat display lots, new and used.
2. Industrial: airplane, automobile or truck assembly; boat building; cleaning laundry or dyeing plants; or motor freight terminals.

E. The maximum height of structures on the lots shall be limited to 30 feet.

F. Prior to the issuance of a land use permit for Lot 35 and/or Lot 121, access onto the Old Glenn Highway shall be resolved with the State Department of Transportation and the Municipal Traffic Engineer. The number of access points shall be the minimum necessary to provide reasonable access for the proposed use.

G. Prior to the issuance of a land use permit for Lot 124, access onto the Old Glenn Highway and South Birchwood Loop Road shall be resolved with the State Department of Transportation and the Municipal Traffic Engineer. The number of access points shall be the minimum necessary to provide reasonable access for the proposed use.

H. Prior to issuance of a land use permit for Lot 38, access onto South Birchwood Loop Road shall be resolved with the State Department of Transportation and the Municipal Traffic Engineer. The number of access points shall be the minimum necessary to provide reasonable access for the proposed use.

Site drainage for any of the lots subject to this zoning ordinance shall be resolved prior to the issuance of a land use permit for that lot.

- J. The need for on-site water and septic systems for the development of any of the lots subject to this zoning ordinance shall be resolved with the Alaska Department of Environmental Conservation prior to the issuance of a land use permit for that lot.

**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 the Department of Community Planning and Development shall change the zoning map accordingly.

**Section 5.** The ordinance referenced in Section 1 above shall become effective within 10 days after 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 are described in Section 1 above. The Director of the Department of Community Planning an 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