

See A098-129(5)

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- 129

AN ORDINANCE REPEALING AO 83-224 AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM I-2/SL (HEAVY INDUSTRIAL WITH SPECIAL LIMITATIONS) TO I-2/SL (HEAVY INDUSTRIAL WITH SPECIAL LIMITATIONS) FOR A 6.70 ACRE PORTION OF TRACT D-1, TURNAGAIN INDUSTRIAL PARK SUBDIVISION, GENERALLY LOCATED ON THE EAST SIDE OF JOHNS ROAD AND NORTH OF EAST KLATT ROAD

(Bayshore-Klatt Community Council) (Planning and Zoning Commission Case 98-051)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance 83-224 is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as I-2 (Heavy industrial district with special limitations) zone:

6.70 acre portion of Tract D-1, Turnagain Industrial Park Subdivision, as shown on exhibit A attached (Planning and Zoning Commission Case 98-051).

Section 3. The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations):

A. The owner of the property subject to this zoning map amendment shall construct and maintain an earth embankment 20 feet wide across the top measured from the near right-of-way line of Klatt Road and 80 foot wide measured from the center line of Johns Road at an elevation along this longitudinal centerline not less than 4 feet above the horizontal plane of the abutting right-of-way, except existing wooded areas shall not be disturbed; the filled slope toward the north and east shall have a maximum slope of 2 to 1. The top of the embankment and the fill slope shall be prepared with suitable topsoil consisting of 60% of peat and 40% of sand, a minimum of 4 inches thick and hydroseeded with a mixture of hardy grasses. The embankment and fill slope shall be densely planted with a mixture of hardy deciduous and hardy evergreen trees, approximately 50% each. Swamp spruce, also known as black spruce shall not be used. Each tree shall be at least six feet tall; the trees shall be planted in staggered rows approximately on 10 foot centers. The planting shall be constantly maintained until established and hardy without maintenance.

B. The above amendment only applies to a portion of the south Boundary of Tract D-1, Turnagain Industrial Park Subdivision, located along Klatt Road, and measuring approximately 165 feet west from the southeast corner of Tract D-1.

C. There is to be no access to Klatt Road from these properties directly or by way of Johns Road.

1 D No natural resource extraction will occur on this site

2 Section 4. The special limitations set forth in this ordinance prevail over any  
3 inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically  
4 provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not  
5 specifically affected by a special limitation set forth in this ordinance shall apply in the  
6 same manner as if the district classification applied by the ordinance was not subject to  
7 special limitations

8 Section 5. The Director of Community Planning and Development shall change the  
9 zoning map accordingly.

10 Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective  
11 upon satisfaction of the following:

12 A. All buffer embankments and buffer landscaping as set forth in Section 3 above  
13 shall be developed and planted on Tract D-1, and reviewed and approved by  
14 Public Works - Building Safety.

15 B. The Director of the Department of Community Planning and Development  
16 determines that the special limitations set forth in Section 3 above have the  
17 written consent of the owners of the property within the area described in Section  
18 2 above. The Director of the Department of Community Planning and  
19 Development shall make such a determination only if he/she receives evidence  
20 of the required consent within 120 days after the date on which this ordinance is  
21 passed and approved.

22 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
23 \_\_\_\_\_, 1998.

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ATTEST:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Municipal Clerk