

CLERK'S OFFICE

APPROVED

Date: 11-3-98

Submitted by: Planning and Zoning
Commission

Prepared by: Department of Community
Planning and Development

For reading: November 3, 1998

Anchorage, Alaska
AO 98-170(S)

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5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
6 REZONING FROM R-4, MULTI-FAMILY RESIDENTIAL DISTRICT TO B-3/SL
7 (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) CALAIS
8 SUBDIVISION, BLOCK 6, LOT 1, LOT 2 AND THE SOUTH 1/2 OF LOT 3, AND LOT 4
9 AND THE NORTH 1/2 OF LOT 3, GENERALLY LOCATED ON THE EAST SIDE OF
10 EIDE STREET AND BETWEEN 31ST AVENUE AND WEST 32ND AVENUE.

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(Spenard Community Council) (Planning and Zoning Commission Case 98-132)

14 THE ANCHORAGE ASSEMBLY ORDAINS:

15 Section 1. The zoning map shall be amended by designating the following described
16 property as B-3/SL (General Business District with special limitations) zone:

17 Calais Subdivision, Block 6, Lot 1, Lot 2 and the S1/2 of Lot 3, and Lot 4 and the
18 N1/2 of Lot 3, as shown on exhibit A attached (Planning and Zoning Commission
19 Case 98-132).

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

22 1. Uses:

23 a. Multifamily residential, business, business services, professional services
24 and personal services that are permitted in the B-3 district, including
25 accessory uses and structures, are allowed in the rezone area (Lots 1
26 through 4, Block 6, Calais Subdivision), however, all retail, wholesale,
27 incidental manufacturing or processing uses, in addition to all conditional
28 uses, per AMC 21.40.180.D, are prohibited.

29 b. Future development of Lots 1 through 4, Block 6, Calais Subdivision, shall
30 maintain a multifamily residential floor area that is a minimum of at least
31 50% of the total habitable floor area, not including ground level parking
32 facilities.

2. Design Standards:

- a. A non-public hearing site plan review by the Planning and Zoning Commission is required for any new building construction, prior to issuance of any land use permit.
- b. To the maximum extent feasible, the height, setback, and character of new buildings shall be similar to the residential structures in and around the rezone area at the time of development. Taller buildings or portions of buildings shall be located interior to the site. Buildings on the perimeter of the rezone area shall be of a similar height, setback and character to buildings in the adjoining blocks.
- c. Vehicular access to Eide Street is prohibited.

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 upon satisfaction of the following:

1. Resolve site development issues raised by Physical Planning in the revised comments dated, August 3, 1998, (through a non-public hearing site plan process).
2. Resolve with Public Works the number and layout of parking spaces required in the rezone area (7-plexes) and the adjoining office/retail uses, subject to approval of the final site plan by the Department of Community Planning and Development as part of a non-public hearing site plan review.
3. Replat the 1.12 acres of land under contiguous ownership identified in the application for rezone into one or more parcels that conform to the existing and

2 proposed development patterns in the rezone area and that conform to the
3 applicable lot area and width requirements; or, in the alternative, obtain a
determination of nonconforming status replat into a single contiguous parcel.

4 4. The Director of the Department of Community Planning and Development
5 determines that the special limitations set forth in Section 2 above have the
6 written consent of the owners of the property within the area described in Section
7 1 above. The Director of the Department of Community Planning and
8 Development shall make such a determination only if he/she receives evidence
9 of the required consent within 120 days after the date on which this ordinance is
10 passed and approved.

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12 PASSED AND APPROVED by the Anchorage Assembly this 3rd day of
13 November, 1998.

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ATTEST:


Chairman


Municipal Clerk

(98-132)
(009-036-01, 02, 03)

REZONING

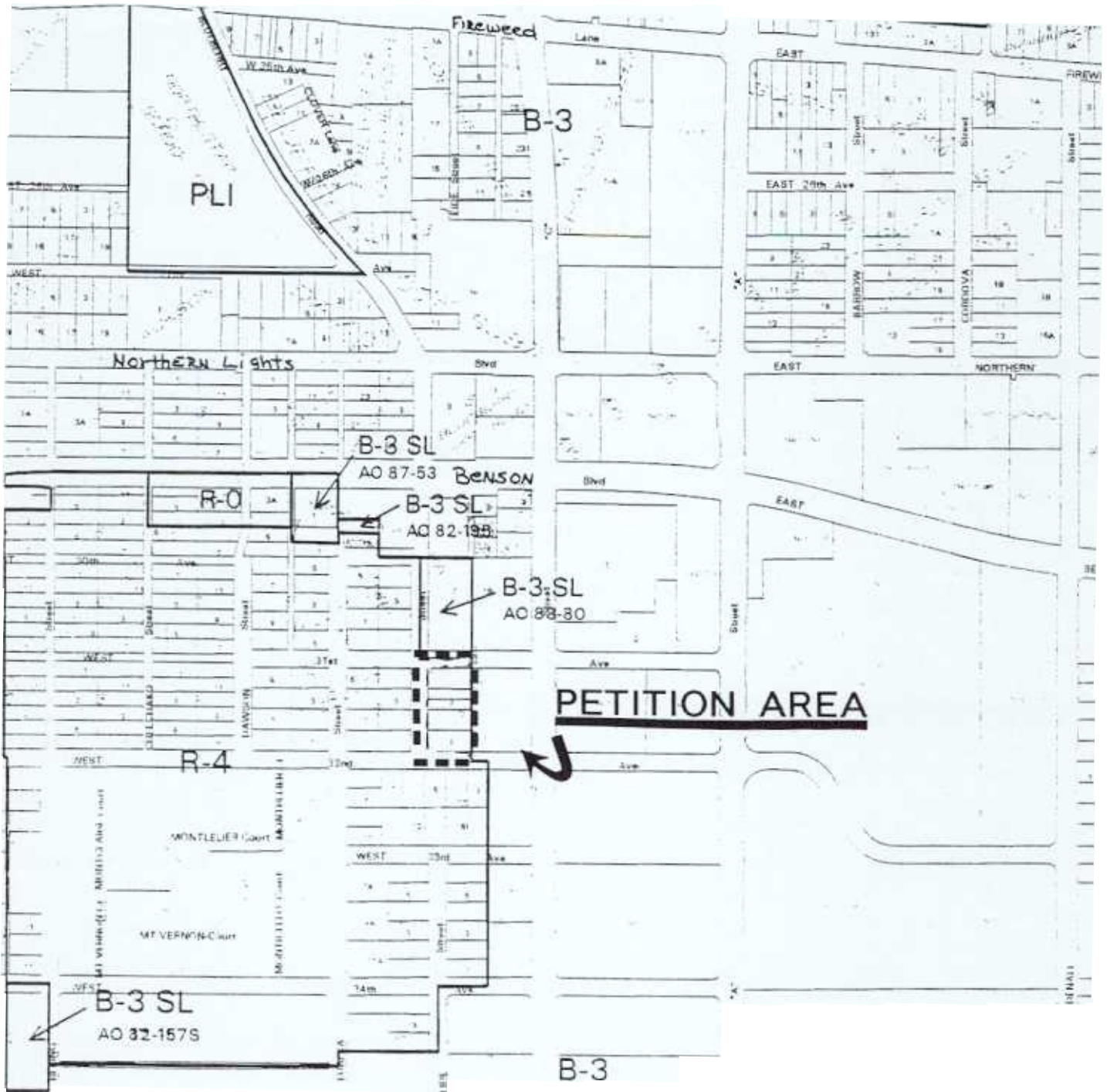


EXHIBIT A

