

CLERK'S OFFICE
APPROVED
Date: 12-15-98

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: November 3, 1998

Anchorage, Alaska
AO 98-174

1
2 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
3 REZONING FROM R-4 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) AND B-3 SL
4 (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) TO PLI-SL
5 (PUBLIC LANDS AND INSTITUTIONS WITH SPECIAL LIMITATIONS), FOR
6 AUSTRALASKA SUBDIVISION, PORTION OF TRACT B-10, AND BLOCK 1, LOTS
7 17, 18, 19 AND 20, GENERALLY LOCATED BETWEEN BRAGAW STREET AND
8 SAN FERNANDO STREET AND ON THE SOUTH SIDE OF SAN ERNESTO
9 AVENUE.

10
11 (Russian Jack Community Council; Case 98-129)

12
13 THE ANCHORAGE ASSEMBLY ORDAINS:

14
15 **Section 1:** The zoning map shall be amended by designating the following described
16 property as PLI-SL (Public Lands and Institutions District) zone with special limitations:

17 Australaska Subdivision, a 3.73 acre portion of Tract B-10; and Australaska
18 Subdivision, Block 1, Lots 17, 18, 19 and 20, consisting of approximately 4.75
19 acres; as shown on Exhibit A (Planning and Zoning Commission Case 98-129).

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

- 22 1. Access: Access by motor vehicles is prohibited from Bragaw, and San
23 Clementson.
24
25 2. Replat: This rezone shall not become effective until a replat of the petition
26 properties into a single parcel including the vacation of San Fernando is
27 filed with the State District Recorder.
28
29 3. Buffer/Greenbelt: The owner agrees that they and their heirs, successors
30 and assigns shall provide and maintain a 30-foot wide buffer/greenbelt
31 along the full length of the south lot line of existing Tract B-10 (including
32 the east 400 feet), and the use of the buffer/greenbelt shall not be altered
33 or restricted in any manner without the consent of the Municipality, except
34 for placement of utilities and utility pedestals.
35
36 4. Yards and Landscaping: 20 foot visual enhancement landscaping along
37 Bragaw.
38
39 5. Design Standards:
40

a. Public hearing site plan review shall be conducted by the Planning and Zoning Commission prior to issuance of any land use permit.

b Height: Structures shall not exceed 35 feet in height


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 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 15th
day of December, 1998.

ATTEST:


Chairman


Municipal Clerk

98-129 REZONING

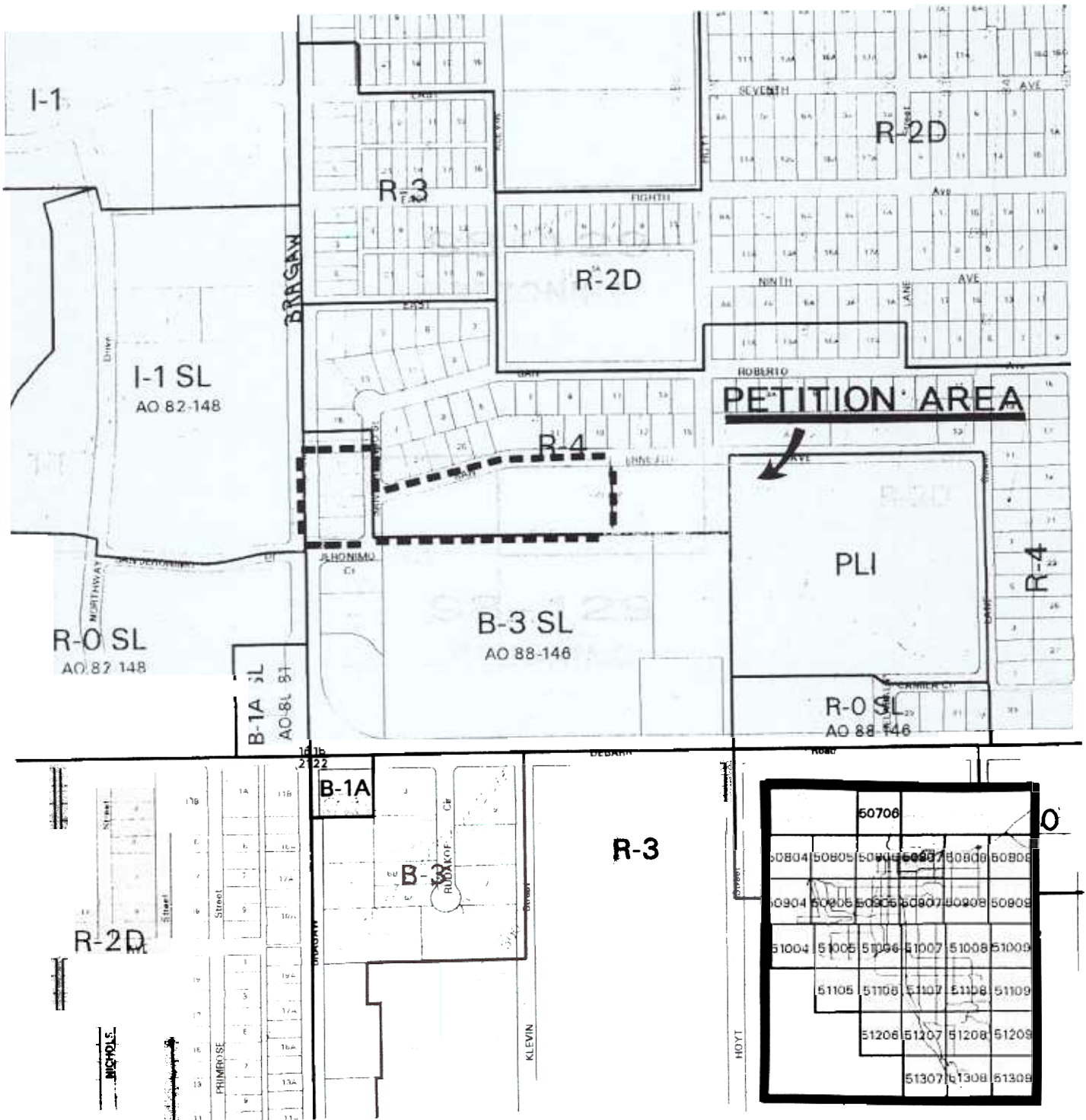




Exhibit A

-  100 Year Floodplain
-  500 Year Floodplain

