

Submitted by:
Prepared by: Department of Community
Planning and Development
For reading: September 1, 1998

CLERK'S OFFICE
APPROVED

Date: 9-1-98

Anchorage, Alaska
AO 98-129 (s)

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

7
8 (Bayshore-Klatt Community Council) (Planning and Zoning Commission Cases 98-051 and 98-051-2)
9

10 THE ANCHORAGE ASSEMBLY ORDAINS:

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 Anchorage Ordinance 83-224 is hereby repealed

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

14 a 6.70 acre portion of Tract D-1, Turnagain Industrial Park Subdivision, as shown
15 on exhibit A attached (Planning and Zoning Commission Cases 98-051 and 98-
16 051-2).

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

19 A. The owner of the property subject to this zoning map amendment shall construct
20 and maintain an earth embankment 20 feet wide commencing at the eastern
21 most property line for a distance of 165 feet with the remainder at 50 feet wide
22 across the top measured from the near right-of-way line of Klatt Road and 80
23 foot wide measured from the center line of Johns Road at an elevation along this
24 longitudinal centerline not less than 4 feet above the horizontal plane of the
25 abutting right-of-way, except existing wooded areas shall not be disturbed; the
26 filled slope toward the north and east shall have a maximum slope of 2 to 1. The
27 top of the embankment and the fill slope shall be prepared with suitable topsoil
28 consisting of 60% of peat and 40% of sand, a minimum of 4 inches thick and
29 hydroseeded with a mixture of hardy grasses. The embankment and fill slope
30 shall be densely planted with ~~a mixture of hardy deciduous and hardy evergreen~~
31 ~~trees, approximately 50% each.~~ Swamp spruce, also known as black spruce
32 shall not be used. Each tree shall be at least six feet tall; the trees shall be
33 planted in staggered rows approximately on 10 foot centers. The planting shall
34 be constantly maintained until established and hardy without maintenance.

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

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

C. 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 C. The owner of Tract D-1, Turnagain Industrial Park Subdivision shall submit a
23 complete Landscaping Site Plan for non-public hearing site plan review in
24 accordance with AMC 21.15.030.

25 PASSED AND APPROVED by the Anchorage Assembly this 1st day of
26 September, 1998.

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ATTEST:

Fay Von Hemmingen
Chairman

Lizine Ferguson
Municipal Clerk

~~(98-051; 98-051-2)~~
(016-133-18)