

CLERK'S OFFICE

APPROVED

Date: 2-9-99

Submitted by: Chairman of the Assembly at

the Request of the Mayor

Prepared by: Department of Community  
Planning and Development

For reading: January 12, 1999

Anchorage, Alaska

AO 99-2

1  
2 AN ORDINANCE AMENDING ANCHORAGE ZONING ORDINANCE 94-235(S-1), AN  
3 ORDINANCE THAT REZONED TO PC, PLANNED COMMUNITY DISTRICT  
4 APPROXIMATELY 530 ACRES DESCRIBED AS TRACT A OF THE POWDER  
5 RESERVE, TO ADD MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY  
6 SUBSTATIONS AS A PERMITTED USE TO DEVELOPMENT AREA J AND DELETE  
7 MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY SUBSTATIONS AS A  
8 PERMITTED USE FROM DEVELOPMENT AREA L, GENERALLY LOCATED  
9 IMMEDIATELY NORTHWEST AND SOUTHWEST OF THE NORTH EAGLE RIVER  
10 INTERCHANGE OF THE NEW GLENN HIGHWAY IN EAGLE RIVER AND WITHIN  
11 PORTIONS OF SECTIONS 25, 26, 35 AND 36 TOWNSHIP 15 NORTH, RANGE 2  
12 WEST, SEWARD MERIDIAN ALASKA.

13 (Birchwood Community Council) ( Planning and Zoning Commission Case 93-022-3)

14  
15 THE ANCHORAGE ASSEMBLY ORDAINS:

16 Section 1. Section 4.1.c. of Anchorage ordinance 94-235(S-1) is hereby amended to  
17 read as follows:

18 Section 4. Development area E consisting of 60± acres, development area J  
19 consisting of 82± acres, development area M consisting of 33± acres, and development  
20 area P consisting of 34± acres shall be restricted to the following uses and development  
21 design standards:

22 1. Development Areas E, J, M, P (Single-Family/Two-Family Residential)

23 \* \* \* No change \* \* \*

24 c. Permitted Principal Uses and Structures (only one principal structure may be  
25 allowed on any lot):

26 \* \* \* No change \*

27 8. Matanuska Electric Association (MEA) utility substations, as follows:

- 28 a) Subject to terms and conditions acceptable to the property owner,  
29 MEA may select, at the time of initial platting, one (1) site in Area J.  
30 This site shall be a permitted use.  
31 b) Additional sites, or sites identified after platting action has occurred,  
32 shall be subject to conditional use approval.

**Section 2.** Section 6.1.c.7 of Anchorage ordinance 94-235(S-1) is hereby amended to read as follows:

**Section 6.** Development area L consisting of 39± acres shall be restricted to the following uses and development design standards:

1 Development Area L (Multiple-Family Residential)

\*\*\* No change \*\*\*

c. Permitted Principal Uses and Structures (only one principal structure may be allowed on any lot):

\*\*\* No change

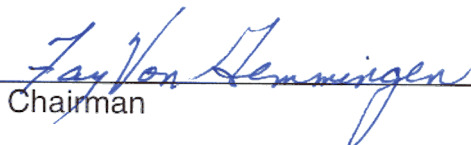
[7. MATANUSKA ELECTRIC ASSOCIATION (MEA) UTILITY SUBSTATIONS, AS FOLLOWS:

- a) SUBJECT TO TERMS AND CONDITIONS ACCEPTABLE TO THE PROPERTY OWNER, MEA MAY SELECT, AT THE TIME OF INITIAL PLATTING, ONE (1) SITE IN AREA L. THIS SITE SHALL BE A PERMITTED USE.
- b) ADDITIONAL SITES, OR SITES IDENTIFIED AFTER PLATTING ACTION HAS OCCURRED, SHALL BE SUBJECT TO CONDITIONAL USE APPROVAL.]

**Section 3.** This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of February, 1999.

ATTEST:

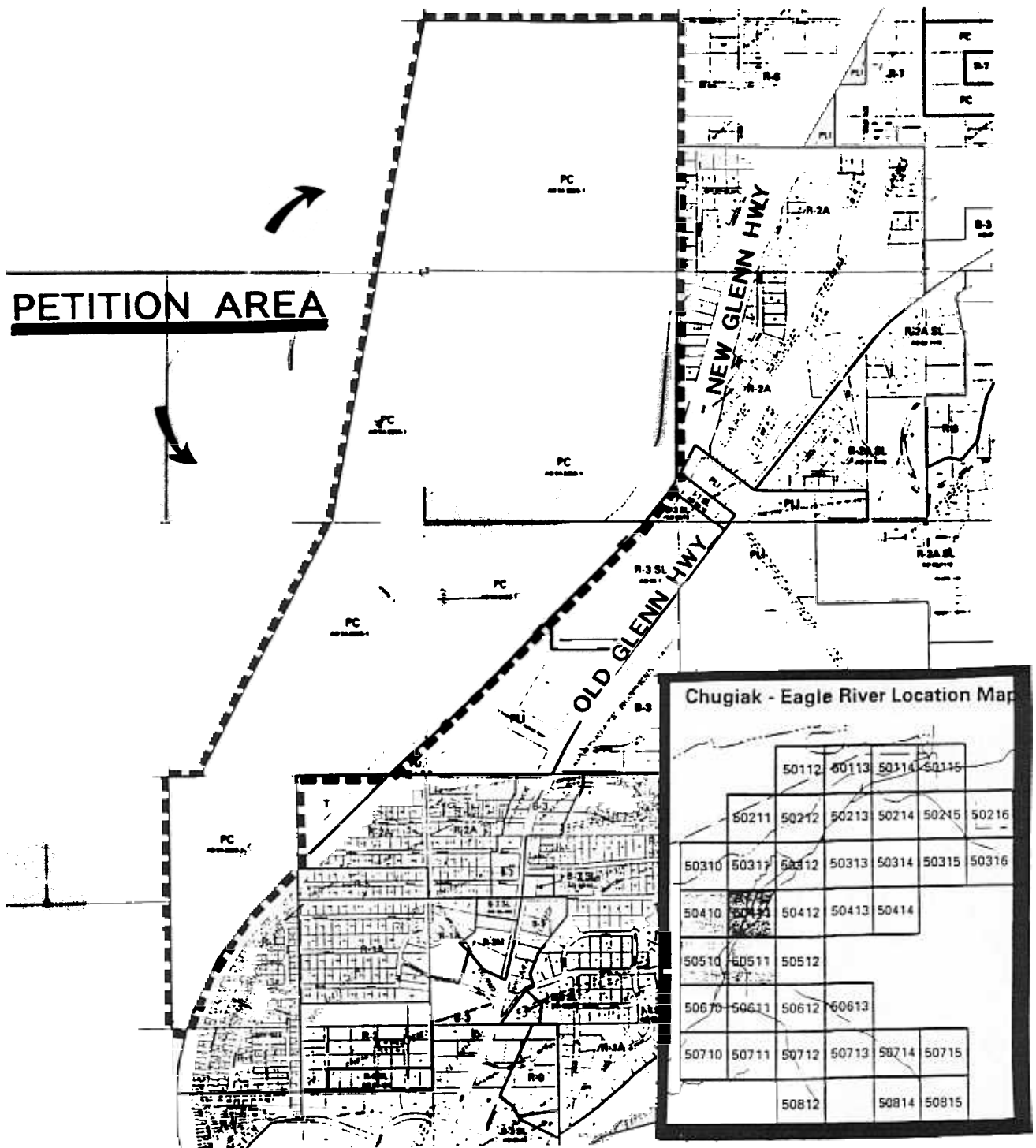
  
Chairman



  
Municipal Clerk

93-022-3

REZONING

**EXHIBIT A**



-  100 Year Floodplain
-  500 Year Floodplain

