

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 99-3

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM "T" TRANSITION DISTRICT TO R-O SL (RESIDENTIAL-OFFICE)
DISTRICT WITH SPECIAL LIMITATIONS, FOR A PORTION OF THE NW4 OF THE
NE4 OF THE NE4, T14N, R2W, SEWARD MERIDIAN ALASKA; GENERALLY
LOCATED ON THE WEST SIDE OF THE NEW GLENN HIGHWAY AND SOUTH OF
THE NORTH EAGLE RIVER INTERCHANGE.

(Eagle River Community Council; Case 98-151)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following
described property as R-O SL (Residential Office District) zone with special limitations:

Portion of the NW4 of the NE4 of the NE4, T14N, R2W, Seward Meridian
Alaska, consisting of approximately 4.75 acres; as shown on Exhibit A (Planning
and Zoning Commission Case 98-151).

Section 2. The zoning map amendment described in Section 1 above shall be
subject to the following special limitations:

1. Access: Access is prohibited from the New Glenn Highway.
2. Non-public hearing site plan review by the Planning and Zoning
Commission prior to issuance of any land use permit. Review shall
include but is not limited to site access, road standards, and the road and
traffic circulation plan for future development and to ensure that the roads
can handle the volume of traffic to be generated by this site.
3. Landscaping: Highway screening for the New Glenn Highway will require
approval by the Urban Design Commission prior to issuance of any land
use permit.

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 9th day of February, 1999.

ATTEST:

Fay Van Hemmer
Chairman

Leporello Ferguson
Municipal Clerk

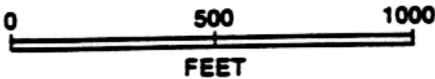
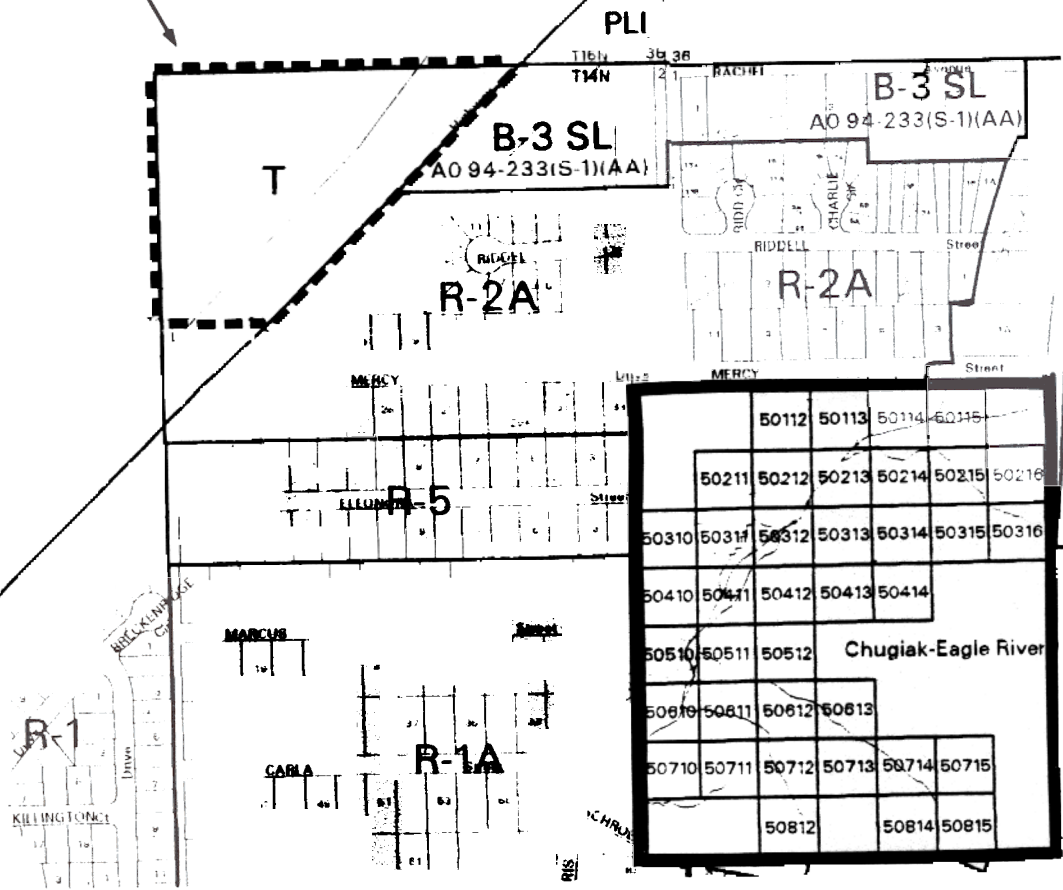
98-151
REZONING



PC
AO 94-235S 1

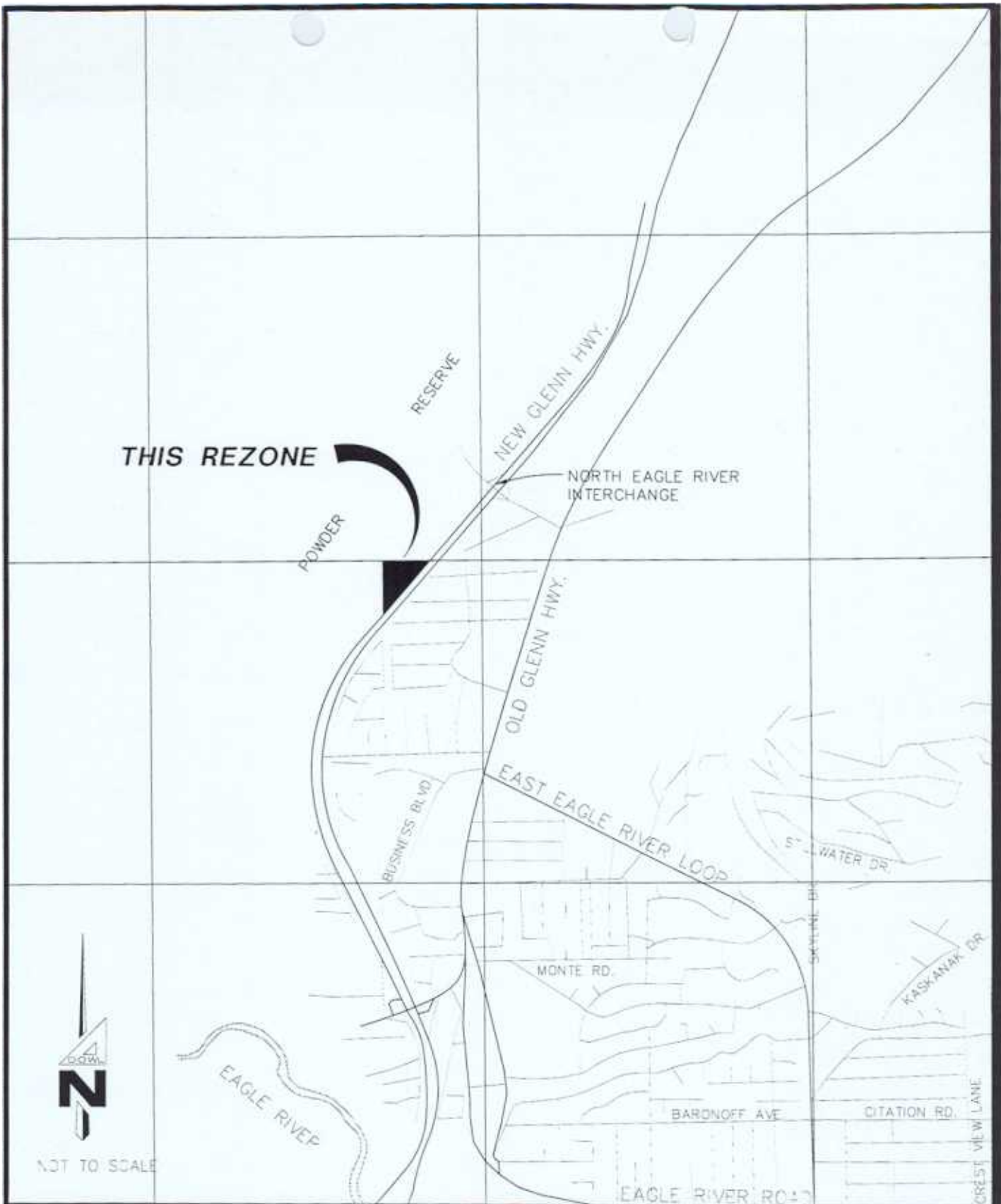
EXHIBIT A

PETITION AREA

PC
AO 94-235S 1



-  100 Year Floodplain
-  500 Year Floodplain



DOWL
ENGINEERS

PROPOSED REZONE
FROM T TO R-O
PETITIONER: DICK HAMILTON

D56280

98-151 ↑