

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 3-2-99

Submitted by: Assemblymembers ~~Kendall, Abney,~~ and Bell

For Reading: January 26, 1999

Anchorage, Alaska  
AO 99- 19

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-2A (TWO FAMILY RESIDENTIAL DISTRICT) TO R-3 (MULTIPLE-FAMILY RESIDENTIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR TRACT 4B-1, ARNOLD L. MULDOON SUBDIVISION GENERALLY LOCATED ON THE WEST SIDE OF MULDOON ROAD AND NORTH OF NORTHERN LIGHTS BOULEVARD.

(Northeast Community Council) (Planning and Zoning Commission Case 98-218)

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1:** The zoning map shall be amended by designating the following described property as R-3 (multiple-family residential district) with special limitations zone:

Tract 4B-1, Arnold L. Muldoon Subdivision, as shown on exhibit A attached (Planning and Zoning Commission Case 98-218).

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

- 28
- A. The petition site shall be limited to a maximum of <sup>28</sup>~~10~~ dwelling units per-acre.
- B. There shall be a ~~four foot high earthen berm with a~~ <sup>ten foot buffer landscape easement with a</sup> six foot high wood panel fence erected and maintained along the eastern boundary of the site along Muldoon Road.

**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 on such date as the director of the Department of Community Planning and Development determines 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 2<sup>nd</sup>  
day of March, 1999.

Fay Von Henninger  
Chairman

**ATTEST:**

*Lexane Ferguson*  
Municipal Clerk

(98-218)  
(006-363-11)