

CLERK'S OFFICE

APPROVED

Date: 3-16-99

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading February 9, 1999

Anchorage, Alaska
AO 99- 37

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-3 (MULTIPLE-FAMILY RESIDENTIAL) TO R-4/SL (MULTIPLE-
FAMILY RESIDENTIAL DISTRICT WITH SPECIAL LIMITATIONS) FOR THE TRACT
2E, TOYON SUBDIVISION, GENERALLY LOCATED ON THE EAST SIDE OF THE
NEW SEWARD HIGHWAY AND NORTH ABBOTT ROAD

(Abbott Community Council)(Planning and Zoning Commission Case 98-196)

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the following described
property as R-4/SL (Multiple-Family Residential District with special limitations) zone:

Tract 2E, Toyon Subdivision, as shown on exhibit A attached (Planning and
Zoning Commission Case 98-196).

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

Prior to the issuance of a building permit for a hotel or motel, the Planning and
Zoning Commission shall hold a non-public hearing site plan review to address,
among other things, access, landscaping, screening, signage, design standards
and the like.

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.

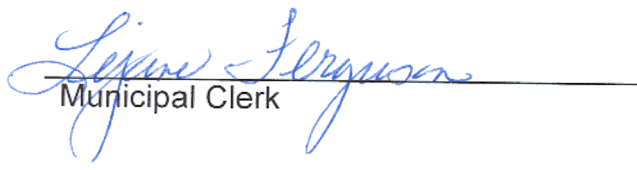
Section 4. The Director of Community Planning and Development shall change the
zoning map accordingly.

1 Section 5. The ordinance referenced in Section 1 above shall become effective on such
2 date as the director of the Department of Community Planning and Development
3 determines that the special limitations set forth in Section 2 above have the written
4 consent of the owners of the property within the area described in Section 1 above. The
5 Director of the Department of Community Planning and Development shall make such a
6 determination only if he/she receives evidence of the required consent within 120 days
7 after the date on which this ordinance is passed and approved.

8 PASSED AND APPROVED by the Anchorage Assembly this 16th day of
9 March, 1999.

ATTEST:


Chairman

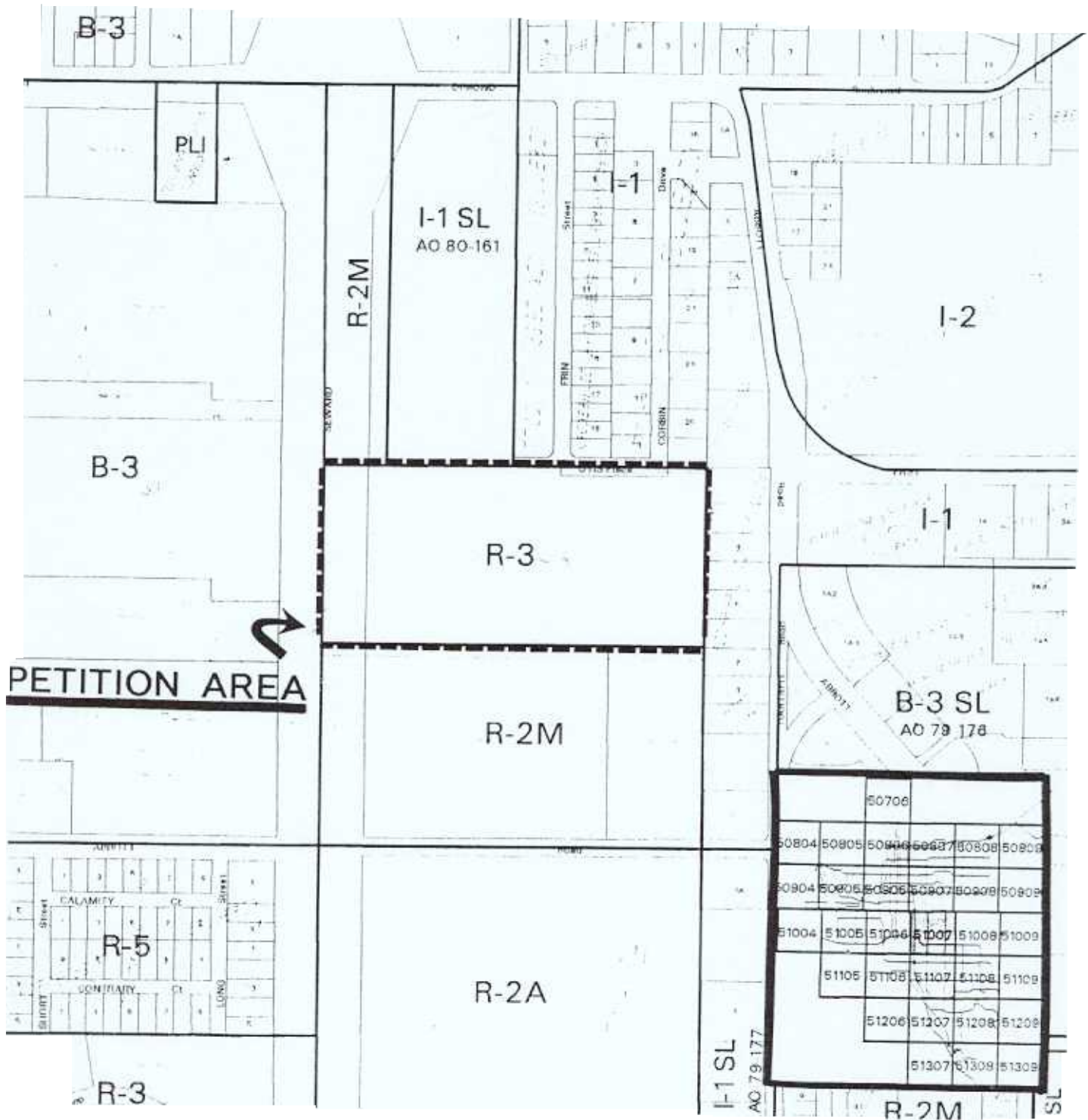

Municipal Clerk



(98-196)
(014-281-04)

98-196

REZONING

EXHIBIT A



-  100 Year Floodplain
-  500 Year Floodplain

