

ON 4-6-99, THE ASSEMBLY CONTINUED
THE PUBLIC HEARING TO 7-20-99.
NOTICE OF RECONSIDERATION WAS
FILED ON 4-7-99
RECONSIDERATION FAILED 4-27-99

Submitted by Chairman of the Assembly at
the Request of the Mayor
Prepared by: Department of Community
Planning and Development
For reading: March 2, 1999

Anchorage, Alaska
AO 99-53

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-1A, (ONE-FAMILY RESIDENTIAL DISTRICT) TO I-1, LIGHT
INDUSTRIAL DISTRICT WITH SPECIAL LIMITATIONS FOR THE NORTH 213 FEET
OF LOT 1, BLOCK 2, EVENSON SUBDIVISION, GENERALLY LOCATED ON THE
NORTH SIDE OF KATAHDIN DRIVE AND WEST OF SAND LAKE ROAD.

(Sand Lake Community Council) (Planning and Zoning Commission Case 98-152)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as I-1, (light industrial district with special limitations) zone:

North 213 feet of Lot 1, Block 2, Evenson Subdivision, as shown on exhibit A
attached (Planning and Zoning Commission Case 98-152).

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

A. *Prohibited Uses;*

1. Retail liquor stores. Restaurant, cafes and other places serving food and
beverages can only have beer and wine liquor licenses.
2. Off -street parking lots, garages
3. Taxi cab stands and dispatching offices
4. Gasoline service stations
5. Automobile display lots, new and used
6. Mobile home display lots, new and used
7. Aircraft and boat display lots, new and used
8. Automobile truck and trailer rental agencies
9. Lumberyards and builders supply and storage
10. Fuel dealers
11. Automobile car washes
12. Bus terminal and air passenger terminals
13. Amusement arcades, billiard parlors and bowling alleys
14. Funeral services, including crematoriums

- 1 15. Motion picture theaters
- 2 16. Transmission towers
- 3 17. Snow disposal sites
- 4 18. Airplane or automobile assembly, remodeling or repair
- 5 19. Beverage manufacture, including breweries
- 6 20. Boat building
- 7 21. Cabinet shops
- 8 22. Cleaning, laundry or dyeing plants
- 9 23. Machine or blacksmith shops
- 10 24. Metalworking or welding shops
- 11 25. Motor freight terminals
- 12 26. Paint shops
- 13 27. Steel fabrication shops or yards
- 14 28. Vocation or trade schools
- 15 29. Utility substations and installations

16 B. *Prohibited Conditional Uses:*

- 17 1. Airstrips or heliports
- 18 2. Camper parks
- 19 3. Impound yards
- 20 4. Correctional Community Residential Centers

21 C. *Design Standards:*

- 22 1 Any new structures shall require a public hearing site plan review by the
23 Municipal Planning and Zoning Commission.
- 24 2. The I-1 SL area shall have a 30 foot buffer easement along the west side
25 of the property and a 15 foot buffer along the north side of the R-1A lots
26 for a combined buffer of 30 feet. A landscape plan is to be a part of a
27 replat to create the single-family lots. Community Planning and
28 Development staff shall approve the plan.

29 Section 3. The special limitations set forth in this ordinance prevail over any inconsistent
30 provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided
31 otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically
32 affected by a special limitation set forth in this ordinance shall apply in the same manner
33 as if the district classification applied by the ordinance was not subject to special
34 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 _____ day of _____, 1999.

ATTEST

Chairman

Municipal Clerk

(98-152)
(011-052-18)

98-152 REZONING

PLI

PLI



EXHIBIT A

100 Year Floodplain
500 Year Floodplain

