

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 1-20-99

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 As Amended

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

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

B Prohibited Conditional Uses:

1. Airstrips or heliports
2. Camper parks
3. Impound yards
4. Correctional Community Residential Centers

C Design Standards:

- 1 Any new structures shall require a public hearing site plan review by the Municipal Planning and Zoning Commission.
- 2 The I-1 SL area shall have a 30 foot buffer easement along the west side of the property and a 15 foot buffer along the north side of the R-1A lots for a combined buffer of 30 feet. The property shall be fenced on the east, west and south sides with a 6 foot high wooden fence. A landscape plan is to be a part of a replat to create the single-family lots. Community Planning and Development staff shall approve the plan.

Section 3. Hours of business operation, to include the moving of heavy equipment and snow removal, shall not exceed 7 a.m. to 8 p.m. Monday through Saturday and 9 a.m. to 8 p.m. Sunday.

Section 4. 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

1 same manner as if the district classification applied by the ordinance was not subject to
2 special limitations.

3 Section 5. 4. The Director of Community Planning and Development shall change the
4 zoning map accordingly.

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

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13 PASSED AND APPROVED by the Anchorage Assembly this 20th day of
14 July, 1999.

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ATTEST:



Chairman



Municipal Clerk