

4099-69

Submitted by: Chairman of the Assembly at
the Request of the Mayor
Department of Community
Planning and Development
For reading
April 27, 1999

Anchorage, Alaska
AO 99-69

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM B-4SL, (RURAL BUSINESS DISTRICT WITH SPECIAL
LIMITATIONS) AND R-OSL, (RESIDENTIAL OFFICE DISTRICT WITH SPECIAL
LIMITATIONS) TO B-3/SL (GENERAL BUSINESS DISTRICT WITH SPECIAL
LIMITATIONS) FOR THE ANCHORAGE SOUTH SUBDIVISION, TRACTS A1A, B-1, E
AND F, GENERALLY LOCATED ON THE EAST SIDE OF NEW SEWARD HIGHWAY
AND SOUTH OF O'MALLEY ROAD.

(Huffman-O'Malley Community Council) (Planning and Zoning Commission Case 99-017)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described
property as B-3/SL (General Business District with special limitations) zone:

Anchorage South Subdivision, Tracts A1A, B-1, E and F, as shown on exhibit A
attached (Planning and Zoning Commission Case 99-017).

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

Prior to all phases of development of the site, the petitioner shall submit a
public hearing site plan review that shall address, but shall not be limited
to access, landscaping, signage, buffering, drainage, snow disposal,
parking, ingress/egress, lighting and pedestrian and vehicular circulation,
to be reviewed and approved by the Planning and Zoning Commission.
all phases of
Prior to development of the site, petitioner shall submit a Traffic Impact
Analysis for review by the Department of Community Planning and
Development.

3. Prior to issuance of a building permit, the petitioner shall provide an
approved replat of the 4 parcels into a single parcel from the Platting
Authority.

4. The following uses shall be prohibited:

*(insert) size and scale, of facilities, architectural design, function of site,

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 5-25-99

- a. retail liquor stores
- b. gasoline service stations
- c. aircraft and marine parts and equipment stores
- d. second hand stores, including auctions, pawn shops
- e. automotive repair services and garages
- f. fl automobile display lots; new and used
- g. mobile home display lots; new and used
- h. aircraft and boat display lots; new and used
- motorcycle and snow machine display lots; new and used
- automobile, truck and trailer rental agencies
- k. lumber yards and builders' supply stores
- fuel dealers
- m. one transmission tower less than 75 feet in height
- n. funeral services including crematoriums

5. the following conditional uses shall be prohibited:

- a. heliports
- b. drive-in theaters
- c. quasi-institutional houses
- d. one transmission tower 75 feet in height or greater
- e. snow disposal sites
- f. correctional community residential centers

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

1 determination only if he/she receives evidence of the required consent within 120 days

2 after the date on which this ordinance is passed and approved.

3 PASSED AND APPROVED by the Anchorage Assembly this 25th day of

4 May, 1999.

ATTEST:

Chairman

Municipal Clerk

(99-017)
(016-091-12, 14, 28 and 29)

99 017 REZONING

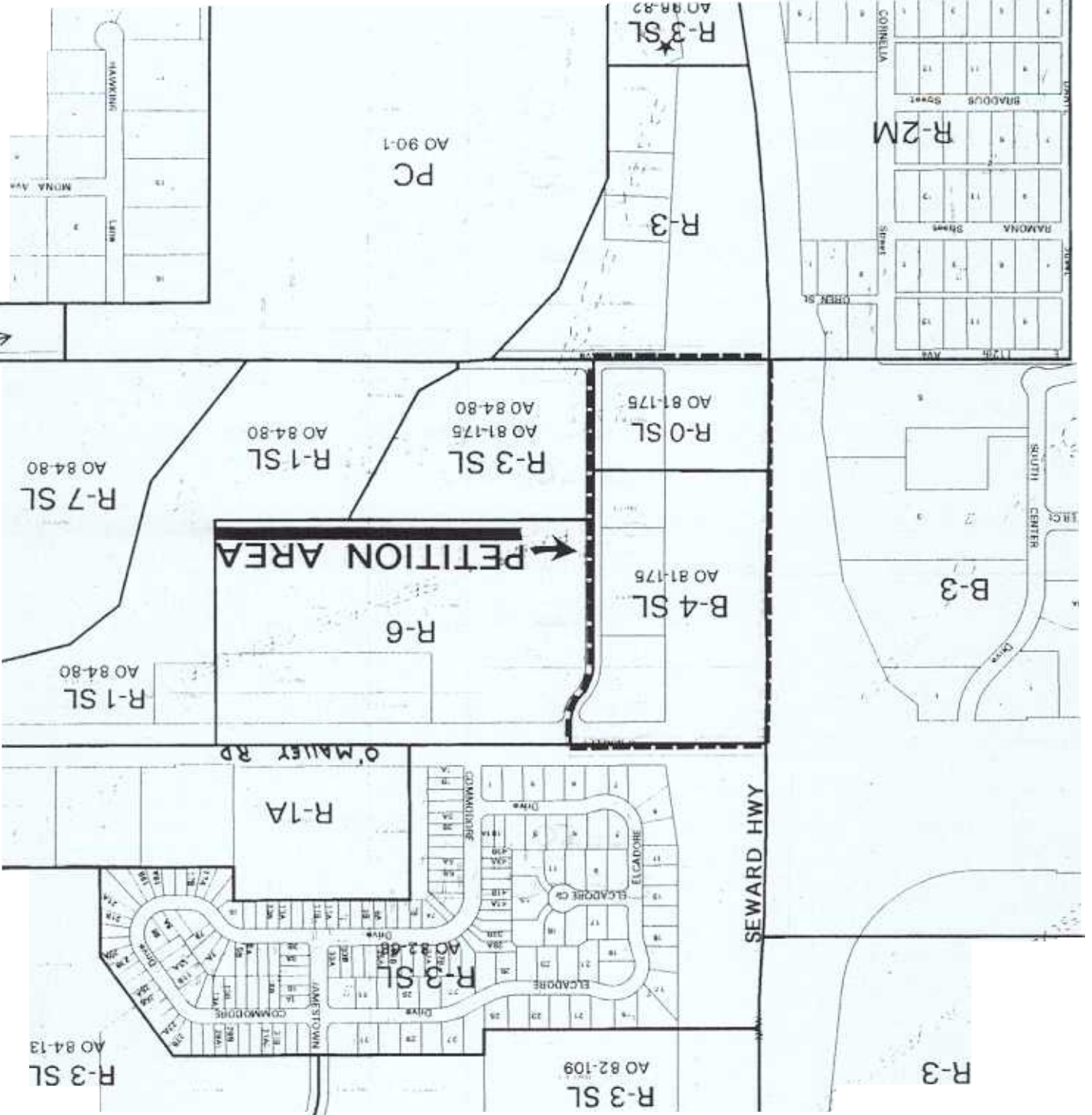


EXHIBIT A

100 Year Floodplain
500 Year Floodplain

