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99-96

Submitted by: Assemblymember SULLIVAN

Prepared by: Assembly Office

For reading: June 15, 1999

See AO 99-96

ANCHORAGE, ALASKA

AO NO. 99-96

AN ORDINANCE AMENDING AO 94-241(S) AND AMENDING THE ZONING MAP FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) WITH SPECIAL LIMITATIONS TO PLI (PUBLIC LANDS AND INSTITUTIONS DISTRICT) WITH SPECIAL LIMITATIONS FOR MOOSE MEADOWS SUBDIVISION, TRACT B, generally located to the east of the New Seward Highway and north of Huffman Road.

(Huffman-O'Malley Community Council) (Planning and Zoning Commission Case 99-083)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1:** The zoning map shall be amended by designating the following property as PLI (Public Lands and Institutions District) with Special Limitations Zone;

Moose Meadows Subdivision, Tract B.

**Section 2:** The zoning map amendment described in Section 1 shall be subject to the following special limitations regarding the uses of the property:

A. The following principal uses and structures are restricted to:

1. Public recreation facility (AMC 21.40.020.D.2);
2. Public greenhouses and nurseries (AMC 21.40.020.D.3).

B. The following conditional uses and structures are restricted to:

1. Commercial recreational use (AMC 21.40.020.D.3).

**Section 3:** The zoning map amendment described above shall be subject to the following special limitation establishing design standards for the property:

- A. [Commercial buildings shall not exceed a total of 15,000 square feet, not including a golf course maintenance building]. Commercial buildings shall not exceed a total of 88,000 square feet, 15,000 square feet for a clubhouse, 73,000 square feet for indoor driving range and related uses, not including a golf course maintenance building.

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5 B. Maintenance building shall not exceed a total of 2,000 square feet.  
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8 **Section 4:** The Director of Community Planning and Development shall change the  
9 zoning map accordingly.  
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11 **Section 5:** The special limitations set forth in this ordinance prevail over any  
12 inconsistent provision of Title 21 of the Anchorage Municipal Code, unless specifically  
13 provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not  
14 specifically affected by a Special Limitation set forth in this ordinance shall apply in the  
15 same manner as if the district classification applied by this ordinance were not subject to  
16 special limitations.  
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18 **Section 6:** Prior to this rezoning becoming effective, a 404 Wetlands Permit for a  
19 golf course shall be issued. Any change in use or design from the approved Corps of  
20 Engineers Permit shall require Corp of Engineers permit modification approval prior to  
21 issuance of any municipal permits, including fill and foundation permits.  
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23 **Section 7:** The ordinance referenced in Section 1 above shall further become  
24 effective within 10 days after the Director of the Department of Community Planning and  
25 Development shall determine in writing, as submitted to the Municipal Clerk, that the  
26 special limitations set forth in Section 3 above have written consent of the property owners  
27 of the property within the area described in Section 1 above. The Director of Community  
28 Planning and Development shall make such a determination only if he/she receives  
29 evidence of the required consent within 120 days after the date on which this ordinance  
30 is passed and approved.  
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32 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
33 \_\_\_\_\_, 1999.  
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39 Chair

40 ATTEST:  
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45 \_\_\_\_\_  
Municipal Clerk

# REZONING EXHIBIT A

