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99-126

File 10.

Submitted by Chairman of the Assembly at
the Request of the Mayor
Prepared by Department of Community
Planning and Development
For reading September 14, 1999

Anchorage, Alaska
AO 99-126

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-5 (RURAL RESIDENTIAL DISTRICT) TO I-1 SL (LIGHT
INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS MOOREHAND SUBDIVISION
TRACT 3A, LOT 4B; CONSISTING OF APPROXIMATELY 8,910 SQUARE FEET
GENERALLY LOCATED BETWEEN EAST 88TH AVENUE AND ABBOTT ROAD, ON
THE EAST SIDE OF GOLOVIN STREET.

(Abbott Loop Community Council; Case 99-085)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following described
property as I-1 SL (Light Industrial District) zone with special limitations:

Moorehand Subdivision, Tract 3A, Lot 4B as shown on Exhibit A (Planning and
Zoning Commission Case 99-085).

Section 2. The zoning map amendment described in Section 1 above shall be subject
to the following special limitation:

A. Signs: There shall be no freestanding pole or monument signs, or illuminated or
lighted, flashing or animated signs permitted on the site. One wall sign with a
maximum sign viewing area of 32 square feet is permitted.

B No clearing of trees or other natural vegetation or the placement of fill on the site
prior to issuance of the building permit.

C. A sight obscuring shall be constructed along the south boundary of the lot to the
maximum height permissible under Title 21. The fence must be installed and
maintained until such time as the land to the south is zoned to an industrial use,
if ever.

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

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

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

5 Section 5. The ordinance referenced in Section 1 above shall become effective upon
6 satisfaction of the following:

7 A. This zoning shall become effective upon resolving with Public Works Building
8 Safety prior to the issuance of a building permit: parking lot design,
9 circulation, landscaping, trash management, signage, snow storage, lighting,
10 driveway access, and other permit related items.

11 B. The Director of the Department of Community Planning and Development
12 determines that the special limitations set forth in Section 2 above have the
13 written consent of the owners of the property within the area described in
14 Section 1 above. The Director of the Department of Community Planning and
15 Development shall make such a determination only if he/she receives
16 evidence of the required consent within 120 days after the date on which this
17 ordinance is passed and approved.

18 PASSED AND APPROVED by the Anchorage Assembly this _____
19 day of _____, 1999.

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ATTEST:

Chairman

Municipal Clerk