

AO

99-147

Submitted by: Chairman of the Assembly at the  
Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: NOVEMBER 23, 1999

CLERK'S OFFICE

APPROVED

Date: 3-21-00

Anchorage, Alaska  
AO 99-147

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-7 (INTERMEDIATE RURAL RESIDENTIAL) TO B-4/SL (RURAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR EKLUTNA ANCSA 14(C)(1) LOT 2A LOCATED WITHIN THE SE 1/4 OF SECTION 24, T16N, R1W, S.M., AK, GENERALLY LOCATED TO THE WEST OF EKLUTNA VILLAGE ROAD AND NORTH OF NEW GLENN HIGHWAY.

(Eklutna Community Council) (Planning and Zoning Commission Case 99-150)

#### THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. The zoning map shall be amended by designating the following described property as B-4SL (Rural Business District with special limitations) zone:

Eklutna ANCSA 14(C)(1) Lot 2A located within the SE 1/4 of Section 24, T16N, R1W, S.M., AK; consisting of 3.98 acres; as shown on exhibit A attached (Planning and Zoning Commission Case 99-150).

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

A. Landscaping: Thirty (30) feet of vegetative screening shall be provided along all property lines, except along the "flag-pole"/driveway portion of Lot 2A abutting Tract J (abutting the north side of the driveway) and Lot 2B (abutting the south side of the driveway).

B. The following uses are permitted uses within this zoning district:

- 1 nurseries, greenhouses and the like;
2. single family dwellings;

C. All permitted uses listed in AMC 21.40.190.B, except those stated in Item B. above, are prohibited.

D. All conditional uses as listed under AMC 21.40.190.C are prohibited

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

1 limitation set forth in this ordinance shall apply in the same manner as if the district classification  
2 applied by the ordinance was not subject to special limitations.

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

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

7 A. Prior to this rezoning becoming effective the petitioner shall comply with all applicable  
8 Title 21 regulations including but not limited to AMC 21.15.050-Land Use Permit  
9 regulations, and AMC 21.45.080.W.7-Parking regulations.

10 B A 6-foot tall sight-obscuring wooden fence shall be located along the common property  
11 lines between Lot 2A and Lot 2B prior to this rezoning becoming effective. Specifically,  
12 the common lot lines are the west and north lot lines of Lot 2B.

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

19  
20 PASSED AND APPROVED by the Anchorage Assembly this 21<sup>st</sup> day of

21 March

22  
23  
24  
25  
ATTEST:

  
Chairman

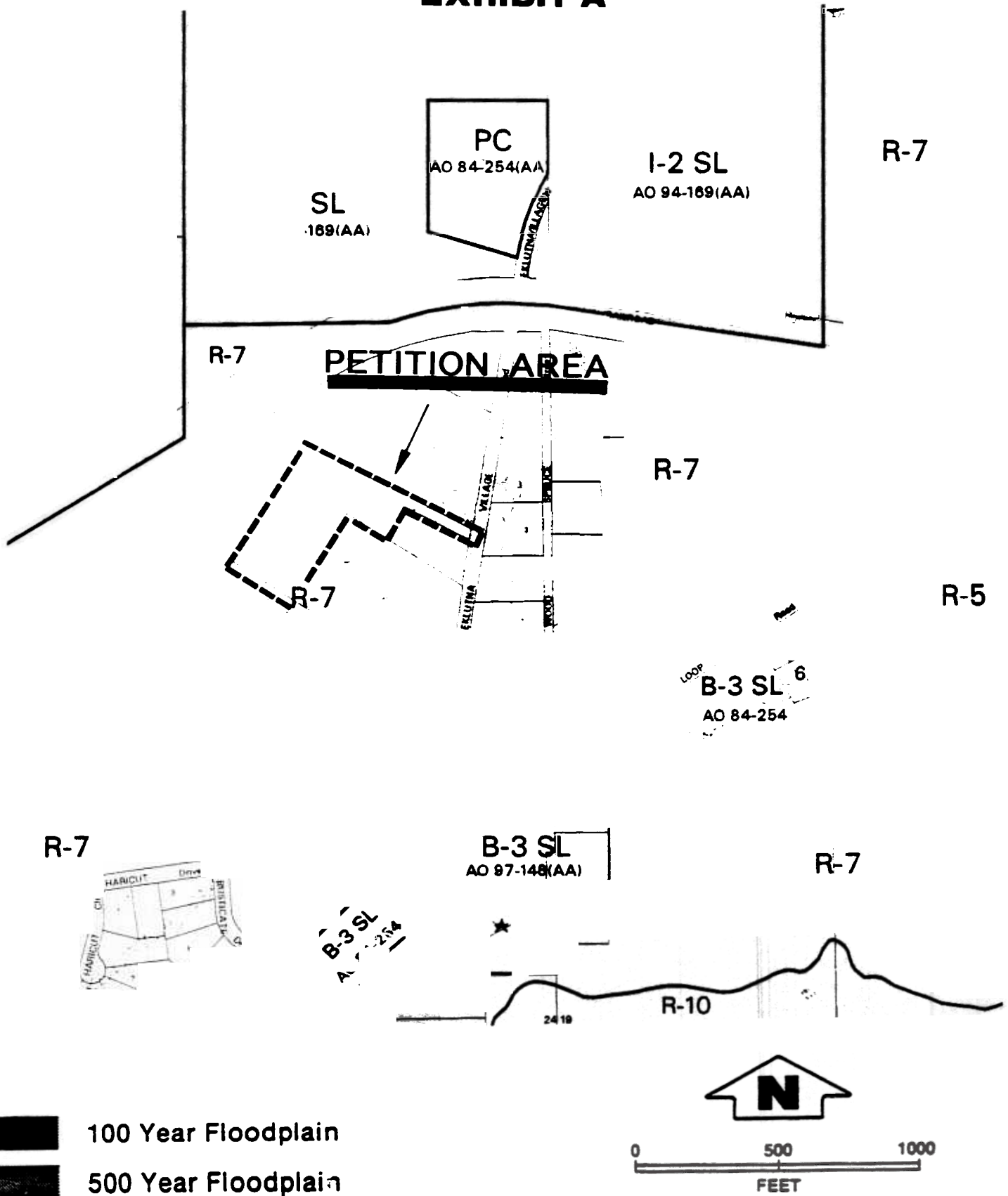
  
Municipal Clerk

(99-150)  
(052-011-14)

# 99-150

## REZONING

### EXHIBIT A



Ad 99 - 47

00-002(7/98)

RECEIVED  
Office of Municipal Clerk  
JUN 16 1999

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P.O. Box 196650  
Anchorage, AK 99519-6650