

Submitted by: Chairman of the Assembly at the  
Request of the Mayor  
Prepared by: Department of Community  
Planning and Development  
For reading: MAY 16, 2000

Anchorage, Alaska  
AO 2000- 84

AN ORDINANCE REPEALING ORDINANCE 92-12 AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING OF APPROXIMATELY 0.98 ACRES FROM I-1/SL, (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS TO I-1/SL (LIGHT INDUSTRIAL DISTRICT) WITH SPECIAL LIMITATIONS FOR SCHROEDER SUBDIVISION EAST, BLOCK 6, LOTS 1 AND 2, GENERALLY LOCATED ON THE WEST SIDE OF SPRING BROOK DRIVE AND EAST OF PRINCE OF PEACE DRIVE.

(Eagle River Community Council) (Planning and Zoning Commission Case 99-230)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance 92-12 is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as I-1/SL (light industrial district with special limitations) zone:

Schroeder Subdivision East, Block 6, Lots 1 and 2, as shown on exhibit A attached (Planning and Zoning Commission Case 99-230).

Section 3. The zoning map described above shall be subject to the following listed restrictions and design standards (special limitations):

1. Use Limitations:

a. Use of Lot 2 shall be limited to refrigerated meat storage or similar indoor storage uses, and those uses which are customary and incidental to the principal use.

b. Use of Lot 1 shall be limited to the use for outdoor parking and storage of vehicles in support of the use allowed in 1a above, or, Lot 1 may be used for a heavy construction operation, to include the 60 by 80 foot structure depicted on the approved site development plan and the parking and storage of the following:

- 1) heavy equipment such as dozers, graders, backhoes, loaders, trucks, etc. and miscellaneous small equipment.
- 2) Materials such as water and sewer pipe, culverts, miscellaneous construction beams and timbers, etc.

c. There shall be no storage of hazardous material on the site

d. Vehicles parked on the site shall not be allowed to run unattended outside of the customary hours of 7 AM to 6 PM.

1    2.    Design Limitations:

- 2            a.    The general development plan for the site shall be as depicted on the  
3                    development plan for lots 1 & 2, Schroeder Subdivision, East Addition, South  
4                    Fork Construction; scale: 1"=20'; drawn by S & S Engineering of Eagle River;  
5                    dated 9/30/91, as amended by the other special limitations adopted.
- 6            b.    Access to the property shall be from one common, 40 foot wide entrance drive  
7                    centered on the common lot line between lots 1 & 2.
- 8            c.    A 30 foot wide screening and buffering easement shall be reserved along the  
9                    western property lines of both the lots, adjacent to the east side of the existing 10  
10                  foot wide utility easement. Natural vegetation consisting of large and small birch  
11                  trees, alders and high bush cranberries now covering this area are to remain  
12                  undisturbed.
- 13           d.    Buffer landscaping utilizing all evergreen trees shall be provided along the east  
14                  boundary of lots 1 and 2.
- 15           e.    The industrial development on the 2 lot petition site, that being the area to the  
16                  east of the 30 foot wide screening easement shall be completely enclosed with a  
17                  7 foot 11 inch high chain link fence. The fence along the northern property line of  
18                  lot 2 shall have vinyl fabric added for screening and be placed to the west of the  
19                  buffer landscaping.
- 20           f.    Maximum height of all permitted structures shall be 25 feet.
- 21           g.    A 70 by 80 foot refrigerated meat storage building will be constructed on Lot 2, in  
22                  substantial conformity to the site plan referenced in 2.a above.
- 23           h.    A 60 by 80 foot building will be constructed on Lot 1, in substantial conformity to  
24                  the site plan referenced in 2.a above. If the building construction is not begun  
25                  prior to December 31, 2001, then this condition will be come null and void.
- 26                    The refrigeration heat exchangers to be located on Lot 2 shall be located as far  
27                    away from abutting residential development as reasonably possible, to be  
28                    resolved with Public Works. Refrigeration units should be sized appropriately  
29                    and noise structures shall be erected around the heat exchangers if the fan noise  
30                    can be detected off the site on abutting residential lots.
- 31           j.    Self-contained refrigeration units on vans or similar equipment parked or stored  
32                  on Lot 2 shall not be allowed to run continuously, nor shall the internal  
33                  combustion engines on self-contained refrigeration units be permitted to operate  
34                  between the hours of 6 PM and 7 AM.

35    Section 4. The special limitations set forth in this ordinance prevail over any inconsistent  
36    provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise.  
37    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 5. The Director of Community Planning and Development shall change the zoning map accordingly

Section 6. The ordinance referenced in Section 1 and 2 above shall become effective upon satisfaction of the following:

1 This ordinance shall not become effective until the landscaping required in this ordinance is installed in accordance with the applicable special limitations, or, in the alternative that a bond for the landscaping is posted with the Municipality of Anchorage in an amount equal to 110% of the cost of required landscaping, and that the required landscaping is installed within 1 year of the effective date of the zoning.

2 The director of the Department of Community Planning and Development determines that the special limitations set forth in Section 3 above have the written consent of the owners of the property within the area described in Section 1 and 2 above. The Director of the Department of Community Planning and Development shall make such a determination only if he/she receives evidence of the required consent within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2000

ATTEST:

Chairman

Municipal Clerk

# 99-230 REZONING

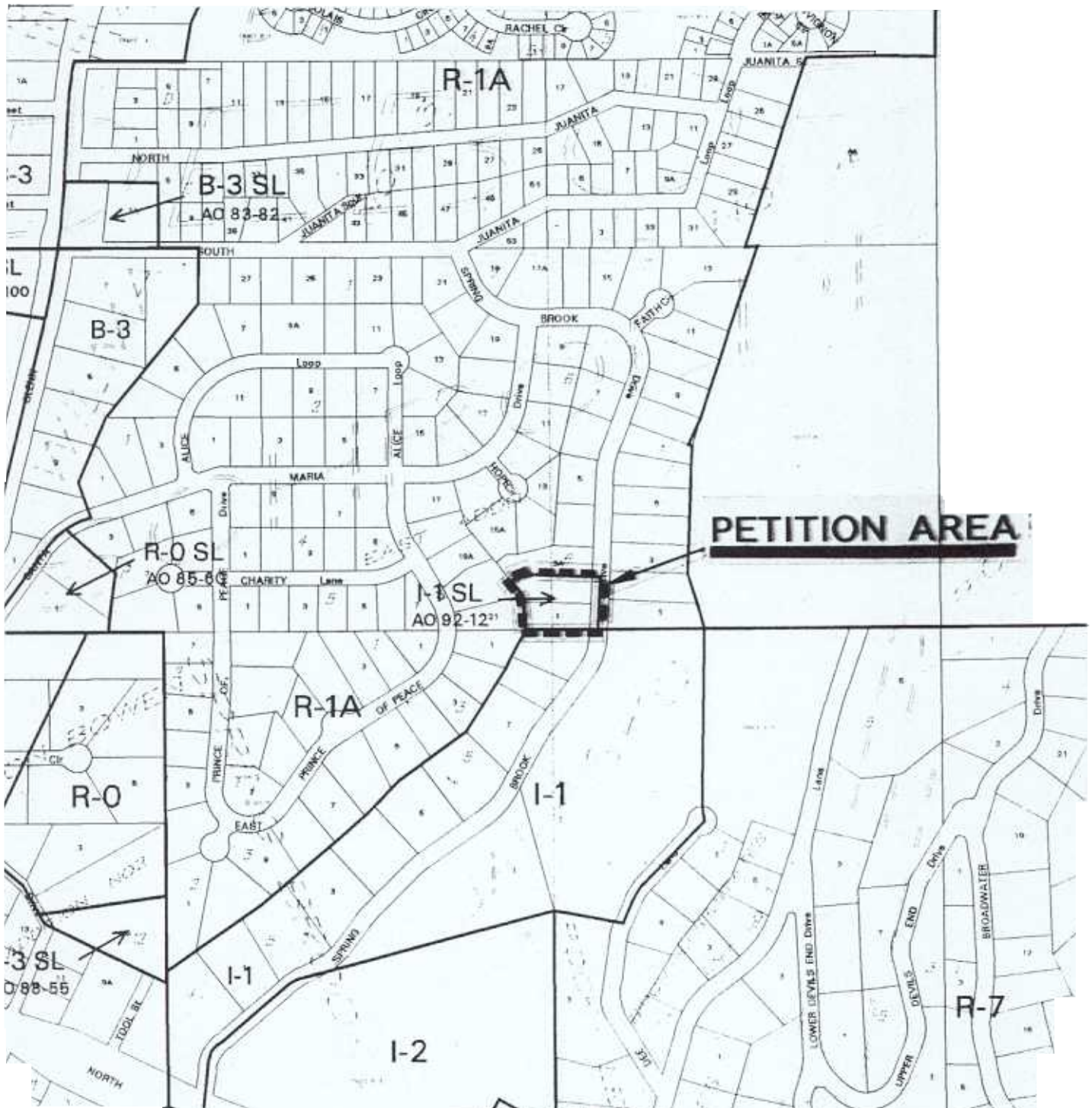
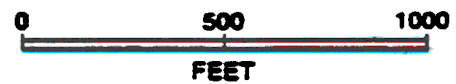


EXHIBIT A

- 100 Year Floodplain
- 500 Year Floodplain





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 476-2000

Meeting Date: MAY 16, 2000

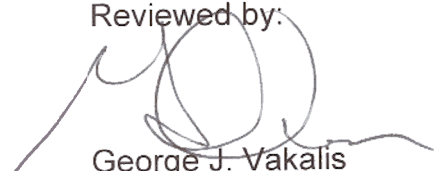
From: Mayor

Subject: AO 2000-84

Planning and Zoning Commission  
Recommendation Rezoning Schroeder  
Subdivision East, Block 6, Lots 1 and 2

- 1 The property owner, Daniel J. Janke, has petitioned to rezone his property by
- 2 amending the special limitations. Mr. Janke's property was zone I-1/SL by AO 92-
- 3 12. The proposed amendments maintain the I-1/SL zoning and concern the use of
- 4 the property and the operation of the uses on the site to keep the new uses
- 5 compatible with the residential property that abut the site on three sides.
- 6 The proposed use changes concern the addition of refrigerated meat storage.
- 7 Currently the site is used for construction equipment storage. To address the
- 8 impact of the refrigeration equipment on the site certain design features are
- 9 proposed such as orienting the high noise producers away from the residential
- 10 property.
- 11 The Planning and Zoning Commission unanimously recommended approval of the
- 12 special limitation amendments.

Reviewed by:



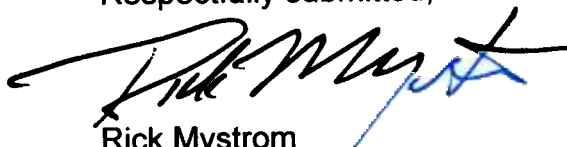
George J. Vakalis  
Municipal Manager

Reviewed by:



Elaine A. Christian  
Executive Manager

Respectfully submitted,



Rick Mystrom  
Mayor

Prepared by:



Caren L. Mathis  
Director, Community Planning and  
Development



Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

*AD 2000-84*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Rezoning Schroeder Sub. Eagle River I-1/SL to I-1/SL	DATE PREPARED 4/3/00	INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Community Planning and Development	DIRECTOR'S NAME Caren L. Mathis	
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY D. Alspach	HIS/HER PHONE NUMBER 343-4215	
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>	<b>DATE</b>
6	Mayor		
	Municipal Clerk		
2	Municipal Attorney	<i>[Signature]</i>	<i>4/12/2000</i>
	Employee Relations		
5	Municipal Manager	<i>[Signature]</i>	<i>4/12/00</i>
	Cultural & Recreational Services		
	Fire		
	Health & Human Services		
	Merrill Field Airport		
3	Office of Management and Budget	<i>[Signature]</i>	<i>4-15-00</i>
	Municipal Light & Power		
	Police		
	Port of Anchorage		
	Public Works		
	Solid Waste Services		
	Transit		
	Water & Wastewater Utility		
5	Executive Manager	<i>[Signature]</i>	<i>4/18/00</i>
1	Community Planning and Development	<i>[Signature]</i>	<i>4-7-00</i>
	Finance, Chief Fiscal Officer		
	Management Information Services		
	Heritage Land Bank		
	Property & Facility Management		
	Purchasing		
<b>RECEIVED</b> Office of Municipal Clerk MAY 1 2000 P.O. Box 196650 Anchorage, AK 99519-6650			
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT  <div style="text-align: center; font-size: 1.2em;"><i>7B. Introduction</i></div>		
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED <i>5/16/00</i>	<b>7</b>	PUBLIC HEARING DATE REQUESTED At least 4 weeks after introduction <i>6/13/00</i>