

CLERK'S OFFICE

APPROVED

Date: 6-22-00

Submitted and prepared by:

Assemblymember Clementson

Meeting date: June 13, 2000

Anchorage, Alaska

AO No. 2000-84 (S)

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 No. 99-230)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance No. 92-12 is hereby repealed.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 Case No. 99-230).

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

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 use for outdoor parking and storage of vehicles in support of the use allowed in 1.a. above, or, Lot 1 may be used **[FOR] as a heavy construction operation [TO INCLUDE THE 60 BY 80 FOOT STRUCTURE DEPICTED ON] as per the approved site development plan referenced in 2.a. below, [AND THE] to include 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 materials 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.] Vehicles and internal combustion engines on self-contained refrigeration units shall be prohibited from operating between the hours of 6 p.m. and 7 a.m. No equipment, including self-contained refrigeration equipment on vans shall be permitted to run continuously.**

2. Design Limitations:

- a. The general development plan for **[THE SITE] Lots 1 and 2** shall be as depicted on the development plan for Lots 1 and 2, Schroeder Subdivision, East Addition, South Fork Construction; scale 1"=20'; drawn by S & S Engineering of Eagle River; dated 9/30/91; as amended by these special limitations.
- b. Access to **[THE SITE] Lots 1 and 2** shall be **[FROM] limited to** one common. 40 foot wide entrance drive **[CENTERED ON THE COMMON LOT LINE BETWEEN LOTS 1 AND 2]**.
- c. A 30 foot wide screening and buffering easement shall be reserved along the western property lines of **[BOTH LOTS] Lots 1 and 2**, adjacent to the east side of the existing 10 foot wide utility easement. Natural vegetation consisting of large and small birch trees, alders, and high bush cranberries now covering this area are to remain undisturbed.
- d. Buffer landscaping utilizing all evergreen trees shall be provided along the east **and north** boundary of Lots 1 and 2.

[THE INDUSTRIAL DEVELOPMENT ON THE 2 LOT PETITION SITE, THAT BEING THE AREA TO THE EAST OF THE 30 FOOT WIDE SCREENING EASEMENT SHALL BE COMPLETELY ENCLOSED WITH A 7 FOOT 11 INCH HIGH CHAIN LINK FENCE. THE FENCE ALONG THE NORTH PROPERTY LINE OF LOT 2 SHALL HAVE VINYL FABRIC ADDED FOR SCREENING AND BE PLACED TO THE WEST OF THE BUFFER LANDSCAPING.] There shall be an 8 foot fence along the eastern property lines of Lots 1 and 2, the southern property line of Lot 1,

along the eastern side of the 30 foot screening easement bordering the western property line of Lots 1 and 2. There shall be a sight obscuring 8 foot fence along the north property line of Lot 2.

- f. Maximum height of all permitted structures shall be 25 feet. All structures shall conform to the approved general development plan referenced in 2.a. above.
- [g. **A 70 FOOT BY 80 FOOT REFRIGERATED MEAT STORAGE BUILDING WILL BE CONSTRUCTED ON LOT 2, INSUBSTANTIAL CONFORMITY TO THE SITE PLAN REFERENCED IN 2.a. ABOVE.**
- h. **A 60 FOOT BY 80 FOOT BUILDING WILL BE CONSTRUCTED ON LOT 1, IN SUBSTANTIAL CONFORMITY TO THE SITE PLAN BEING REFERENCED IN 2.a. ABOVE. IF THE BUILDING CONSTRUCTION IS NOT BEGUN PRIOR TO DECEMBER TO DECEMBER 31, 2001, THEN THIS CONDITION WILL BECOME NULL AND VOID.]**
- [i.]g. The refrigeration heat exchangers to be located on Lot 2 shall be located as far away as possible from abutting residential development as reasonable possible, to be resolved with Public Works. Refrigeration units should be sized appropriately and noise structures shall be erected around heat exchangers if the fan noise can be detected off the site on abutting residential lots.
- [j. **SELF CONTAINED REFRIGERATION UNITS ON VANS OR SIMILAR EQUIPMENT PARKED OR STORED ON LOT 2 SHALL NOT BE ALLOWED TO RUN CONTINUOUSLY, NOR SHALL THE INTERNAL COMBUSTION ENGINES ON SELF-CONTAINED REFRIGERATION UNITS BE PERMITTED TO OPERATE BETWEEN THE HOURS OF 6 PM AND 7 AM.]**

Section 4. The special limitations set forth in the 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 5. The Director of Community Planning and Development shall change the zoning map accordingly.

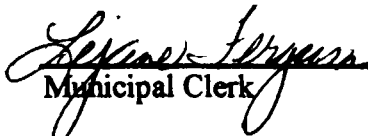
Section 6. The ordinance referenced in Sections 1 and 2 above shall become effective upon satisfaction of the following:

- 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 THIS ORDINANCE] prior to July 1, 2001.**
- 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 Sections 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 20th day of June, 2000.


Chairman

ATTEST


Municipal Clerk

(99-230)
(050-071-29&30)