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APPROVED

Date: 6-20-00

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- 85

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING OF APPROXIMATELY 17 ACRES FROM PC (PLANNED COMMUNITY)
TO I-2 SL (HEAVY INDUSTRIAL) WITH SPECIAL LIMITATIONS FOR CHUGIAK
INDUSTRIAL PARK SUBDIVISION, TRACTS G & H, AND REMOVING SAID TRACTS
FROM THE CHUGIAK INDUSTRIAL PARK MASTER PLAN AS SET FORTH IN AO 89-
160, GENERALLY LOCATED SOUTHEAST OF NEW GLENN HIGHWAY AND SOUTH
OF JEWEL STREET.

(Chugiak Community Council) (Planning and Zoning Commission Case 99-229)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Chugiak Industrial Park Master Plan as set forth in AO 89-160 shall be
amended by removing the following described property from the PC District master
plan:

Knight Industrial District (parcel #1) also known as Chugiak Industrial Park
Subdivision, Tract G and Wallace Industrial District (parcel #2) also known as
Chugiak Industrial Park Subdivision, Tract H.

Section 2. The zoning map shall be amended by designating the following described
property as I-2 SL (Heavy Industrial with special limitations) zone:

Chugiak Industrial Park Subdivision, Tracts G and H, as shown on Exhibit A
attached (Planning and Zoning Commission Case 99-229).

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

1 The Alaska Department of Transportation and Public Facilities shall
approve all vehicle access and driveway permits.

2. The following uses are permitted by conditional use within this zoning
district:

- a. Natural resource extraction;
- b. Impound yards;
- c. Motor freight terminals;

d. Asphalt batch plants;

3. The following uses are prohibited uses within this zoning district:

- a. Airstrips and heliports;
- b. Planned unit developments;
- c. Incinerator facilities and thermal desorption units;
- d. Junkyards and salvage yards;
- e. Motorized sports facilities;
- f. Cleaning laundry and dyeing plants
- g. Uses involving the sale or dispensing of alcoholic beverages.

4. Landscaping: Along the west lot boundary adjacent to the Old Glenn Highway, or where adjacent to residential zoning, a minimum 20-foot setback and screening buffer with an 8-foot tall site obscuring fence located behind the landscaping and interior to the lot. Retention of natural vegetation meeting screening landscaping standards AMC 21.45.125.C.3 may substitute for new plant material.

5. Lighting: All light fixtures shall direct light onto the ground so that light spillage is minimized.

Section 4. 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 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 on such date as 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.

1 PASSED AND APPROVED by the Anchorage Assembly this 20th day of
2 June, 2000.

ATTEST:

Fay Von Henningsen
Chairman

Lizanne Ferguson
Municipal Clerk

(99-229)
(051-251-83 & 84)

PETITION AREA

R-5

R-5

R-5

R-6

GLASS IRONMAN

OLD

WYATT

3100 Street

3200 Street

PC

PC

AO 89-1