AD 2000-86(Chairman of the Assembly at the Request of the Mayor

Department of Community

Submitted by:

Prepared by

Planning and Development

For reading:

MAY 16, 2000

1 2

Anchorage, Alaska

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM R-O/SL, (RESIDENTIAL OFFICE DISTRICT WITH SPECIAL LIMITATIONS) TO B-3/SL (GENERAL BUSINESS DISTRICT WITH SPECIAL LIMITATIONS) FOR THE WEST 273± FEET OF TRACT B-8, AUSTRALASKA SUBDIVISION, GENERALLY LOCATED ON THE NORTH SIDE OF DEBARR ROAD AND WEST OF DELASALA PLACE.

(Russian Jack Springs Community Council)(Planning and Zoning Commission Case 2000-014)

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THE ANCHORAGE ASSEMBLY ORDAINS:

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Section 1. The zoning map shall be amended by designating the following described property as B-3/SL (General Business District with special limitations) zone:

Australaska Subdivision, Tract B-8, west 273± feet as shown on exhibit A attached (Planning and Zoning Commission Case 2000-014).

- Section 2. The zoning map described above shall be subject to the following listed
 restrictions and design standards (special limitations):
- 19 A. Design:
- The petitioner shall provide a revised landscape plan that addresses the requirements of AMC 21.40180.N.1-5, 21.45.080.W.4.f and W.10, and 21.45.125.
- 2 Pole Mounted signs shall be prohibited. The petitioner shall provide a sign design plan for approval by the Department of Community Planning and Development.
- 3 Building height shall be limited to a maximum elevation of 203.5 feet MSL, except as approved by the Planing and Zoning Commission.
- 28 B. Site Plan Review
- Prior to development, there shall be an approved non public hearing site plan review, that address but shall not be limited to access, landscaping, lighting, drainage, traffic, pedestrian and vehicular circulation and signage.
 - 2 There shall be no direct access to DeBarr Road from this site

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Municipal Clerk

ATTEST:		Chairman				
5 7 8		, 2000.				
1	PASSE	O AND APPROVED by the Anchorage Assembly this day of				
22 33 44 55 65 77 88 99 01 11 22 33	B. T d w 1 D o p	lat dividing the petition site at the zoning boundary line, within 3 years of the dopted approval, has been provided to the Department of Community Planning and Development. The Director of the Department of Community Planning and Development etermines that the special limitations set forth in Section 2 above have the written consent of the owners of the property within the area described in Section 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 assed and approved.				
0 1		tion of the following: The rezoning shall not become effective until proof of the recordation of a final				
9	Section 5. The ordinance referenced in Section 1 above shall become effective upon					
8	Section 4. The Director of Community Planning and Development shall change the zoning map accordingly.					
6 7	Section 4. The Director of Community Planning and Development 1. U. J					
5	as if the district classification applied by the ordinance was not subject to special					
4	affected by a special limitation set forth in this ordinance shall apply in the same manner					
3	otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically					
2	provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided					
1	Section 3. The special limitations set forth in this ordinance prevail over any inconsister					

(2000-014) (005-064-11)

REZONING

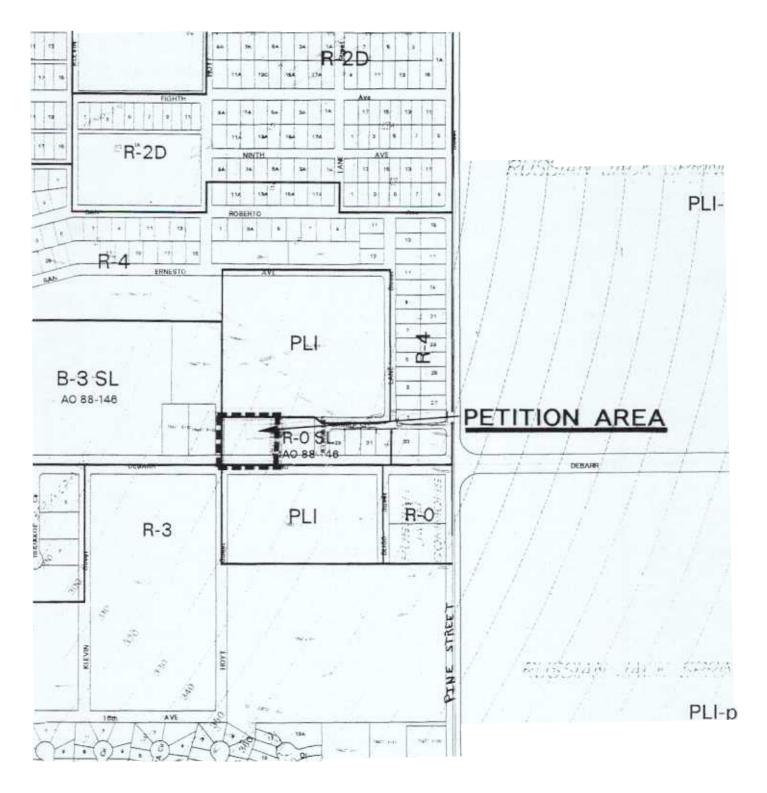


EXHIBIT A

100 Year Floodplain
500 Year Floodplain



Municipality of Anchorage MUNICIPAL CLERKS OFFICE Agenda Document Control Sheet

A02000 - 81

1	BUBLIECT OF AGENDA DOCUMENT	DATE PREPARED		
•	Rezoning Australaska R-O/SL to B	_2 /dT	4/10/00	NDICATE DOCUMENTS ATTACHED
	Rezolling Australaska R-0/51 to b	⊠AO □AR ⋈ AM □AIM		
		MAC LAN MAIN LAIN		
2	Community Planning and Developme	DIRECTOR'S NAME Caren L. Mathis		
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER		
	D. Alspach	343-4215		
4	COORDINATED WITH AND REVIEWED BY	INI	TIALS	DATE
6	Mayor		1	
	Municipal Clerk	/h	1	
2	Municipal Attorney		1	4/14/00
	Employee Relations	100	5 /	1 ()
5	Municipal Manager	//		4/28/00
	Cultural & Recreational Services			1/
	Fire			
	Health & Human Services			
	Merrill Field Airport			
3	Office of Management and Budget	=		4-18-00
	Municipal Light & Power			7
	Police			
	Port of Anchorage			
	Public Works	7.7		
	Solid Waste Services			
	Transit			
	Water & Wastewater Utility			
4	Executive Manager	87		4/19/00
1	Community Planning and Development	TCh	m)	4-13-50
	Finance; Chief Fiscal Officer		-	
	Management Information Services			· · · · · · · · · · · · · · · · · · ·
	Heritage Land Bank			
	Property & Facility Management			
	Purchasing			No state of the state of
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			Office of Mu	nicipal Clerk
	No. 1 Page 1		AN_	
5	SPECIAL INSTRUCTIONS/COMMENT		YAM	Box 196650 AK 99519-6650
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	J.B. Inster Duchen		Anchorag	8, 75
	1,000		to.	*
6	ASSEMBLY MEETING DATE REQUESTED	7 PUBLIC	HEARING DATE REQUE	STED
6	5/16/00			eks after introduction
00-002	(//98)		413/00	