

See AO 2000-861

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 2000-86

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)

THE ANCHORAGE ASSEMBLY ORDAINS

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):

A. Design:

- 1 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.

B. Site Plan Review

- 1 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

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

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

- A. The rezoning shall not become effective until proof of the recordation of a final plat dividing the petition site at the zoning boundary line, within 3 years of the adopted approval, has been provided to the Department of Community Planning and Development.
- B. The Director of the Department of Community Planning and Development determines 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 1 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

REZONING

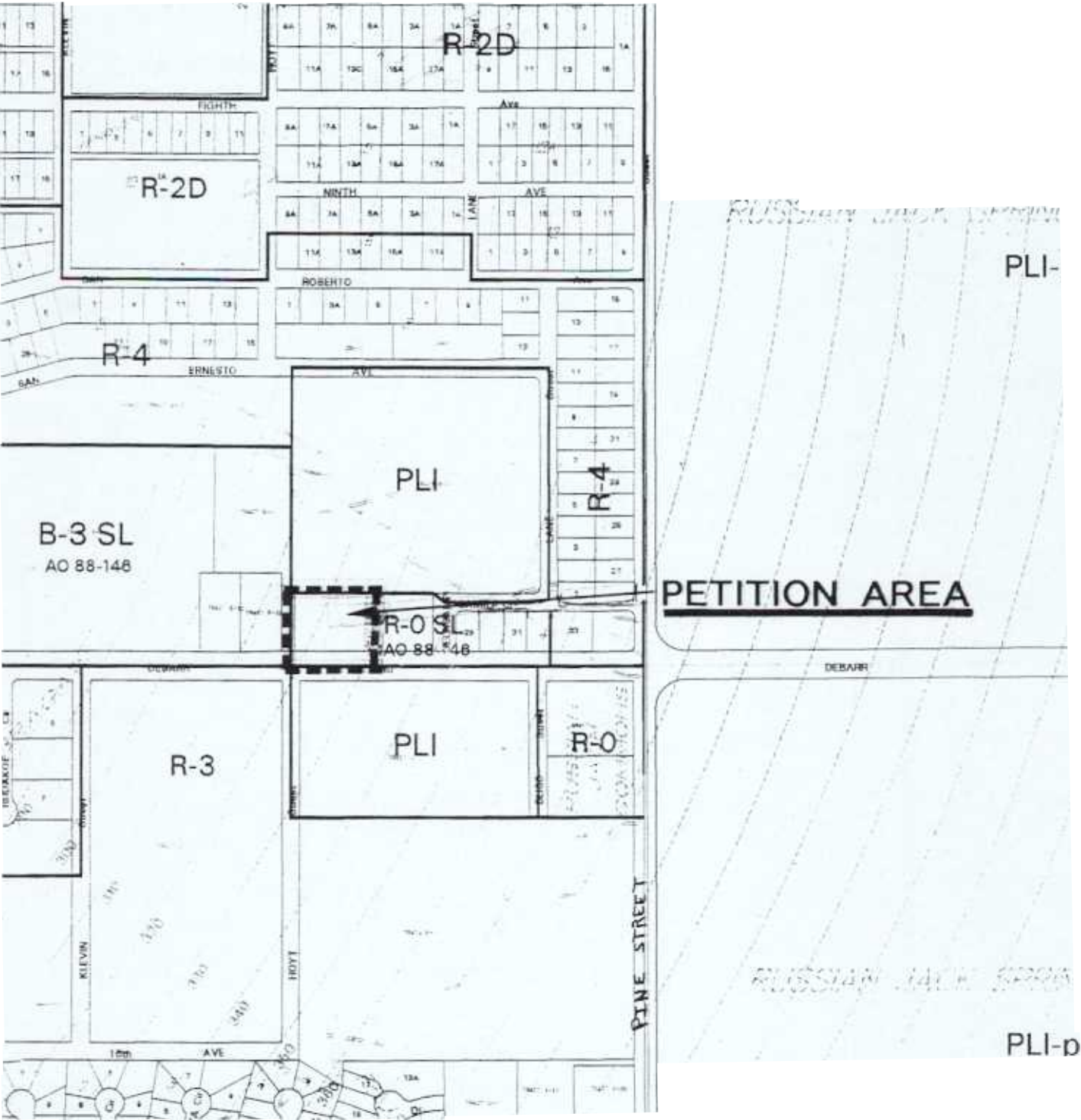


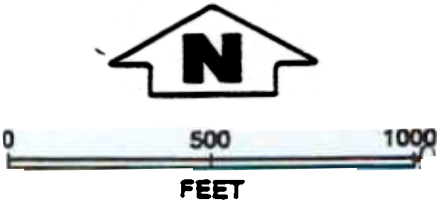


EXHIBIT A

-  100 Year Floodplain
-  500 Year Floodplain



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