

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 6-27-00

NOTICE OF RECONSIDERATION WAS
GIVEN BY MR. KENDALL 6-27-00

Reconsidered 7-18-00

Submitted and prepared by:
Assemblymember Clementson
Meeting date: June 13, 2000

Anchorage, Alaska
AO No. 2000-86 (S)

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 7-18-00

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 Community council) (Planning and Zoning Commission Case No. 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):

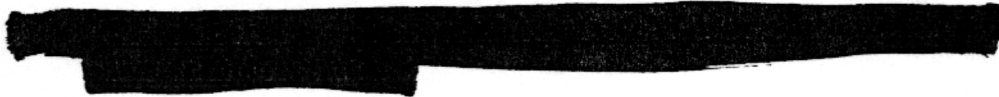
A. Special Limitations:

1. Package liquor stores shall be allowed only if associated with a major retail operation so that the package liquor sales is a subsidiary use only.
2. Beverage dispensary liquor licenses shall be allowed only if associated with a restaurant which has at least one-half of its gross business related to food service.
3. The following uses shall be prohibited:
 - a. Adult entertainment (adult bookstores, peepshows, topless/bottomless dancers, massage parlors, and escort services);
 - b. New and used car lots and dealerships;
 - c. Camper parks;

d. Bulk fuel dealers.

[A]B. 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 DEVELOPMENT 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 may be approved by the Planning and Zoning Commission.
4. There shall be a ¹⁵10 foot wide landscape buffer provided along DeBarr Road.



[B]C. Site Plan Review:

Prior to development, there shall be a ~~[N APPROVED NON]~~ public hearing site plan review that addresses but shall not be limited to building design, access, landscaping, lighting, drainage, traffic, pedestrian and vehicular circulation and signage. The Director of Planning shall ensure that the site plan conforms to the B-3 Zoning District and this ordinance. 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 the Department of Community Planning and Development shall change the zoning map accordingly.

Section 5. The ordinance referenced in Section 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 was passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this 18th day of July, 2000.


Chairman

ATTEST


Municipal Clerk

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

6/27/00
after meeting

Reconsideration of

AD 00-8(65) Public Hearing
as amended

Site Plan

Don Kedge
AM EOL
I. Esche

Reopening of Australaska Subd

MUNICIPALITY OF ANCHORAGE
MUNICIPAL CLERK'S OFFICE
AGENDA DOCUMENT CONTROL SHEET

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

AO 00-86(S)

1	SUBJECT OF AGENDA DOCUMENT <i>Rezonising Australaska</i> <i>Subdivision w/ special</i> <i>limitations tract B8</i>	DATE PREPARED <div style="text-align: center; font-size: 1.2em;"><i>6-27-00</i></div>
	DEPARTMENT NAME <div style="text-align: center; font-size: 1.2em;"><i>Assembly</i></div>	Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <div style="text-align: center; font-size: 1.2em;"><i>Ms. Clementson</i></div>	DIRECTOR'S NAME <div style="text-align: center; font-size: 1.2em;"><i>Chair Von Gemmingen</i></div>
3		HISHER PHONE NUMBER <div style="text-align: center; font-size: 1.2em;"><i>on the Table 6/27/00</i></div>
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
	Mayor	
	Municipal Clerk	<i>VMC</i>
	Municipal Attorney	<i>6-27-00</i>
	Employee Relations	
	Municipal Manager	
	Community Planning & Development	
	Finance, Chief Fiscal Officer	
	Heritage Land Bank	
	Management Information Systems	
	Office of Management & Budget	
	Property & Facility Management	
	Purchasing	
	Operations Manager	
	Cultural & Recreational Services	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Police	
	Port of Anchorage	
	Public Transportation	
	Public Works	
	Solid Waste Services	
	Water & Wastewater Utility	
	Other	
5	SPECIAL INSTRUCTIONS/COMMENTS <div style="font-size: 1.2em; padding: 5px;"> <i>A version laid on Table x Ms. Clementson which was amended & approved & Notice of Reconsideration given x Mr. Wendall</i> </div>	
6	ASSEMBLY HEARING DATE REQUESTED	7 PUBLIC HEARING DATE REQUESTED <div style="text-align: center; font-size: 1.2em;"><i>6/27/00</i></div>