

Submitted by: Assemblymember Traini  
Prepared by: Assembly Office  
For reading: February 13, 2001

Anchorage, Alaska  
AO 2001- 49

AN ORDINANCE REPEALING ORDINANCE 77-351 CONCERNING A PORTION OF TRACT B-1, WALDRON SUBDIVISION, AND AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT AND R-O SL (RESIDENTIAL OFFICE) DISTRICT WITH SPECIAL LIMITATIONS TO R-O SL (RESIDENTIAL OFFICE) DISTRICT WITH SPECIAL LIMITATIONS FOR TRACT 2A, WALDRON SUBDIVISION; GENERALLY LOCATED SOUTH OF TUDOR ROAD AND EAST OF SHELIKOF STREET.

(Campbell Park Community Council) (Planning and Zoning Commission Case No. 2000-243)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Ordinance 77-351 concerning a portion of Tract B-1 Waldron Subdivision is hereby repealed.

Section 2. The zoning map shall be amended by designating the following described property as R-O SL (Residential Office) District with Special Limitations Zone:

Tract 2A, Waldron Subdivision per Plat 2000-136, consisting of 2.305 acres as shown on Exhibit A (Planning and Zoning Commission Case 2000-243).

Section 3. The zoning map amendment described in Section 2 above shall be subject to the following listed special limitations and design standards:

1. Permitted Uses and Structures:

- a. Offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences.
- b. Engineering, surveying and architectural services.

2. Permitted Accessory Uses and Structures:

- a. Accessory uses incidental to any of the principal uses above listed

3. Conditional uses and structures: Subject to the requirements of the conditional use standards and procedures of Title 21, the following use may be permitted:

a. Business planned unit development. Notwithstanding AMC 21.50.130.D, a business PUD may only include private, public and government office uses.

4 Prohibited uses and structures:

a. Notwithstanding AMC 21.50.130.D, all other permitted principal uses and structures listed in the B-1A, B-2A, B-2B, B-2C, B-3, B-4, and R-O are prohibited.

b. Any use or structure not of a character indicated under Permitted Uses and Structures.

c. Storage or use of mobile homes or quonset huts.

d. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic, or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

5. Minimum lot requirements:

a. Lot area: 6,000 square feet

b. Lot width: 50 feet

6. Minimum yard requirements:

a. Front yard: 30 feet

b. Side yard: 15 feet

c. Rear yard: 10 feet

7. Maximum lot coverage by all buildings: 15 percent

8. Maximum height of structures: 2 stories or 25 feet

9. Signs: Signs may be allowed in connection with any permitted use, subject to the provisions of Title 21.

10. Parking: Adequate off-street parking shall be provided in connection with any permitted use, the minimum for each use to be as provided in Section 21.45.080.

11. Loading: Where applicable, off-street parking loading facilities shall be provided in accordance with the provisions of Section 21.45.080.

12. Landscaping: all areas not devoted to building, structures, drives, walks, off-street parking facilities, or other authorized installations shall be covered with one or more of the following: lawn grass, shrubbery, trees or other suitable ground cover materials.

13. Access: Vehicular access shall be restricted to Tudor Road as noted on Plat 2000-136. Only fire/emergency vehicle and utility service line maintenance vehicles are permitted access via Shelikof Street.

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. Effective Clause. Prior to the zoning becoming effective, a Business planned unit development (PUD) conditional use must be approved by the Planning and Zoning Commission.

Section 6. This ordinance shall become effective within 10 days after the Director of the Planning Department has received the written consent of the owners of the property within the area described in Section 2 above to the special limitations contained herein. The rezone approval contained herein shall automatically expire and be null and void if the written consent is not received within 120 days after the date on which this ordinance is passed and approved.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_, 2001.

ATTEST:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Municipal Clerk

(Tax ID 009-181-15)  
(Case 2000-243)

# EXHIBIT A





**Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
AGENDA DOCUMENT CONTROL SHEET**

*to 2001-49*

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b> 2/13/2001
	AN ORDINANCE CONCERNING A PORTION OF TRACT B-1, WALDRON SUBDIVISION...	<b>INDICATE DOCUMENTS ATTACHED</b> AO
<b>2</b>	<b>DEPARTMENT NAME</b> Assembly	<b>DIRECTOR'S NAME</b> Fay Von Gemmingen
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b> 4
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b> <b>DATE</b>
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	<b>Municipal Manger</b>	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	<b>Municipal Attorney</b>	
	<b>Municipal Clerk</b>	
	Other	
<b>5</b>	<b>SPECIAL INSTRUCTIONS/COMMENTS</b>	
	<i>Addendum</i>	
	<i>T.B.9. Introduction</i>	
<b>6</b>	<b>ASSEMBLY MEETING DATE</b> <i>2/13/01</i>	<b>7</b> <b>PUBLIC HEARING DATE REQUESTED</b> <i>To Be Determined</i>

M.O.A.  
 2001 FEB 13 PM 2:16  
 CLERKS OFFICE

*3/13/01*