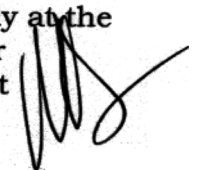


Failed 5/8/01

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department

For reading: MARCH 13, 2001



Anchorage, Alaska

AO 2001-62

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
REZONING FROM R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO B-3 SL
(GENERAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR SPERSTAD
SUBDIVISION, BLOCK F, LOTS 7, 8A, 10, 11 AND 12; BLOCK G, LOTS 7A, 8A, 9A,
10, 11 AND 12; GENERALLY LOCATED ON THE WEST SIDE OF ARCTIC
BOULEVARD, BETWEEN WEST 53RD AND WEST 56TH AVENUES.

(Taku Campbell Community Council; Case 2000-159)

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:

Sperstad Subdivision, Block F, Lots 7, 8A, 10, 11 and 12; Block G, Lots 7A, 8A,
9A, 10, 11 and 12; consisting of approximately 3.15 acres as shown on Exhibit
A (Planning and Zoning Commission Case 2000-159).

Section 2. The zoning map amendment described in Section 1 above shall be
subject to the following special limitations:

A. The following uses shall be prohibited:

1. Utility Substation
2. Heliports
3. Marquees, overpasses and similar substantial projections into
public airspace
4. Planned unit developments
5. Drive-in theaters
6. Camper parks
7. Quasi-institutional houses
8. Liquor stores or any establishment dispensing or serving alcoholic
beverages
9. Transmission towers 75 feet in height or greater
10. Snow disposal sites
11. Correctional community residential centers

1 Section 3. The Director of the Planning Department shall change the zoning
2 map accordingly.
3

4 Section 4. This ordinance shall become effective within 10 days after the
5 Director of the Department of Planning has received the written consent of the owners
6 of the property within the area described in Section 1 above to the special limitations
7 contained herein. The rezone approval contained herein shall automatically expire
8 and be null and void if the written consent is not received within 120 days after the
9 date on which this ordinance is passed and approved. In the event no special
10 limitations are contained herein, this ordinance is effective immediately upon passage
11 and approval.

12
13 PASSED AND APPROVED by the Anchorage Assembly this _____ day
14 of _____, 2001.
15
16
17
18

ATTEST:

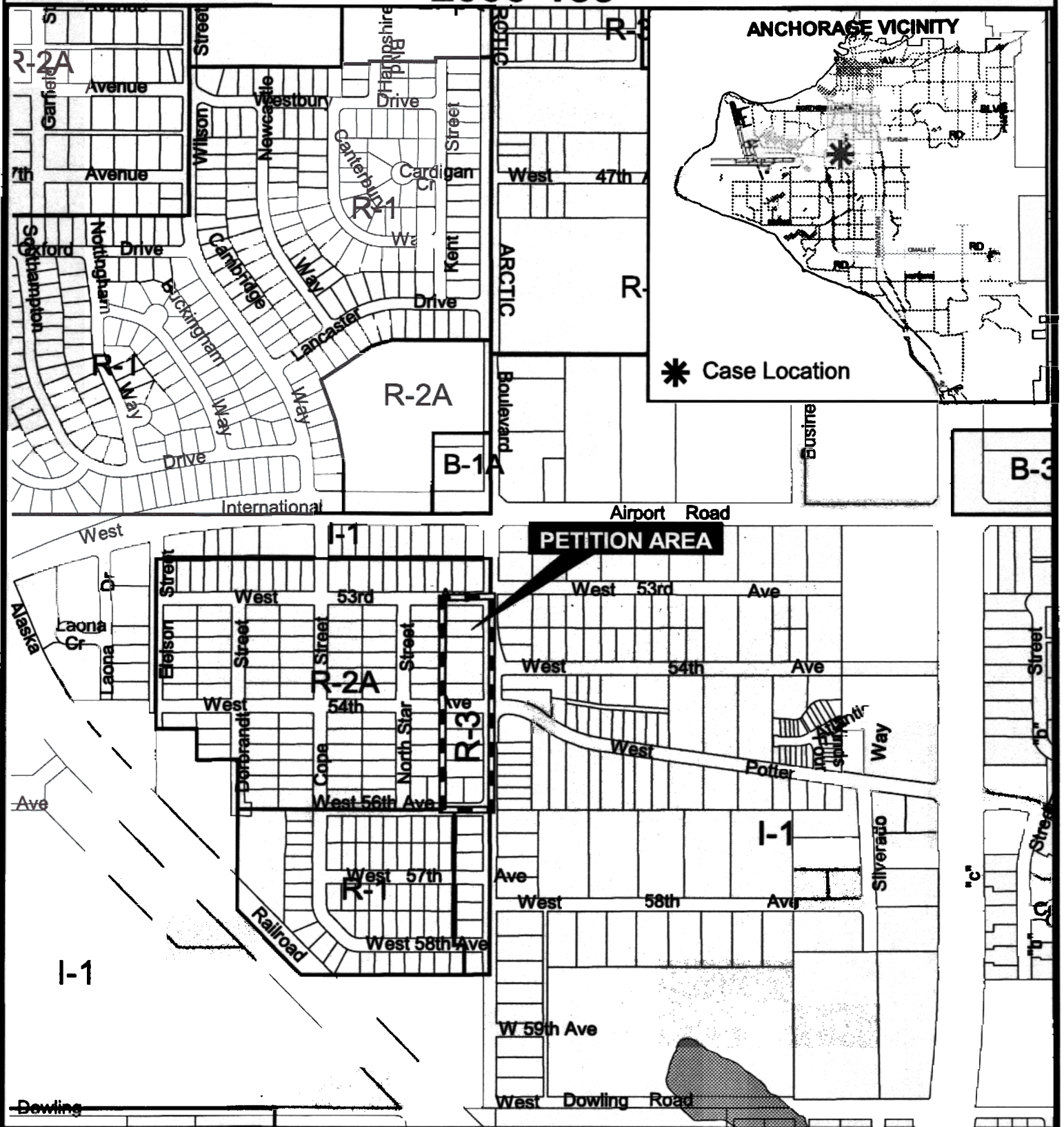
Chair

Municipal Clerk

(2000-159)
(Tax ID. No. 010-346-13)

REZONING - EXHIBIT A

2000-159



Municipality of Anchorage
Planning Department



Date: FEBRUARY 12, 2001

Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 500 1000 Feet

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2001-62 Title: Rezone approximately 3.15 acres for Sperstad Subdivision,
Block F, Lots 7, 8A, 10, 11 and 12; Block G, Lots 7A, 8A, 9A, 10, 11 and 12 from R-3 to B-3 SL
Sponsor: Robert Squires, et. al.
Preparing Agency: Planning Department
Others Affected

CHANGES IN EXPENDITURES AND REVENUES (Thousands of Dollars)

| | FY00 | FY01 | FY02 | FY03 | FY04 |
|----------------------------|------|------|------|------|------|
| Operating Expenditures | | | | | |
| 1000 Personal Services | | | | | |
| 2000 Supplies | | | | | |
| 3000 Other Services | | | | | |
| 4000 Debt Services | | | | | |
| 5000 Capital Outlay | | | | | |
| TOTAL DIRECT COSTS | | | | | |
| 6000 IGCs | | | | | |
| FUNCTION COST: | | | | | |
| REVENUES: | | | | | |
| CAPITAL: | | | | | |
| POSITIONS: FT/PT and Temp. | | | | | |

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of the rezoning will have significant economic impact on the public sector. The proposed rezone is not in conformance with the Comprehensive Plan and the proposed rezoning would establish a detrimental pattern of strip zoning along a major arterial adjacent to a substantial well-established residential community. Such practices are contrary to intent of the Comprehensive Plan for preservation of safe and healthy neighborhoods. Additional commercial driveway access to Arctic Boulevard would cause additional unneeded traffic congestion.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of the rezoning would remove viable (R-3) residentially zoned property from the neighborhood and replace it with undesirable B-3 zoned strip commercial property. The rezone would add considerable value to the property over and above the assessed value of the R-3 propriety.

Prepared by: Jerry Weaver, Planning Supervisor

Validated by OMB:

Approved By:

Cheryl Frasca
William R. Fini
Director, Preparing Agency

Telephone: 343-4215

Date: 5 Mar 01

Date: 3/2/01