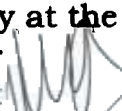


CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 5-8-01

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- 65

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING FROM R-2D (TWO-FAMILY RESIDENTIAL DISTRICT) TO B-1A SL  
(LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) WITH SPECIAL  
LIMITATIONS FOR GREEN ACRES SUBDIVISION, BLOCK 1, LOT 12A;  
GENERALLY LOCATED ON THE SOUTHWEST CORNER OF 36<sup>TH</sup> AVENUE AND  
LAKE OTIS PARKWAY.

(Rogers Park Community Council; Case 2000-242)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following  
described property as B-1A SL (Local and Neighborhood Business District) with  
Special Limitations Zone

Lot 12A, Block 1, Green Acres Subdivision; consisting of approximately  
0.15 acres as shown on Exhibit A (Planning and Zoning Commission  
Case 2000-242).

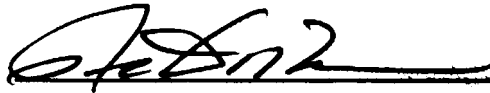
Section 2. The zoning map amendment described in Section 1 above  
shall be subject to the following special limitations

A. Any redevelopment of this site shall trigger a ~~non~~-public hearing  
site plan review by the Planning and Zoning Commission under the  
provisions of AMC 21.15.030 and 21.50.020.

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

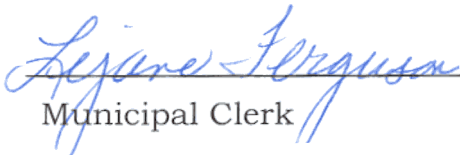
1        Section 4. This ordinance shall become effective within 10 days after the  
2        Director of the Planning Department has received the written consent of the  
3        owners of the property within the area described in Section 1 above to the  
4        special limitations contained herein.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

9  
10        PASSED AND APPROVED by the Anchorage Assembly this 8<sup>th</sup>  
11        day of May, 2001.  
12        V

13  
14          
15        \_\_\_\_\_

ATTEST:

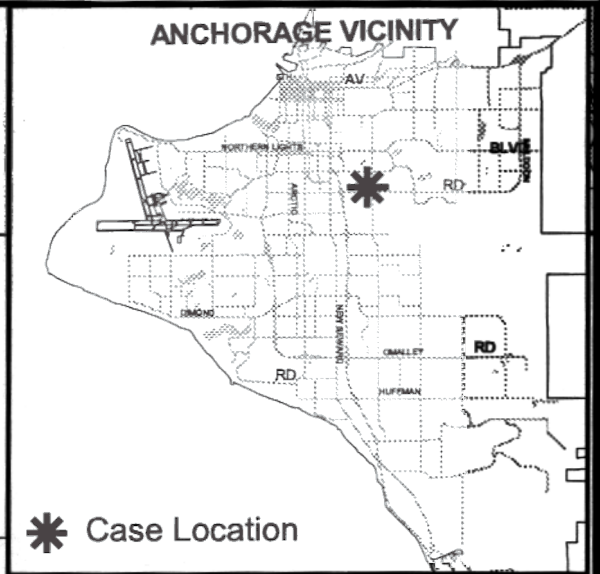
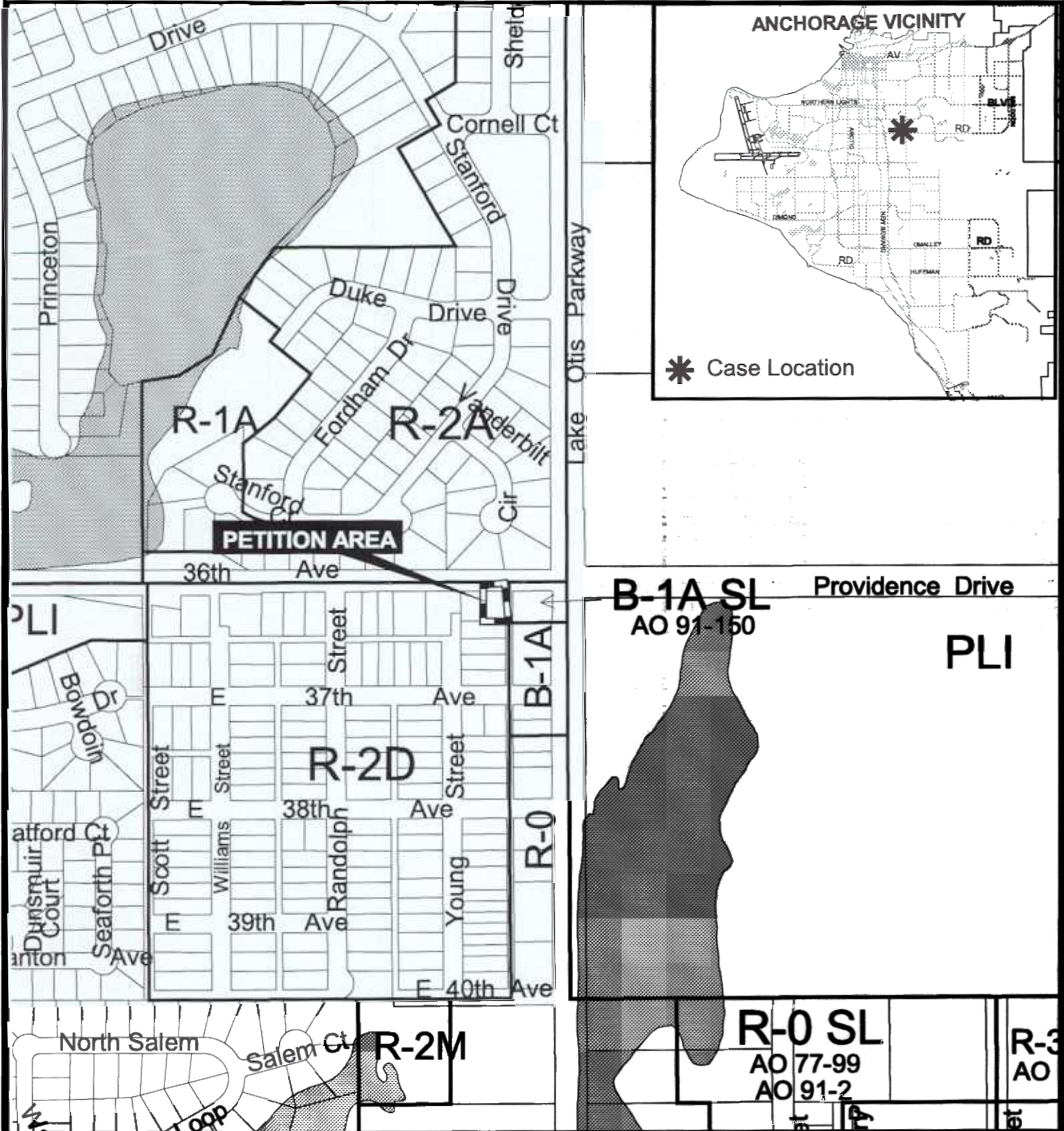
Chair

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

(2000-242)  
(Tax ID. No. 003-251-76)

# REZONING - EXHIBIT A

## 2000-242



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- 65 Title: Rezone approximately 0.15 acres for Lot 12A, Block 1, Green Acres Subdivision from R-2D to B-1A SL  
Sponsor: Alaska Family Sonograms, Inc.  
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					
<b>TOTAL DIRECT COSTS</b>					
6000 IGCs					
<b>FUNCTION COST:</b>					
<b>REVENUES</b>					
<b>CAPITAL</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the public sector. The rezone to B-1A SL from R-2D is in conformance with the Comprehensive Plan. There is negligible impact on the surrounding area for this use and no cumulative effect on area uses. The surrounding area is fully developed residentially and the lots directly abutting Lake Otis in this area are also developed with office uses.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector other than removing a small portion of available undeveloped R-2D zoned land. The new B-1A SL area will make the existing B-1A SL zoned property more functional.

Prepared by: Jerry Weaver, Acting Mgr. Zoning & Platting

Validated by OMB:

Approved By:

Cheryl Spasco

Robert R. Fitch  
Director, Preparing Agency

Telephone

343-4215

Date:

5 Mar 01

Date:

3/2/01