

CLERK'S OFFICE

APPROVED

Date: 9-25-01

Submitted by:

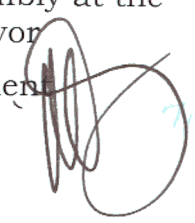
Chair of the Assembly at the
request of the Mayor

Prepared by:

Planning Department

For reading:

JULY 10, 2001



Anchorage, Alaska
AO 2001-134

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR
THE REZONING FROM PLI (PUBLIC LANDS AND INSTITUTIONS)
DISTRICT TO B-3 SL (GENERAL BUSINESS) DISTRICT WITH SPECIAL
LIMITATIONS FOR TRACT 1, ATU SUBDIVISION, GENERALLY LOCATED
AT THE NORTHEAST CORNER OF EAST 40th AVENUE AND DENALI
STREET.

(Spenard Community Council) (Planning and Zoning Commission Case No. 2001-012)

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:

Tract 1, ATU Subdivision, as shown on Exhibit A attached (Planning
and Zoning Commission Case 2001-012).

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

Prior to any future redevelopment of the site, there shall be an
administrative site plan review that addresses use, access,
landscaping, buffering, signage, and any other areas as determined
by the Director of the Planning Department.

1 Section 3. The zoning map amendment described in Section 1

2 above shall be subject to the following prohibited uses:

3 1 Prohibited Uses:

4
5 a. Adult entertainment/adult book stores, peepshows,
6 topless/bottomless dancers, massage parlors, and
7 escort services

8
9 b. Mobile home parks or camper parks

10
11 c. Bulk fuel dealers or primary tire change facility

12
13 d. Automobile dealerships or lots, new or used

14
15 e. Pawn Shops

16
17 f. Gas Stations

18
19 g. Stand Alone Liquor Stores

20
21 h. Stand alone gun shops or dealers

22
23 i. Pull tab or other similar gaming operations

24
25 j. Bingo Halls

26
27 k. Quasi institutional houses

28
29 l. Snow Disposal sites

30
31 m. Heliports

32
33 n. Community Correctional Residential Centers

34
35 o. Unlicensed nightclubs

36
37 p. Flea Markets

38
39 q. Storage yards

40
41 r. Outdoor storage of heavy machinery and equipment

- s Mobile Home display lots
- t Taxicab stands
- u Amusement arcades, billiard parlors
- v Bowling alleys
- w. Metal working and steel fabrication
- x. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon
- y. Any use which causes or may reasonably be expected to cause excessive noise, vibration, 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 is prohibited. The term "excessive" is defined for the purpose of this subsection as to 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.

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

1 Section 5. The Director of the Planning Department shall
2 change the zoning map accordingly.

3 Section 6. This ordinance shall become effective within 10
4 days after the Director of the Planning Department has received the
5 written consent of the owners of the property within the area described in
6 Section 1 above to the special limitations contained herein. The rezone
7 approval contained herein shall automatically expire and be null and void
8 if the written consent is not received within 120 days after the date on
9 which this ordinance is passed and approved.

10 PASSED AND APPROVED by the Anchorage Assembly this
11 25th day of September, 2001.

ATTEST:


Chair

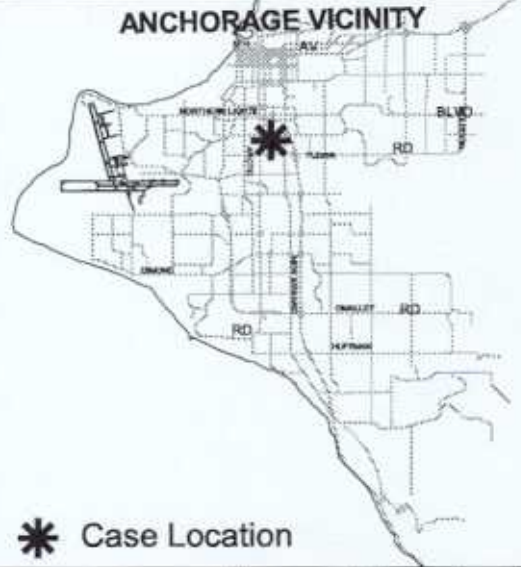
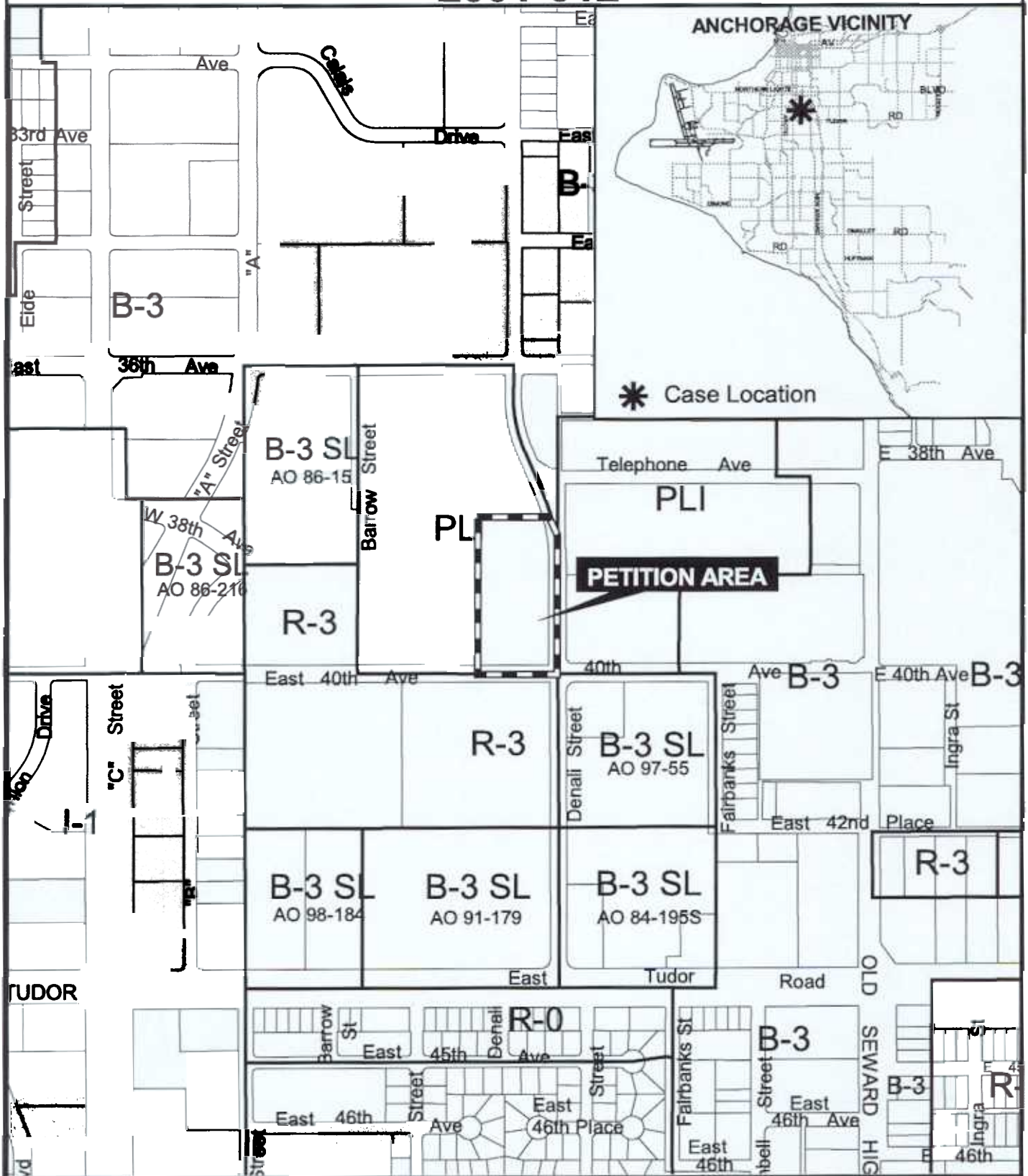

Municipal Clerk

12 (Tax ID 009-081-14)

13 (Case 2001-0123)

EXHIBIT - A

2001-012



Municipality of Anchorage
Planning Department



Date: JUNE 11, 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: 2001-134 Title: Rezone approximately 4.13 acres, Tract 1 ATU
Subdivision, from PLI to B-3 SL
Sponsor: Alaska Communication Systems
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 minimal impacts as the site is substantially developed at this time with Alaska Communication Systems' cellular facilities and a well site owned by the Anchorage Water and Wastewater Utility.

PRIVATE SECTOR ECONOMIC EFFECTS:

If the property is approved for rezoning to B-3 SL, it would permit the present uses with no substantive changes for those uses. The property has been conveyed to the private sector with the sale of ATU, and the B-3 SL zone is more appropriate for the present land use, and is in compliance with the newly adopted *2020 Comprehensive Plan*.

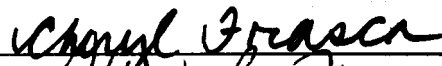

Prepared by: Jerry T. Weaver Jr., Planning
Supervisor, Planning Department

Telephone: 343-4215

Validated by
OMB:

Date:

Approved By:



Director, Preparing Agency

Date:

6/29/01

June 13, 2001