

CLERK'S OFFICE

APPROVED

Date: 11-20-01

Submitted by: Assembly member SULLIVAN
Prepared by: Department of Law
For reading: November 13, 2001

ANCHORAGE, ALASKA
AO 2001- 172(S)

AN ORDINANCE APPROVING THE REZONING OF 12.79 ACRES FROM R-O SL (RESIDENTIAL-OFFICE) ZONING DISTRICT WITH SPECIAL LIMITATIONS AND I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT TO R-4 SL (MULTIPLE-FAMILY RESIDENTIAL) ZONING DISTRICT WITH SPECIAL LIMITATIONS FOR TRACTS 5A AND 5B, CROSSROADS BUSINESS PARK SUBDIVISION, GENERALLY LOCATED EAST OF NORTHWOOD STREET AND NORTH OF INTERNATIONAL AIRPORT ROAD.

(Spenard Community Council: Case 2001-166)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The zoning map shall be amended by designating the following described property as a R-4 (Multiple-Family Residential) zoning district with Special Limitations zone:

Tracts 5A and 5B, Crossroads Business Park Subdivision.

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

- 1 The petitioner shall submit the multi-family housing development for a non-public hearing site plan review before the Planning and Zoning Commission prior to the issuance of a building permit. Issues to be addressed by the site plan review include but are not limited to Traffic Engineering review of a Traffic Impact Analysis and concurrence pertaining to: parking lot layout and design, internal circulation, and number and location of driveways. Site plan review shall also address the exterior design of the housing units and include landscaping, buffering, signage, and any other areas as determined by the Director of the Planning Department.
- 2 The petitioner shall provide buffering as follows: 15 feet between the proposed future uses on the north, south, and west perimeter of the property and 30 feet between the proposed future uses and the industrial use to the east, however, adjacent to the recreational use to the east will be a 15 foot buffer.
3. Permitted uses:
 - A. Only those principal uses permitted in the zoning district, except as prohibited by section 6.

4. Accessory uses:

- A. Only those accessory uses permitted in the zoning district, except as prohibited by section 6.

5. Conditional uses:

- A. Only those conditional uses permitted in the zoning district, except as prohibited by section 6.

6. Prohibited uses:

- a. Hotels, motels and motor lodges, however hotel expansion is allowed;
- b. Roominghouses;
- c. Private clubs and lodges.
- d. Mobile home parks;
- e. Off-street parking spaces or structures;
- f. Camper parks;
- g. Convenience establishments;
- h. Gasoline service station; and
- i. Snow disposal sites.

7. The site will have no more than 225 residential dwelling units. If a portion of the property (not to exceed two acres) is used for hotel or similar uses, then the total number of residential units shall not exceed 150.

8. All buildings shall be designed to meet Anchorage International Airport FAR Part 150 requirements for noise mitigation.

9. Nonresidential uses shall have at least one direct access onto Northwood Drive. Additional access points shall be subject to approval by the Traffic Engineer or, if platted, subject to approval by the Platting Board.

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

1 limitation set forth in this ordinance shall apply in the same manner as if the district classification
2 applied by the ordinance was not subject to special limitations.

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

11 PASSED AND APPROVED by the Anchorage Assembly this 20th day of November,
12 2001.

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14 Chairman

15 ATTEST:

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17 Municipal Clerk
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