

*See AO 2001-173(S)* Submitted by

Chairman of the Assembly at the  
Request of the Mayor

Prepared by:

Planning Department

For reading:

October 16, 2001

ANCHORAGE, ALASKA

AO 2001- 173

1 AN ORDINANCE APPROVING THE REZONING OF 15.066 ACRES FROM R-3 (MULTI-  
2 FAMILY RESIDENTIAL) ZONING DISTRICT TO B-3 SL (GENERAL BUSINESS WITH  
3 SPECIAL LIMITATIONS) FOR CENTERPOINT SUBDIVISION, TRACT C, GENERALLY  
4 LOCATED ON THE WEST SIDE OF C STREET, NORTH OF WEST 40<sup>TH</sup> AVENUE AND  
5 SOUTH OF WEST 36<sup>TH</sup> STREET.

6 (Spenard Community Council; Case 2001-165)

7 THE ANCHORAGE ASSEMBLY ORDAINS:  
8

9 Section 1. The zoning map shall be amended by designating the following described property as  
10 B--3 SL (General Business District) with Special Limitations zone:

11 Tract C, Centerpoint Subdivision; consisting of 15.066 acres as shown on Exhibit A  
12

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

15 A. Design Standards:  
16

17 The development of the site shall be subject to a master plan. The master plan  
18 shall be subject to approval by the Commission.  
19

20 2. The master plan shall provide for the integration of medium to high density  
21 housing on the site at an overall density of not less than 6.5 dwelling units per acre  
22 (total of 100 dwelling units).  
23

24 3 The master plan shall address the need for and design of perimeter landscape  
25 buffers and interior site landscaping. Site landscaping shall provide visual breaks  
26 within the site as well as on the perimeter of the site without creating unwanted  
27 separations within the site or between the site and surrounding areas. Areas of  
28 existing vegetation shall be retained to the maximum extent possible.  
29

30 4 The development of the site shall be subject to a non-public hearing site plan  
31 review by the Commission. All site plans shall adhere to the approved Master  
32 Plan.  
33

34 5 Landscape buffers should be provided where necessary to separate incompatible  
35 uses. A variety of large and small areas of natural and /or planted landscaping

shall be integrated throughout the site in order to provide an attractive and pleasant neighborhood environment.

6. Developments shall not contain large, expansive parking lots in highly visible areas. Parking lots shall be visibly broken into smaller parking lots, with large areas of landscaping and pedestrian access provided between units. Where feasible, structured parking shall be provided, and large parking areas adjacent to the streetscape, or pedestrian access points, shall be avoided. Parking areas shall be shared between uses to reduce the overall need for parking spaces. Developments shall not provide more than the number of surface spaces required by AMC 21.45.080.

7. Buildings, and their entries, shall be oriented to the street, shall encourage and accommodate pedestrian movement, and shall be arranged as part of a campus, rather than as individual or separated uses. Transit access, within close proximity to commercial and residential building entries, shall be accommodated. The site plan shall address building massing, siting, entrances, windows, exterior finishes and rooflines.

**B Permitted uses:**

Only those principal uses permitted in the underlying zoning district, except as prohibited by subsection E.

**C. Accessory uses:**

Only those accessory uses permitted in the underlying zoning district, except as prohibited by subsection E.

**D. Conditional uses.**

Only those conditional uses permitted in the underlying zoning district, except as prohibited by subsection E.

**E. Prohibited Uses:**

Single-Use retail development on individual out-lots

2. Adult entertainment/adult bookstores, peepshows, topless/bottomless dancers, massage parlors and escort services

3. Mobile home/camper parks

4. Gasoline service stations, bulk fuel dealers or primary tire exchange facilities

5. Automobile dealerships and/or new and used lots
6. Pawn Shops
7. Gun Dealers
8. Pull tab or other similar gaming operations
9. Bingo Halls
10. Snow Disposal sites
11. Heliports
12. Community Correctional Residential Centers
13. Unlicensed nightclubs
14. Flea Markets
15. Commercial storage facilities
16. Outdoor storage of heavy machinery and equipment
17. Mobile Home display lots
18. Taxicab stands
19. Amusement arcades, billiard parlors
20. Bowling Alleys
21. Metal working and Steel Fabrication
22. Prohibited uses in the underlying zoning district

**Section 3.** Prior to any project development, the petitioner shall submit a site plan addressing access, buffers, circulation, landscaping and signage which shall be subject to a non-public hearing site plan review by the Planning and Zoning Commission.

**Section 4.** The zoning shall not become effective until:

- A. An overall master plan that addresses circulation, access, landscape buffers and any other concerns stipulated by the Planning Department has been reviewed and approved in a

1 public hearing review by the Planning and Zoning Commission. If a master plan has not  
2 been submitted and approved by November 30, 2005, the property within Centerpoint  
3 Subdivision, Tract C, shall revert to R-3 (Multiple Family Residential) zoning district.  
4

5 B The Traffic Engineering Department has reviewed and approved a TIA

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

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

16  
17  
18 ATTEST:

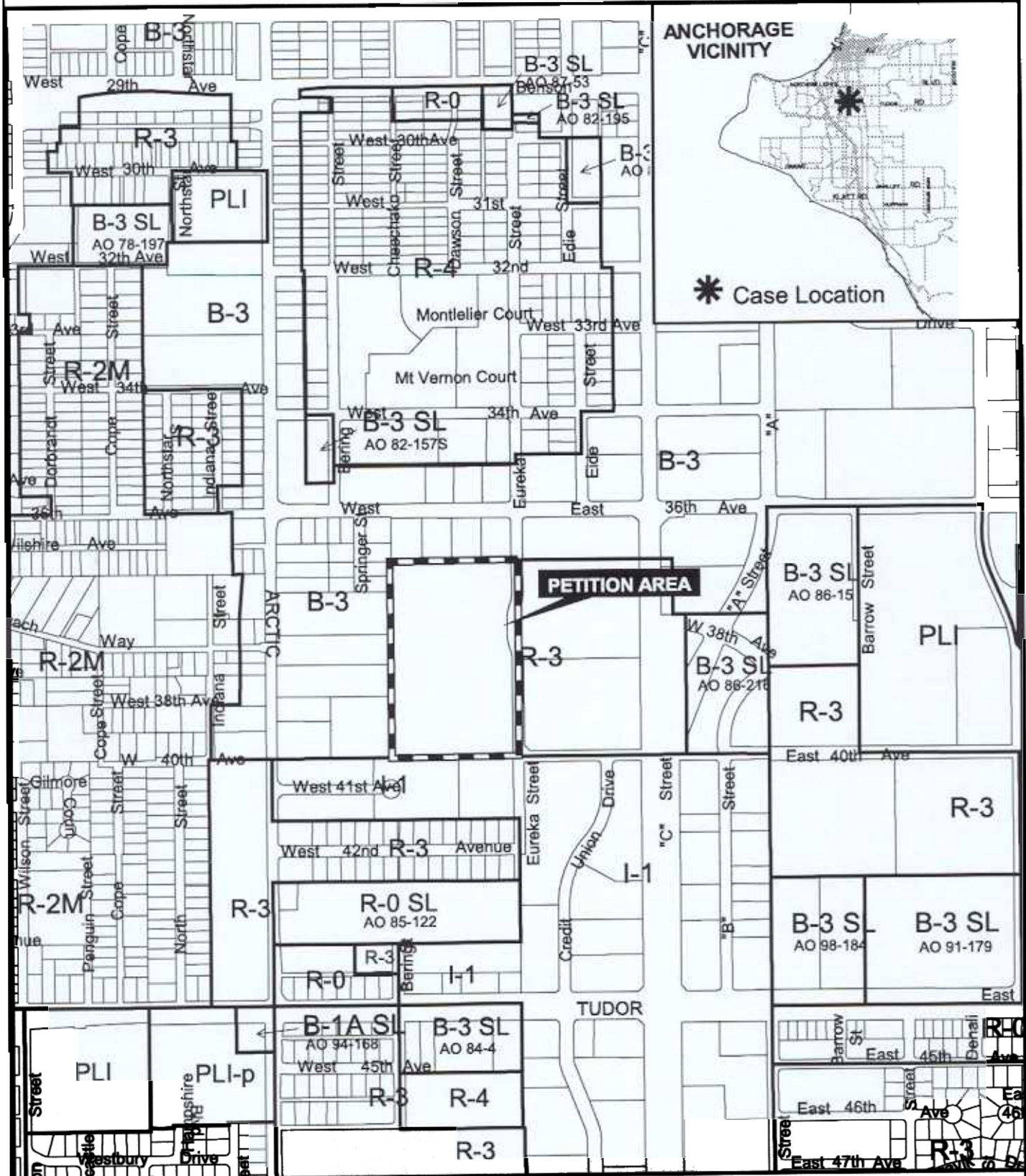
\_\_\_\_\_  
Chairman

19  
20  
21 \_\_\_\_\_  
22 Municipal Clerk

(2001-165)  
(Tax ID. No. 009-071-28)

# EXHIBIT - A

## 2001-165



Municipality of Anchorage  
Planning Department



Date: SEPTEMBER 18, 2001

### Flood Limits

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway



0 1000 Feet

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2001- 173 Title: THE REZONING OF 15.066 ACRES FROM R-3 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT TO B-3 SL (GENERAL BUSINESS WITH SPECIAL LIMITATIONS) FOR CENTERPOINT SUBDIVISION, TRACT C.

Sponsor: J.L. Properties

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 should have no significant economic impact on the public sector. Any development may require additional public utility extensions into the site.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

The rezone request is to rezone the property from R-3 to B-3 SL. On 2-27-01, the Assembly approved a request to rezone the site from R-3 to R-4 SL and B-3 SL, which would allow mixed-use on the petition site, which was the first opportunity to implement mixed use development as called for in Anchorage 2020. However, the petition site is by no means the only suitable location at which to use the mixed-use method of development to implement the Goals and Policies of Anchorage 2020. This rezone request will allow for a commercial development, but will require residential development at a higher density.

Prepared by: Jerry Weaver Jr., Planning Supervisor

Validated by OMB:

Approved By:

Jerry Weaver Jr., Planning Supervisor

*Wendy Frasen*

*David L. Frin*

Director, Preparing Agency

Telephone

343-4215

Date:

*10/12/01*

Date:

*Sept 27, 2001*