

CLERK'S OFFICE

APPROVED

Date: 11-20-01

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading:

ANCHORAGE, ALASKA

AO 2001- 173 (s)

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:

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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.

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

15 A. Design Standards:

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17 1 The development of the site shall be subject to a master plan The Master Plan  
18 shall be subject to approval by the Commission.
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20 2. A Traffic Impact Analysis (TIA) shall be reviewed and approved by the Traffic  
21 Engineering Department as part of the Master Plan.
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23 3. The master plan shall address the need for and design of perimeter landscape  
24 buffers and interior site landscaping. Site landscaping shall provide visual breaks  
25 within the site as well as on the perimeter of the site without creating unwanted  
26 separations within the site or between the site and surrounding areas. Areas of  
27 existing vegetation shall be retained to the maximum extent possible.
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29 4. The development of the site shall be subject to a non-public hearing site plan  
30 review by the Commission. All site plans shall adhere to the approved Master  
31 Plan.
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33 5. Landscape buffers should be provided where necessary to separate incompatible  
34 uses. A variety of large and small areas of natural and /or planted landscaping  
35 shall be integrated throughout the site in order to provide an attractive and  
36 pleasant neighborhood environment.
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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.

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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.

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B. Permitted uses:

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

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C. Accessory uses:

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

D. Conditional uses:

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

E. Prohibited Uses:

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

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PASSED AND APPROVED by the Anchorage Assembly this 20<sup>th</sup> day of  
November, 2001.

ATTEST:

  
Chairman

  
Municipal Clerk

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