

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 4-9-02

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: January 15, 2002

Anchorage, Alaska  
AO 2002-8

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
REZONING OF APPROXIMATELY 0.13 ACRES FROM R-3 (MULTI FAMILY  
RESIDENTIAL DISTRICT) TO I-1 (LIGHT INDUSTRIAL DISTRICT) FOR THIRD  
ADDITION SUBDIVISION, BLOCK 23B, LOT 5A; GENERALLY LOCATED ON THE  
NORTHEAST CORNER OF EAST 15<sup>TH</sup> AVENUE AND ORCA STREET.

(Fairview Community Council) (Planning and Zoning Commission Case 2001-152)

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** The zoning map shall be amended by designating the following described property as  
I-1 (Light Industrial District) zone:

Third Addition Subdivision, Block 23B, Lot 5A; as shown on exhibit A attached  
(Planning and Zoning Commission Case 2001-152).

**Section 3.** This ordinance shall become effective within 10 days after the Director of the  
Planning Department 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.

*New Section 2 (attached)*

PASSED AND APPROVED by the Anchorage Assembly this 9<sup>th</sup> day of

April, 2002

ATTEST:

Chair

Municipal Clerk

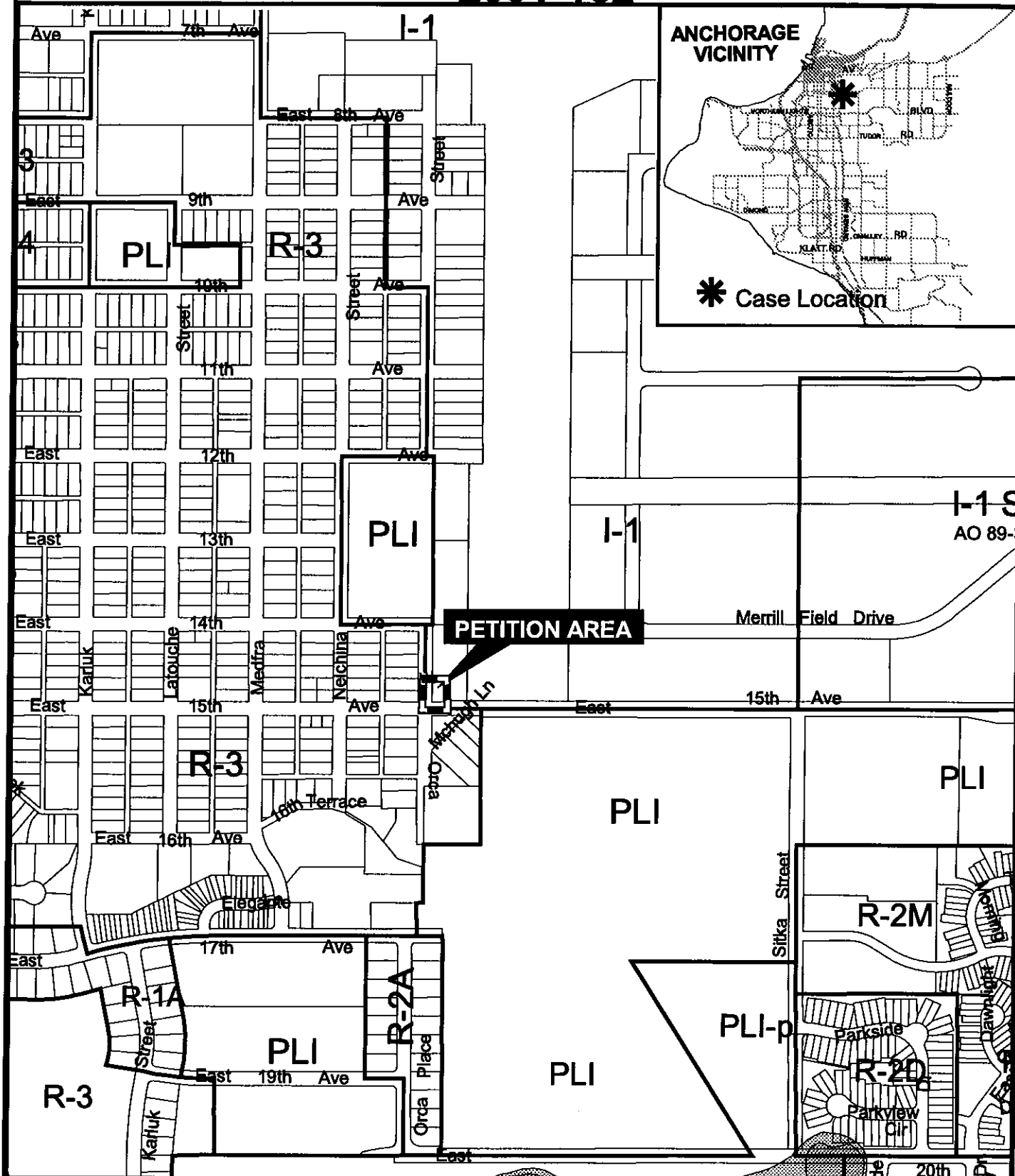
(2001-152)  
(003-141-15)

Section 2: A new special limitation is added to read:

1. Unless otherwise specifically prohibited by Federal law or regulation, a visual buffer shall be constructed by the petitioner along East 15<sup>th</sup> Avenue and Orca Street that consists of landscaping to be maintained by the petitioner and sufficient to obscure perimeter fencing. Barbed wire or chain link fence shall not be permitted to satisfy this requirement.

# EXHIBIT - A

## 2001-152



Municipality of Anchorage  
Planning Department



Date: DECEMBER 4, 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: 2002-8

Title: The rezoning of 0.13 acres from R-3 to I-1 for Third Addition Subdivision,  
Block 23B, Lot 5A.

Sponsor: Municipality of Anchorage

Preparing Agency: Planning Department

Others Impacted: Merrill Field

---

**CHANGES IN EXPENDITURES AND REVENUES:**

(In Thousands of Dollars)

---

	<u>FY02</u>	<u>FY03</u>	<u>FY04</u>	<u>FY05</u>	<u>FY06</u>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

---

Add: 6000 Charges from Others

Less: 7000 Charges to Others

<b>FUNCTION COST:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
-----------------------	-------------	-------------	-------------	-------------	-------------

---

**REVENUES:**

---

**CAPITAL:**

---

**POSITIONS: FT/PT and Temp**

---

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this rezoning should have no significant economic impact on the public sector. The southern half of the lot will be dedicated to right-of-way to assist in the 15th Avenue improvements, and the northern half of the lot will be joined to the lot directly to the north to assist in meeting the intent of the Merrill Field Master Plan for future use for hangar locations. There is public water and sewer available. The petitioner will be responsible for any construction costs and necessary replatting.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the rezoning should have no significant economic impact on the private sector. The rezone will change the zoning of approximately 0.06 acres from a residential use district to an industrial use district for the northern half of the lot, and it will allow the southern half of the lot to be dedicated to right-of-way to assist with the 15th Avenue upgrade.

Prepared by: Angela C. Chamber

Telephone: 343-4275

Validated by OMB: 

Date: 1-2-02

Approved by: 

Date: 1-3-02

Concurred by: 

Date: 12/24/2001

(Director, Preparing Agency)

(Director, Impacted Agency)

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_