

Submitted by: Assembly members Traini, Von
Gemmingen, Fairclough and
Tremaine

Prepared by: Planning Department

For reading: June 25, 2002

ANCHORAGE, ALASKA
AO NO. 2002-106

AN ORDINANCE APPROVING A REZONING FROM B-3 (GENERAL BUSINESS) TO
PLI-SL (PUBLIC LANDS AND INSTITUTIONS) FOR TRACTS G5 AND G6,
ATHENIAN VILLAGE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF
TUDOR ROAD AND BRAGAW STREET (THE ERNIE TURNER CENTER AND
ADJACENT TRACT)

(University Area Community Council) (Planning and Zoning Commission Case 2002-104)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The zoning map shall be amended by designating the following
described property as PLI-SL (Public Lands and Institutions) district with special
limitations, Tracts G-5 and G-6, Athenian Village Subdivision.

Section 2: The zoning map amendment described in Section 1 above shall be
subject to the following special limitations regarding the uses of the property:

Principal permitted uses:

- a. parks, parkways, greenbelts, land reserves, open spaces and related facilities.
- b. day care and 24 hour child care facilities.
- c. housing for the elderly.
- d. offices and centers for family self sufficiency service.

Accessory uses:

- a. Uses and structures clearly incidental and customarily accessory to permitted uses and structures.

Conditional uses

- a. quasi-institutional uses.
- b. health care facilities and health services.
- c. correctional community residential centers (CCRC).

Section 3: The zoning map amendment is subject to the following special
limitations establishing design standards for the property.

1. Landscaping along the north lot line of tract G6 shall be buffer landscaping. Arterial landscaping shall be installed along tract G5 and G6 lot lines adjacent to Bragaw Street and Tudor Road. West lot lines of tracts G5 and G6 shall be planted with visual enhancement landscaping. Landscaping along tract G6 lot lines shall be put in effect at the time of permit application for tract G6. All other landscape requirements shall be per AMC 21.40.020 PLI.

2. There shall be no additional access points permitted onto the petition site from Muldoon Road.

3. Resolving curb cuts and access with State of Alaska, Department of Transportation.

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 for otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by the Special Limitations set forth in this ordinance shall apply in the same manner as if the district classification applied by this ordinance were not subject to Special Limitations.

Section 5: 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 4 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.

PASSED AND APPROVED by the Anchorage Assembly this
day of _____, 200

ATTEST:

Chair

Municipal Clerk

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

AD 2002-106

1	SUBJECT OF AGENDA DOCUMENT An Ordinance Approving a Rezoning from B-3 (General Business) to P1-s1 (Public Lands and Institutions) for Tracts G5 and G6, Athenian Village, Generally Located at the Northwest Corner of Tudor Road and Bragaw Street	DATE PREPARED 2-Jul-02																																																																																													
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