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Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For Reading: October 7, 2003

Anchorage, Alaska
AO No. 2003-143

1 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE
2 REZONING OF BLOCK 6, LOTS 15, 16 AND 17, AND BLOCK 7, LOTS 2 AND 3,
3 BRUIN PARK SUBDIVISION FROM R-6 (SUBURBAN RESIDENTIAL, LARGE LOT)
4 TO R-1 SL (SINGLE FAMILY RESIDENTIAL WITH SPECIAL LIMITATIONS),
5 GENERALLY LOCATED AT MONA AVENUE AND LAKE OTIS PARKWAY.

6
7 (O'Malley - Huffman Community Council) (Planning and Zoning Commission case 2003-069)

8
9 THE ANCHORAGE MUNICIPAL ASSEMBLY ORDAINS:

10
11 **Section 1.** The zoning map shall be amended by designating the following described
12 property as R-1 SL (Single Family Residential with Special Limitations) zone:

13
14 Block 6, Lots 15, 16 and 17 and Block 7, Lots 2 and 3, Bruin Park Subdivision #1 as
15 shown on Exhibit A.

16
17 The zoning map amendment shall be subject to the following special limitations:

- 18
19 1. No building permits shall be issued until the final plat has been recorded. This rezoning
20 shall expire 18 months from the final Assembly approval if the property has not been
21 replatted.
22
23 2. Lots on the east side of Mona Avenue shall be a minimum of 7,000 square feet; lots on
24 the west side of Mona Avenue shall be a minimum of 10,000 square feet.
25
26 3. Lots on the west side of Mona Avenue shall have a rear yard setback of 15 feet. Natural
27 vegetation within the 15-foot setback shall not be disturbed, except within utility
28 easements. Lots on the east side of Mona Avenue shall retain the natural vegetation
29 within the yard setback adjacent to Lake Otis Parkway, except within utility easements.
30
31 4. All lots shall have driveway access from Mona Avenue, and no lot shall have driveway
32 access on Lake Otis Parkway.
33

34 **Section 2.** Effective Clause.

35
36 A. This rezoning shall not be effective until a final plat has been recorded creating a
37 maximum of nine lots within 18 months of the Municipal Assembly approval.

1 **Section 3.** The Director of the Planning Department shall change the zoning map
2 accordingly.

3
4 **Section 4.** This ordinance shall become effective within 10 days after the Director of the
5 Planning Department has received the written consent of the owners of the property within
6 the area described in Section 1 above to the special limitations contained herein. The rezone
7 approval contained herein shall automatically expire and be null and void if the written
8 consent is not received within 120 days after the date on which this ordinance is passed and
9 approved. In the event no special limitations are contained herein, this ordinance is effective
10 immediately upon passage and approval. The Director of the Planning Department shall
11 change the zoning map accordingly.

12
13 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
14 _____ 2003.

15
16
17 _____
18 Chair

19
20 ATTEST:

21
22
23
24 _____
25 Municipal Clerk

26
27 (2003-069) (016-111-04, -05, -06; 016-112-38, -39)
28
29

EXHIBIT - A

2003-069

