

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 5-17-05

Submitted by: Chair of the Assembly at  
the Request of Assemblymember  
Fairclough  
Prepared by: Planning Department  
For reading: May 17, 2005

Anchorage, Alaska  
AO 2005-44(S)

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3  
4  
5 AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE  
6 REZONING OF DEBORAH SUBDIVISION, BLOCK 10, LOTS 1, 2, 3, 4, 5 AND 10, AND A  
7 PORTION OF RELINQUISHED RIGHT OF WAY (TRACT A) FROM R-1A (SINGLE  
8 FAMILY RESIDENTIAL DISTRICT) TO B-3 SL (GENERAL BUSINESS DISTRICT WITH  
9 SPECIAL LIMITATIONS), GENERALLY LOCATED EAST OF OLD GLENN HIGHWAY  
10 AND NORTH OF JUANITA LOOP.

11  
12 (Eagle River Community Council) (Planning and Zoning Commission Case 2004-163)

13  
14 THE ANCHORAGE ASSEMBLY ORDAINS:

15  
16 **Section 1.** The zoning map shall be amended by designating the following described property as  
17 B-3 SL (General Business District with Special Limitations) zone:

18  
19 Deborah Subdivision, Block 10, Lots 1, 2, 3, 4, 5 and 10, and a portion of a relinquished  
20 right of way (Tract A) consisting of approximately 2.01 acres as shown on Exhibit A.

21  
22 **Section 2.** This zoning map amendment is subject to the following limitations:

- 23  
24 A. All State, Federal and Municipal permits must be in place before any work can occur  
25 within 25 feet of the stream banks, and silt fencing shall be installed along the banks of  
26 the stream prior to any earthwork activities.  
27  
28 B. Direct vehicular access other than emergency vehicles is prohibited to North Juanita  
29 Loop.  
30  
31 C. The landscape requirement along the east property line shall conform to the transition  
32 buffer standards with a 15 foot planting bed. The landscape requirement along the south  
33 property line shall conform to the transition buffer standards, with a minimum 20 foot  
34 planting bed, **except that the eastern 100 feet of this buffer shall be a minimum of 40**  
35 **feet in width.**  
36  
37 D. The properties shall be replatted.  
38

1 E. Prior to issuance of a “building permit”, a **public hearing** site plan review in accordance  
2 with 21.15.030 shall be approved. **Site lighting shall be designed to prevent spillover**  
3 **across the property lines.**  
4

5 F. Accessory Uses:

6  
7 1. Those accessory uses permitted in the underlying zoning district.  
8

9 G. Conditional Uses:

10  
11 1. Those conditional uses permitted in the underlying zoning district.  
12

13 H. The following uses are prohibited:

14 a. antennas without tower structures Type 1, 2, 3, and 4, community interest, and  
15 local interest towers as specified in the supplementary district regulations

16 b. public, private and parochial academic schools

17 c. non-licensed night clubs that conform to the requirements of section 21.45.245

18 d. utility substations

19 e. heliports

20 f. marquees, overpasses, and similar substantial projections into the public airspace,  
21 together with any signs to be mounted thereon.

22 g. drive-in theaters

23 h. camper parks

24 i. quasi-institutional housing

25 j. correctional community residential centers

26 k. retail or wholesale liquor store(s)

27 l. gasoline service stations

28 m. automobile repair garages

29 n. automotive display lots, new and used

30 o. mobile home display lots, new and used

31 p. aircraft or boat display lots, new and used

32 q. motor cycle or snowmachine display, sales or repair

33 r. automobile car washes

34 s. amusement arcades

35 t. mini-storage

36 u. stand alone bars serving alcohol

37 v. night clubs

38 **w. hotels, motels**

39 **x. restaurants with drive-thru service**  
40

41 **Section 3.** This ordinance shall become effective within 10 days after the Director of the  
42 Planning Department has received the written consent of the owners of the property within the  
43 area described in Section 1 above to the special limitations contained herein. The rezone  
44 approval contained herein shall automatically expire and be null and void if the written consent  
45 is not received within 120 days after the date on which this ordinance is passed and approved. In

1 the event no special limitations are contained herein, this ordinance is effective immediately  
2 upon passage and approval. The Director of the Planning Department shall change the zoning  
3 map accordingly.

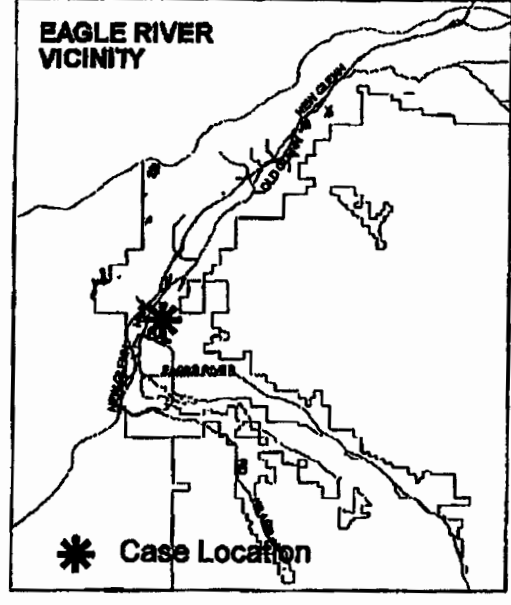
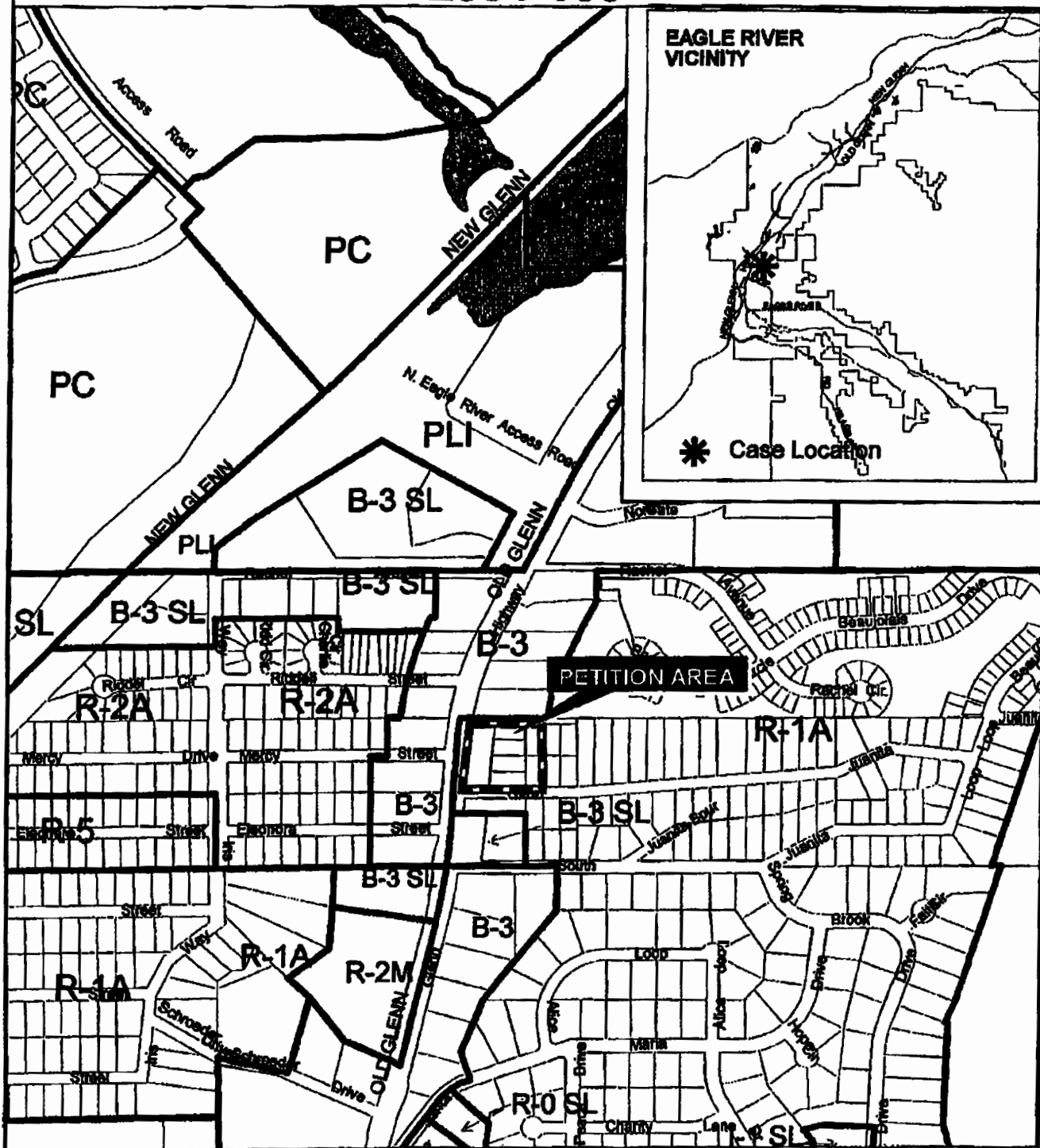
4  
5 PASSED AND APPROVED by the Anchorage Assembly this 17<sup>th</sup> day of  
6 May, 2005.

7  
8 ATTEST: Anna J. Fairclough  
Chair

[Signature]  
Municipal Clerk

# REZONING 2004-163

## EXHIBIT A



Municipality of Anchorage  
Planning Department



Date: SEPTEMBER 09, 2004

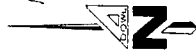
**Flood Limits**

- 100 Year Floodplain
- 500 Year Floodplain
- Floodway

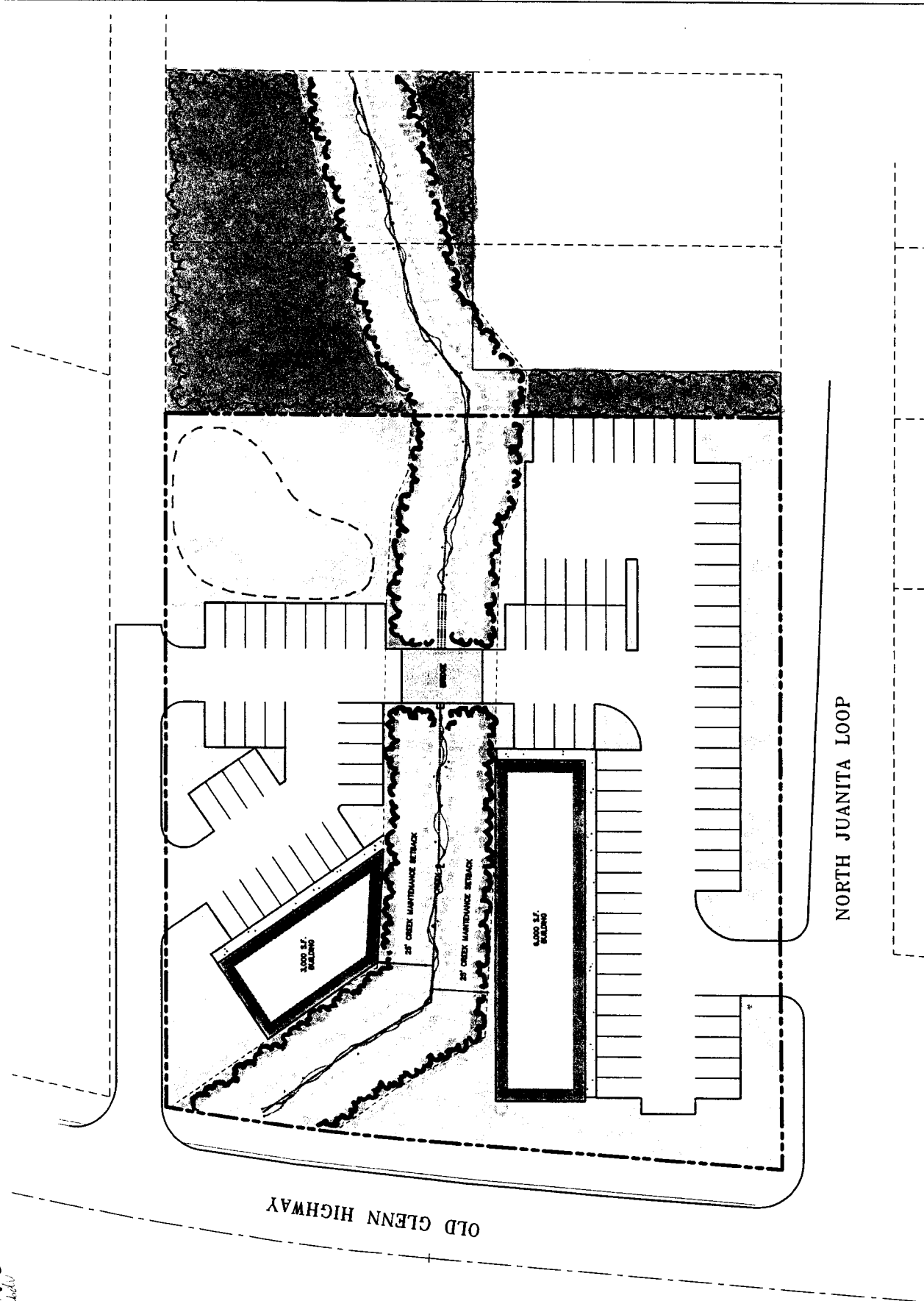


0 500 1000 Feet

5/17/03  
1713 P.O. Box 5000  
Tulsa, Oklahoma  
Presented by  
R.H.C.

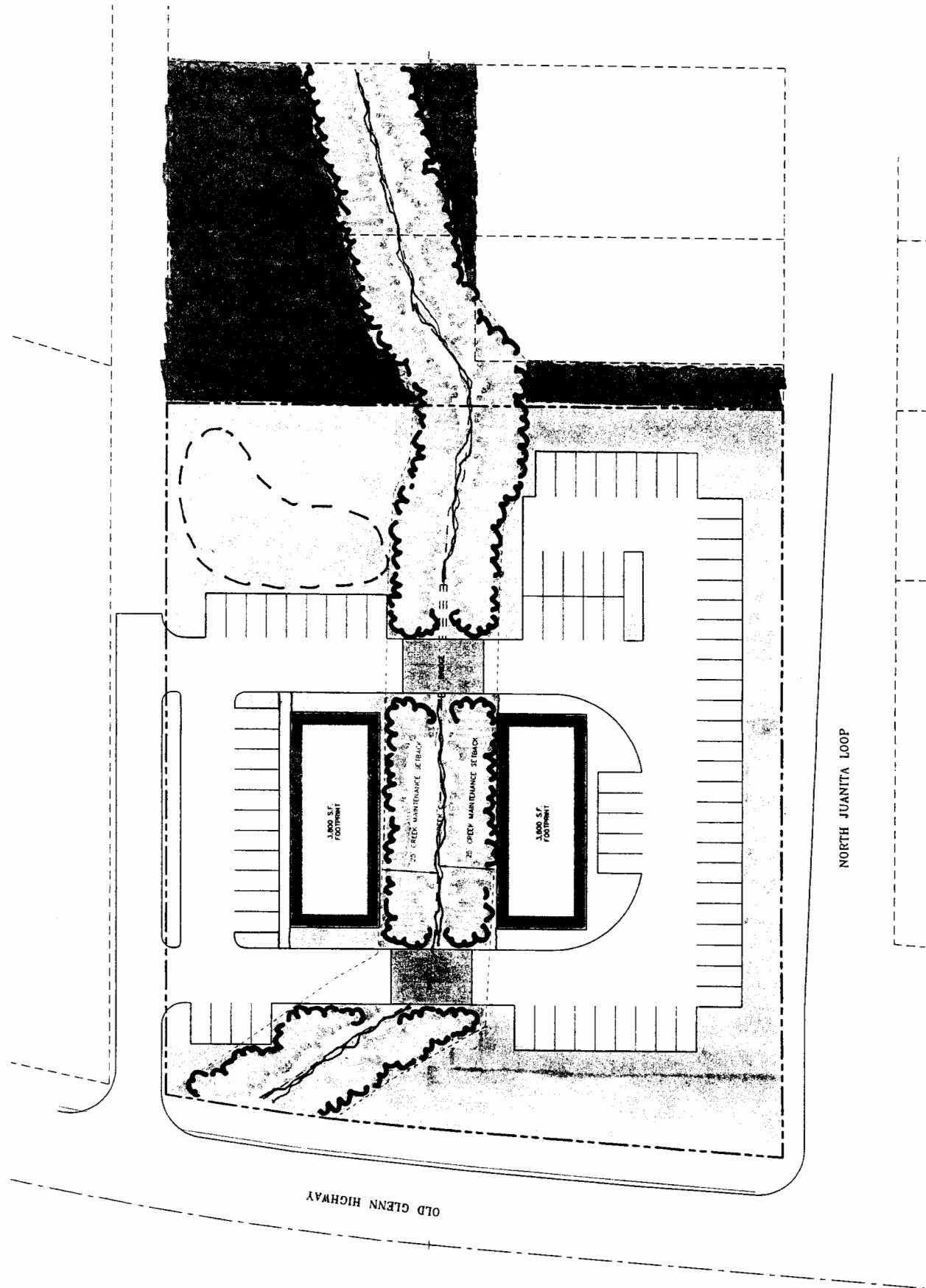


GRAPHIC SCALE  
0 10 20  
1" = 20'



OLD GLENN HIGHWAY

NORTH JUANITA LOOP



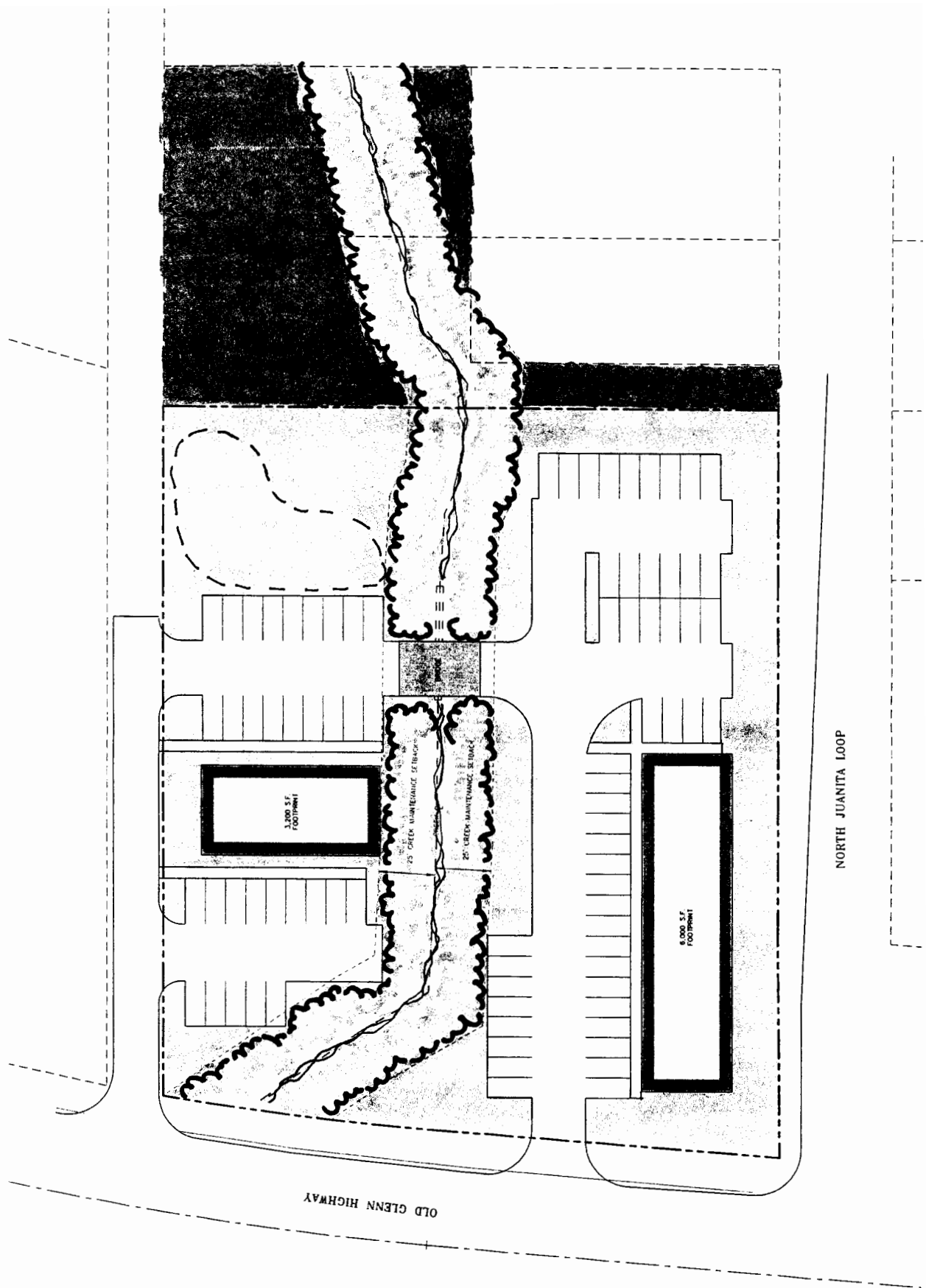
GRAPHIC SCALE  
 0 10 20 30  
 1" = 30'

OPTION 2



GRAPHIC SCALE  
0 10 20  
1" = 20'

OPTION 3



OLD GLENN HIGHWAY

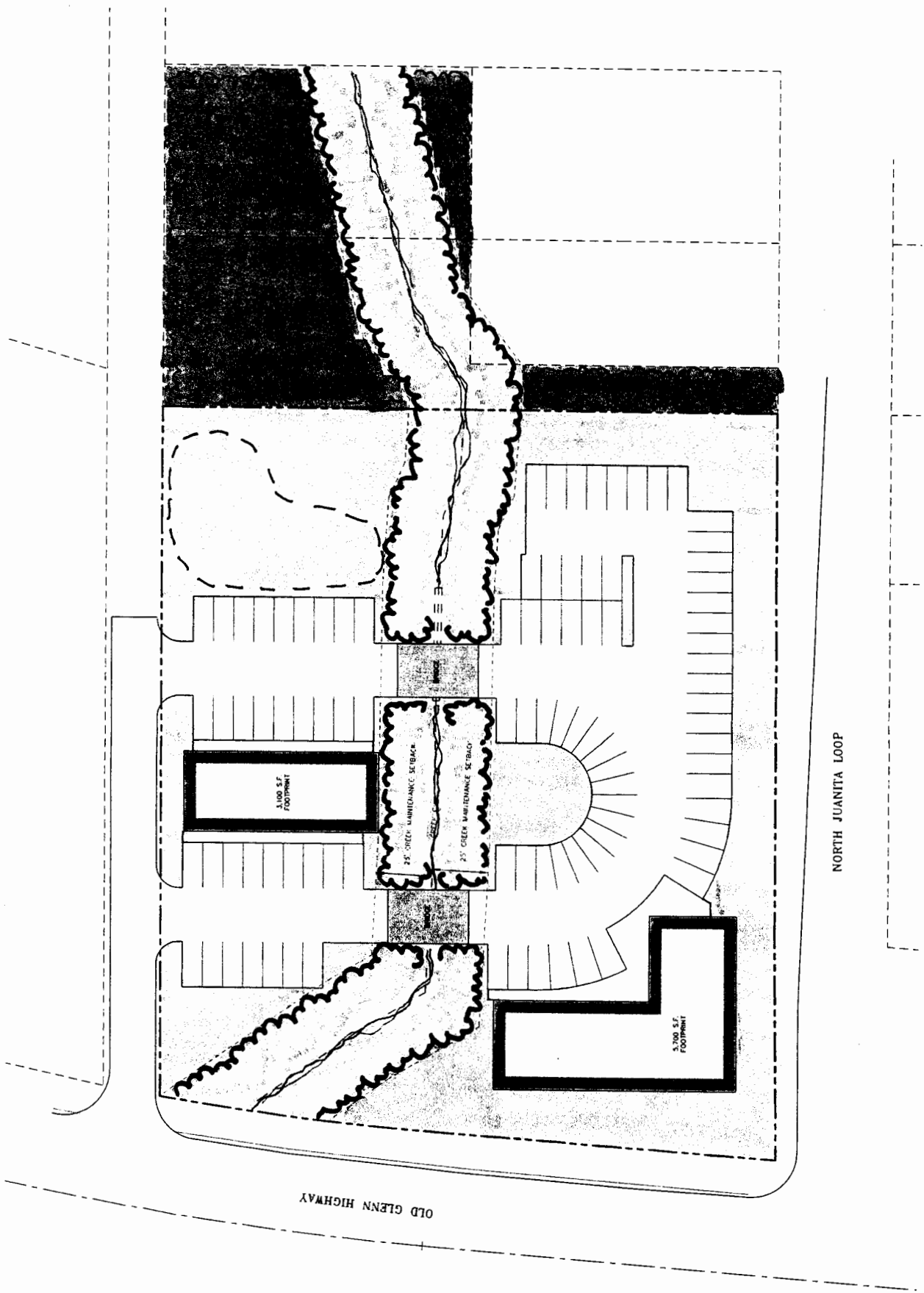
NORTH JUANITA LOOP

3,200 SF  
FOOTPRINT

6,300 SF  
FOOTPRINT

25' GREEN MAINTENANCE SERVICE

20' GREEN MAINTENANCE SERVICE

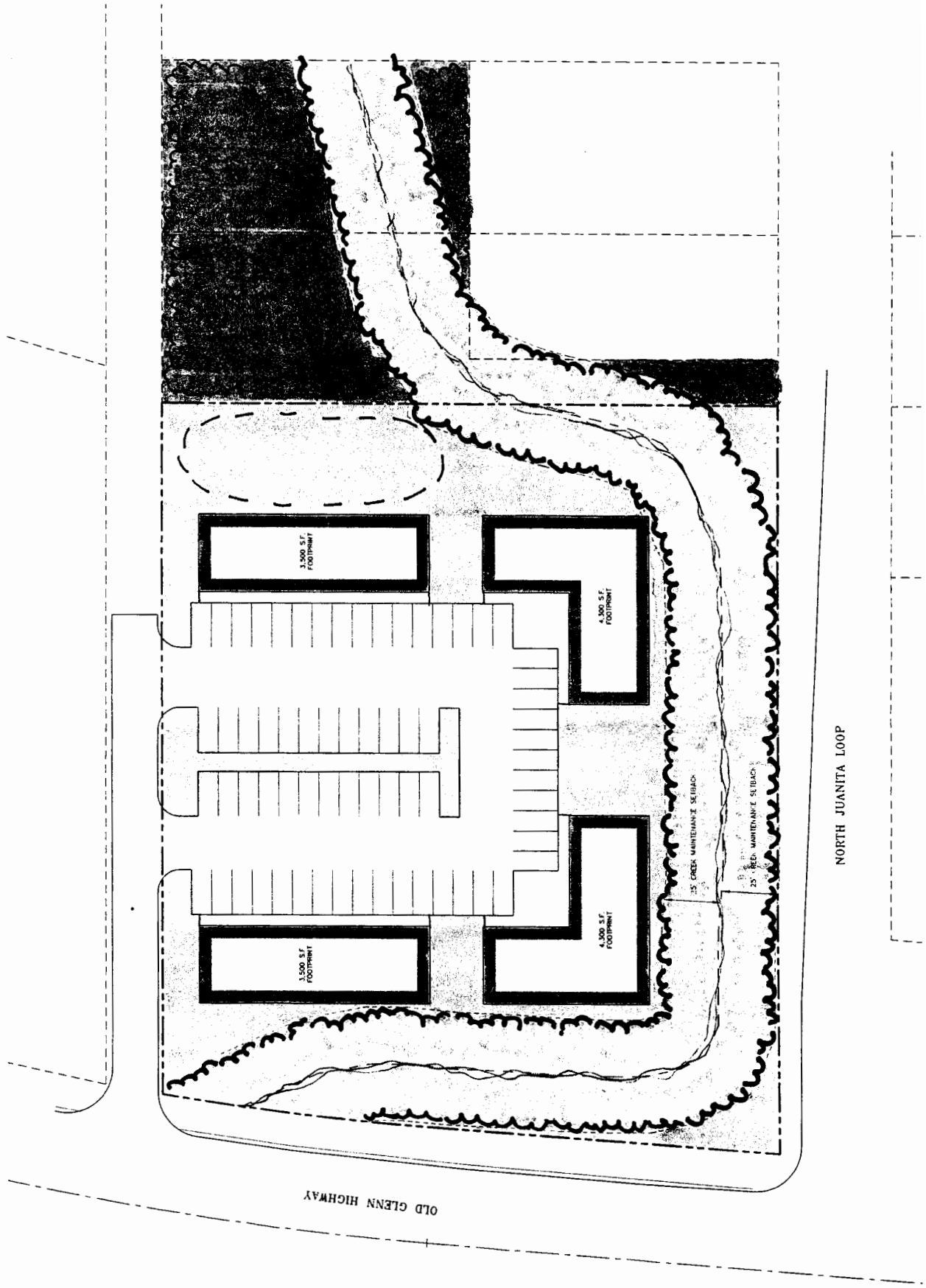






GRAPHIC SCALE  
1" = 20'

OPTION 5



OLD GLENN HIGHWAY

NORTH JUANITA LOOP

1,500 SF  
FOOTPRINT

3,500 SF  
FOOTPRINT

4,300 SF  
FOOTPRINT

4,300 SF  
FOOTPRINT

35' OPEN MAINTENANCE SETBACK

25' TREE MAINTENANCE SETBACK