

**PETERSBURG BOROUGH
ORDINANCE #2014-02**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR SERVICE AREA 1
OF THE PETERSBURG BOROUGH, TO REZONE LOT 3 OF THE SUBDIVISION OF
TRACT B OF THE OLSEN SUBDIVISION FROM SINGLE FAMILY RESIDENTIAL (S-
F) TO COMMERCIAL-2 (C-2) WITH SPECIAL LIMITATIONS**

Whereas, Chapter 19.84 of the Petersburg Municipal Code (Service Area 1) provides for zoning amendments whenever the public necessity, convenience or general welfare requires; and

Where, the owner submitted a request to rezone the below described property from Single Family Residential (S-F) to Industrial (I-1); and

Whereas, the Planning Commission conducted a public hearing on the rezoning request on December 10, 2013, after the notice required by the Municipal Code was provided, and approved a motion recommending that the Assembly approve a rezone of the property to Commercial-2 (C-2), with certain conditions, which are agreeable to the owner; and

Whereas, section 1.12.010(G) of the Municipal Code requires amendments to the official zoning map be enacted by ordinance.

Therefore, the Petersburg Borough Ordains as follows:

Section 1. Classification. This Ordinance is of a general and permanent nature, but will not be codified in the Municipal Code.

Section 2. Purpose. The purpose of this Ordinance is to amend the Official Zoning Map for Service Area 1 of the Petersburg Borough.

Section 3. Substantive Provisions. The Official Zoning Map for Service Area 1 of the Petersburg Borough, codified and referenced in Section 19.08.020 in the Municipal Code, is hereby amended for the following described property from Single Family Residential (S-F) to Commercial-2 (C-2), with the listed special limitations:

Lot 3, Subdivision of Tract B, Olsen Subdivision (Parcel # 1001596.03)

1. Along the east boundary of the parcel (which fronts Arness Heights Drive), a 20 foot wide greenbelt will be established and maintained as a buffer. The greenbelt will consist of alder trees that will be planted and other vegetation natural to the area. Such vegetation will generally be allowed to grow in its natural state except that owner will be allowed, from time to time, to thin out larger alder and other trees with a butt diameter in excess of four inches. Owner may construct a driveway access, not to exceed a width of twenty feet, from Arness Heights Drive, resulting in a void in the greenbelt for the width of that driveway.

2. Along the east boundary of the parcel, and to the west of the greenbelt, a wood fence not less than 8 feet high will be constructed and maintained. There may be a void in the fencing for the width of the access driveway set out above.

3. No rock crushers, asphalt plants or cement plants will be placed in operation on the lots.

Section 4. Where Record to be Maintained. This non-Code ordinance, and the requirements herein, shall be maintained with the zoning records of the borough.

Section 5. Effective Date. This Ordinance will take effect immediately upon adoption.

PASSED and APPROVED by the City Council of the City of Petersburg, Alaska this _____ day of _____, 2012.

Mark Jensen, Mayor

ATTEST:

Kathy O'Rear, City Clerk

Adopted:
Published:
Effective: