

Commission Information:

Initiated by: Planning and Zoning Commission
Action: Approved
Vote: Unanimously

Council Information:

Introduced by: City Manager Wallace
Introduced: June 28, 2016
Public Hearing: July 12, 2016
Action: Approved
Vote: 6 Yes-1 Absent

Yes:	Absent:
Best	Johnson
Carrington	
Combs	
DeVries	
Hanson	
LaFrance	

CITY OF PALMER, ALASKA

ORDINANCE NO. 16-015

An Ordinance of the Palmer City Council Amending Palmer Municipal Code 17.64.050 Central Business District Boundary and Amending the Zoning Map to Show the Expanded Boundary as Recommended by the Planning and Zoning Commission

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. The Central Business District boundary as defined in Palmer Municipal Code 17.64.050, Central Business District is hereby expanded as described in Planning and Zoning Commission Resolution No. 16-003.

Section 4. Palmer Municipal Code Chapter 17.64.050 Central Business District is amended as follows: (new language is underlined and deleted language is stricken):

17.64.050 Central business district.

In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirements may be waived after review by

the city council. It is the intent of this clause to provide as much off-street parking as practical while allowing commercial development in the core area. The central business district is described as follows:


~~Beginning at the intersection of W. Evergreen Avenue and the Glenn Highway, proceed south on the Glenn Highway one block to W. Elmwood Avenue, then east on W. Elmwood Avenue to S. Dimond Street, south on S. Dimond to W. Fern Avenue, east on W. Fern Avenue to S. Cobb Street, south on S. Cobb Street to W. Geranium Avenue, west on W. Geranium Avenue to S. Colony Way, north on S. Colony Way to E. Fireweed Avenue, east on E. Fireweed Ave to S. Gulkana Street, north on S. Gulkana Street to the platted road of E. Cottonwood Ave, west on E. Cottonwood Avenue across the Railroad tracks to S. Cobb Street, west to the Glenn Highway on the north side of tax parcel 2808000T00C-2, and south on the Glenn Highway to the intersection of the W. Evergreen Avenue and the Glenn Highway.~~

Beginning at the intersection of the Palmer/Wasilla Highway and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the centerline of W. Auklet Avenue, then east along the centerline of W. Auklet to the east side of parcel 18N02E33 Tract 1-A, then south along the east side of said parcel until the centerline of the alleyway, then east along the centerline of the alleyway to the centerline of N. Bonanza Street, then south along centerline of N. Bonanza Street to the centerline of E. Arctic Avenue, then east along the centerline of E. Arctic Avenue to the centerline of S. Denali Street, then south along the centerline of S. Denali Street to the centerline of E. Cottonwood, then east to the centerline of S. Gulkana Street, then south along the centerline of S. Gulkana to the southeast corner of Tract A, Arbor Estates, then west along the south property line of Tract A to Lot 4, Block 2, Arbor Estates, then south to the southeast corner of Lot 4, Block 2, Arbor Estates, then west along the south property lines of Lots 4, 3, 2, and 1, Block 2, Arbor Estates to the centerline of S. Eklutna Street, then north along the centerline of S. Eklutna Street to the centerline of E. Fireweed Avenue, then west along the centerline of E. Fireweed to the centerline of S. Colony Way, then south along the centerline of S. Colony Way to the junction of S. Colony Way and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the point of beginning.

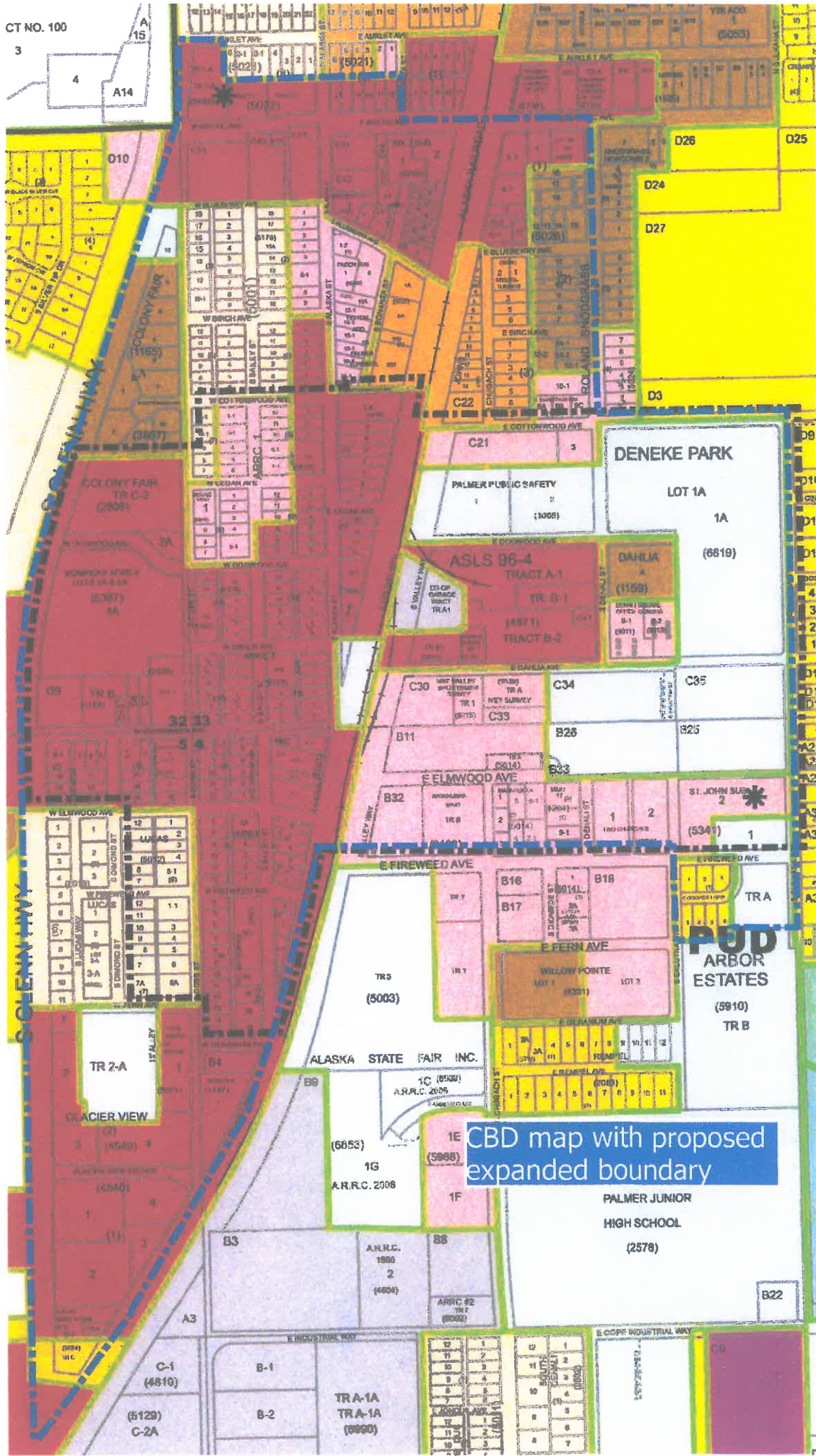
Section 5. The zoning map is hereby amended to show the expanded boundary of the Central Business District.

Section 6. Effective Date. Ordinance 16-015 shall take effect upon adoption by the Palmer City Council.

Passed and approved this 12th day of July, 2016.


Norma I. Alley, MMC, City Clerk


Brad Hanson, Deputy Mayor



CBD map with proposed expanded boundary

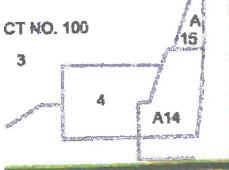
PALMER JUNIOR HIGH SCHOOL (2578)

ALASKA STATE FAIR INC. 1G (5003) A.R.R.C. 2006

ARBOR ESTATES (5910) TR A TR B

DENEKE PARK LOT 1A (6819)

ASLS 96-4 TRACT A-1 TR B-1 TRACT B-2 (4871)



Legend

 City of Palmer Boundary

 Central Business District

Zoning Exceptions

* Special Limitations

PUD Planned Unit Development

Zoning Descriptions

 A-C - Airport Commercial

 A-I - Airport Industrial

 A-M - Airport Mixed Use

 AGR - Agricultural

 BP - Business Park

 CG - Commercial General

 CL - Commercial Limited

 F - Fairgrounds

 I - Industrial

 P - Public

 R-1 - Single-family Residential

 R-1E - Single-family Residential Estate

 R-2 - Low Density Residential

 R-3 - Medium Density Residential

 R-4 - High Density Residential

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