

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Community Development Dept.
For reading: October 22, 2013

ANCHORAGE, ALASKA
AO No. 2013-117

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, *LAND***
2 ***USE PLANNING* (NEW CODE – EFFECTIVE JANUARY 1, 2014) TO**
3 **INCORPORATE AMENDMENTS TO THE TITLE 21 (OLD CODE) FROM 2005 TO**
4 **THE PRESENT WHICH WERE NOT INCLUDED IN THE TITLE 21 REWRITE**
5 **DOCUMENTS AS LISTED AND IDENTIFIED IN EXHIBIT B TO AO 2012-124(S); TO**
6 **MAKE TECHNICAL CORRECTIONS FOR CLARITY, CONSISTENCY, CORRECT**
7 **CROSS REFERENCING AND CODE ORGANIZATION THROUGHOUT CHAPTERS**
8 **OF THE NEW TITLE 21; TO ADD OR AMEND ILLUSTRATIONS; AMENDING**
9 **CHAPTER 21.01 TO ADD RECENTLY ADOPTED OR AMENDED**
10 **COMPREHENSIVE PLAN ELEMENTS AND APPLY TRANSITIONAL PROVISIONS**
11 **WHEN THE “OLD” CODE IS PHASED OUT; AMENDING CHAPTER 21.02 TO**
12 **CLARIFY AUTHORITY OF BOARDS AND COMMISSIONS; AMENDING CHAPTER**
13 **21.03 TO LIMIT PRE-APPLICATION CONFERENCE REQUIREMENTS, PROVIDE**
14 **NOTICE TO PROPERTY RESIDENTS IN THE AREA SURROUNDING AN**
15 **APPLICATION, TO AUTHORIZE THE ASSEMBLY TO MODIFY ALCOHOL**
16 **RELATED USE APPROVALS UNDER CERTAIN CONDITIONS, AMEND APPEAL**
17 **PROCEDURES RELATING TO PLATTING BOARD DECISIONS, ELIMINATE**
18 **FLOOD HAZARD AREA AS AN OVERLAY ZONING DISTRICT, ADD CHUGIAK-**
19 **EAGLE RIVER ZONING DISTRICTS TO THE LIST NOT REQUIRING A MINIMUM**
20 **AREA TO REZONE, REQUIRE THE PLANNING AND ZONING COMMISSION TO**
21 **PROVIDE ADDITIONAL INFORMATION WHEN IT RECOMMENDS DENIAL OF A**
22 **REZONE, REQUIRE A PUBLIC HEARING FOR TRAIL PROJECTS, ALLOW THE**
23 **PLATTING OFFICER TO APPROVE AN ABBREVIATED PLAT UNDER CERTAIN**
24 **CONDITIONS, AND ALLOW SMALLER LOTS IN COMMERCIAL TRACTS;**
25 **AMENDING CHAPTER 21.04 TO REMOVE THE AIRPORT HEIGHT OVERLAY**
26 **DISTRICT AND THE FLOOD HAZARD OVERLAY DISTRICT; AMENDING**
27 **CHAPTER 21.05 TO ALLOW THE DECISION-MAKING BODY SOME FLEXIBILITY**
28 **WITH REGARD TO PAVING AND LIGHTING IN PARKING LOTS IN PARKS,**
29 **PLACE LIMITATIONS ON MOTORIZED SPORTS FACILITIES IN THE I-2**
30 **DISTRICT IDENTICAL TO THE LIMITATIONS IN THE I-1 DISTRICT, AND MAKE**
31 **FOOD AND BEVERAGE KIOSK REQUIREMENTS CONSISTENT WITH TITLE 23;**
32 **AMENDING CHAPTER 21.06 TO REMOVE THE PROHIBITION ON ROOFED OR**
33 **ENCLOSED ACCESSIBILITY RAMPS ALLOWED WITHIN SETBACKS, TO**
34 **EXEMPT APPLICATION OF OFFICIAL STREETS & HIGHWAYS PLAN SETBACKS**
35 **TO THE FUTURE SEWARD HIGHWAY TO GLENN HIGHWAY CONNECTION, AND**
36 **ADD AIRPORT HEIGHT REGULATIONS; AMENDING CHAPTER 21.07 TO**
37 **PREVENT SETBACKS FROM APPLYING TO UNDERGROUND CONDUITS, ADD**
38 **FLOOD HAZARD AREA REGULATIONS, ADD AND DELETE LOADING**
39 **PROVISIONS FROM CERTAIN USES, LIMIT THE APPLICABILITY OF OFF-**
40 **STREET PARKING SPACE REDUCTIONS AND ALTERNATIVES TO CERTAIN**

1 **SITE DEVELOPMENTS, AND ALLOW THE TRAFFIC ENGINEER TO MODIFY**
2 **LOADING BERTH REQUIREMENTS; AMENDING CHAPTER 21.08 TO REPLACE**
3 **SPECIFIC REQUIREMENTS WITH REFERENCES TO THE DESIGN CRITERIA**
4 **MANUAL, AND LIMIT ACCESSORY USES ON SMALL AND NARROW**
5 **RESIDENTIAL LOTS; AMENDING CHAPTER 21.10 TO ALLOW THE DECISION-**
6 **MAKING BODY FLEXIBILITY WITH REGARD TO PAVING AND LIGHTING IN**
7 **PARKS IN CHUGIAK-EAGLE RIVER; AND AMENDING CHAPTER 21.12 TO**
8 **CHANGE THE AREA IN WHICH A NONCONFORMING USE DEPOSIT FOR**
9 **PUBLIC IMPROVEMENTS MAY BE USED FROM CENSUS BLOCK GROUP**
10 **AREAS TO A COMMUNITY COUNCIL'S AREA.**

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13 **WHEREAS**, the Assembly adopted the "new" Title 21 on February 26, 2013 by AO
14 2012-124(S);

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16 **WHEREAS**, the effective date of the "new" Title 21 was established as January 1,
17 2014, to provide time for implementation and training;

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19 **WHEREAS**, some staff of the Community Development Department have completed
20 an initial training round, and various issues were identified needing correction or
21 clarification; and

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23 **WHEREAS**, in section 4 of the adopting ordinance, Community Development
24 Department staff were directed to review and return amendments related to "Exhibit
25 B" of AO 2012-124(S) to the Assembly for review; now, therefore,

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27 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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29 **Section 1.** Anchorage Municipal Code Title 21 (New Code) is amended as shown
30 in Exhibit A.

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32 **Section 2.** All other provisions and direction of AO 2012-124(S) shall remain
33 effective.

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35 **Section 3.** Notwithstanding the requirements of Anchorage Municipal Code section
36 21.10.015A.3., any amendments by this ordinance and its attachments shall not
37 require prior or further review by the Planning and Zoning Commission.

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39 **Section 4.** This ordinance shall be effective immediately upon passage and
40 approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2013.

Chair of the Assembly

ATTEST:

Municipal Clerk