
Municipality of Anchorage



Title 21 Land Use Planning Code Diagnostic and Rewrite



Clarion Associates, LLC September 2002

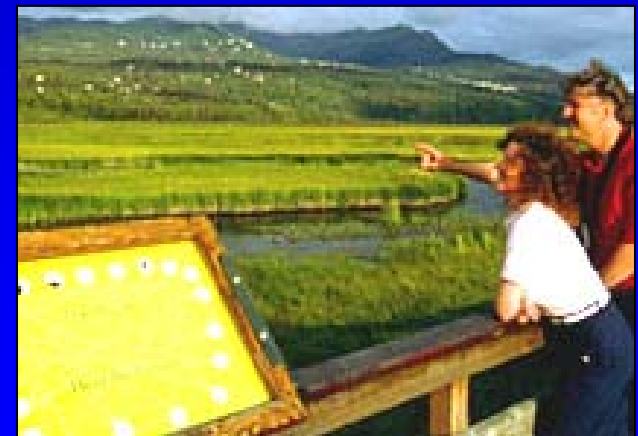
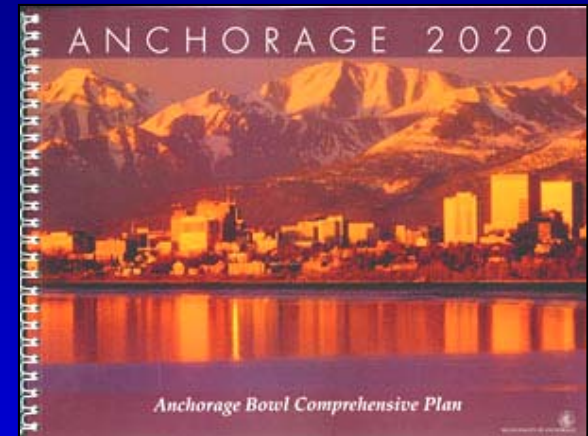
Meeting Overview

- **Recap of Project Purposes**
- **Key Title 21 Issues from Interviews**
- **Girdwood Title 22 Issues**



Project Purposes

- **Substantive Revisions**
 - Implement *Anchorage 2020*
 - Modernize Zone Districts
 - Update Development Standards
 - Protect Natural Resources/Open Space
 - Establish Efficient Development Review Procedures
- **Administrative Revisions**
 - Reorganization
 - Reformatting
 - Graphics
- **Legal Review**
 - State
 - Federal



Work Plan and Schedule

Phase One: Diagnosis and Annotated Outline

<i>Tasks</i>	<i>Completed by</i>
Task 1: Project Initiation 2002	September 30,
Task 2: Diagnosis	November 30, 2002
Task 3: Annotated Outline	February 15, 2003

Phase Two: Drafting the New Title 21

<i>Tasks</i>	<i>Completed by</i>
Task 4: Draft Title 21	November 15, 2003
Task 5: Final Title 21	February 15, 2004

General Discussion



- **What is the single biggest issue that you would like addressed in the Title 21 update?**
- **How would you define success in this project?**

Top Title 21 Issues from Interviews

- **Improve document organization/formatting**
 - Add tables/graphics
 - Eliminate redundancy and vague language
 - Improve layout
- **Implement *Anchorage 2020*, especially zone districts**
 - Create mixed use districts
 - Examine existing districts (B-3, I-1)



Top Title 21 Issues from Interviews

- **Make process efficient and consistent, while maintaining development quality**
 - Threshold for TIA
 - Concurrent processing
- **Draft standards that are clear and objective, yet flexible**
 - Conditional use process
- **Protect neighborhoods**
 - Notice on major projects
 - Compatibility/buffering standards
 - Enforcement
- **Address transitional rules / grandfathering**



Top Title 21 Issues from Interviews

- **Consider resource protection standards**
 - Land clearance
 - Steep slopes
 - Wildlife habitat
 - Tree/vegetation retention
- **Clarify roles and responsibilities**
 - UDC
 - Title 21 versus other titles
- **Address problematic development forms/layouts**
 - Site condos
 - Cluster subdivision



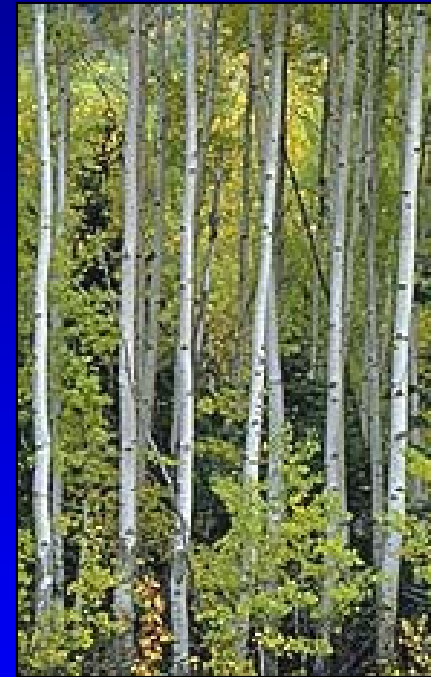
Top Title 21 Issues from Interviews



- **Ensure multiple projects are coordinated**
 - Commercial design standards
 - Sign ordinance
 - Town center planning/development
 - Title 22 (Girdwood)
 - Title 21 rewrite
- **Lack of enforcement is a major problem**

Girdwood Title 22 Issues

- **Implement *Girdwood Area Plan***
- **Evaluate Draft Title 22**
 - Procedures
 - Use Districts
 - Development and Design Standards



General Discussion



- **Are we on target with our identification of the top issues?**
- **Are there other important issues that we haven't addressed here?**