
Municipality of Anchorage



Title 21 Land Use Planning Code Diagnostic and Rewrite



Clarion Associates, LLC June 2002

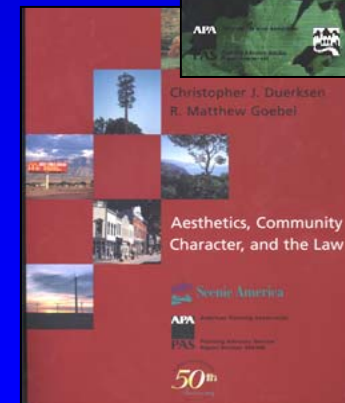
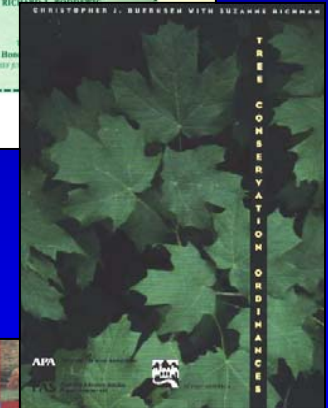
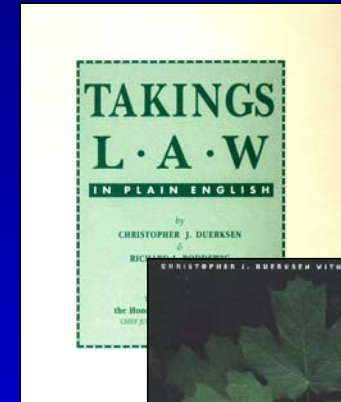
Project Overview

- **Team Members**
- **Project Work Plan**
- **Discussion of Key Issues**



Team Members

- **Christopher J. Duerksen, Managing Director**
 - Attorney/Drafter (Henderson, NV; Dodge County and New Berlin, WI; Salt Lake County, UT; Denver and Ft. Collins, CO)
 - Expert in designing standards to improve development quality and implement comprehensive plans
 - Author (Aesthetics and Community Character, Takings, Tree Preservation, Wildlife Habitat Protection, Big Box Design)
- **Matthew Goebel, Partner**
 - Attorney/Drafter (Detroit, MI; Englewood and Mesa County, CO; Dodge County, WI; Santa Fe, NM; Jackson County, OR)
 - Author (Aesthetics and Community Character)
- **Marlise Fratinardo, Associate**
 - Assisted in the drafting of land use codes for jurisdictions throughout the country (Santa Fe, NM; Greenville, SC)

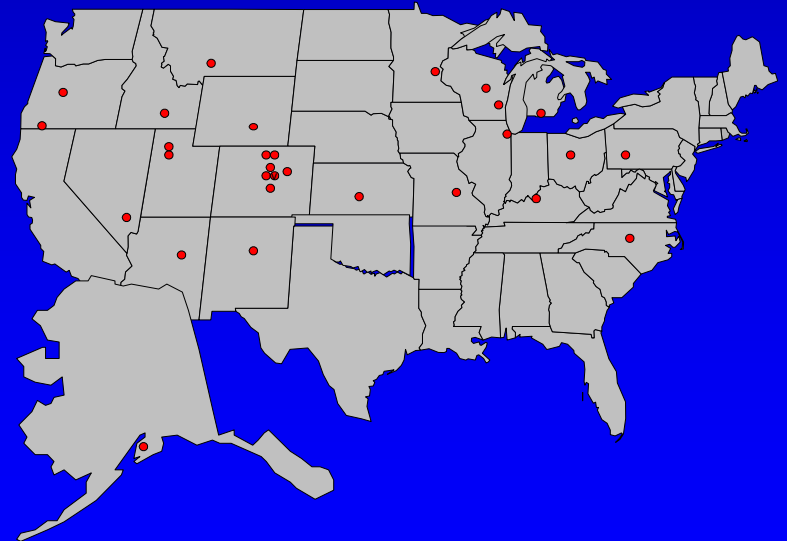


National Code Drafting Experience

- Arvada, CO Development Code
- Blaine County, ID Feasibility on TDRs
- Bozeman, MT Impact Fee Ordinance
- Cary, NC UDO and Growth Mgt Plan
- Castle Rock, CO Ridge Top Protection Ordinance
- Clayton, MO Urban Design District Standards
- Chicago, IL Zoning Code
- Deschutes County, OR TDR Program
- Detroit MI Zoning Ordinance Revision
- Dodge County, WI Land Use Code
- Douglas County, CO High Plateau Conservation Study
- Estes Valley, CO Zoning Code
- Fort Collins, CO Big Box Retail Design Standards
- Fort Collins, CO City Plan and Code Revisions
- Girdwood, AK Zoning Ordinances
- Henderson, NV Comprehensive Zoning Code Update
- Hudson, OH Unified Development Code
- Jackson County, OR Land Development Ordinance
- Lenexa, KS Design Standards
- Louisville/Jefferson County, KY Zoning Ordinance
- Longmont, CO Code Division
- Mesa, AZ Infrastructure Financing Study
- Park City, UT Sensitive Lands Protection Standards
- Salt Lake County, UT Sensitive Lands Protection Standards
- Santa Fe, NM Diagnosis and Restructuring of Code
- Teton County WY Land Use Code

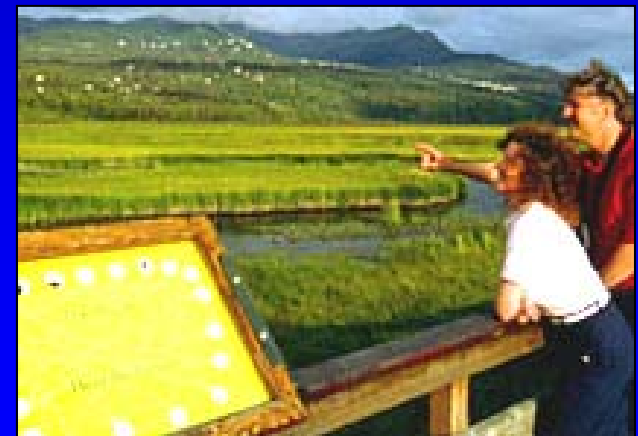
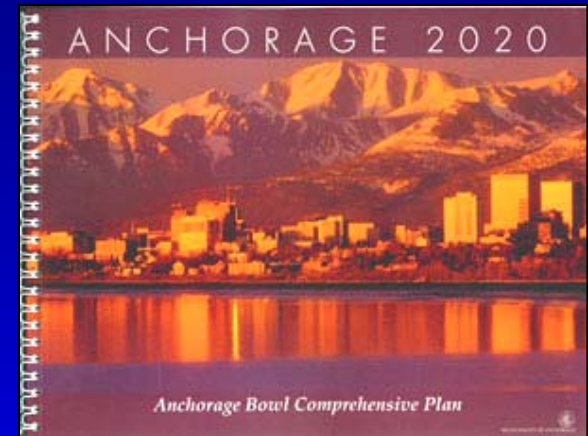
Recent National & State Awards

- Allegheny County, PA Parkway--
Scenic America National Award
- Aurora, CO E-470 Zoning and Design Standards
- Fort Collins, CO Big Box Standards
- Henderson, NV Visual Interactive Code
- Estes Valley, CO Zoning Code
- Salt Lake County, UT Preservation Standards



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	June 30, 2002
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?**
- **Any thoughts on public participation?**

Substantive Issues

- **How well do current Title 21 provisions reflect key concepts in the *Anchorage 2020 Plan*?**
 - Mixed use
 - Town centers
 - Open space
- **Are standards and definitions in the ordinance clear and specific?**



Substantive Issues

- **Are zoning districts and use classifications appropriate?**
 - Residential
 - Nonresidential
 - Mixed use

- **Does the ordinance protect neighborhoods against incompatible development?**



Review Procedures

- **Does the public understand how to obtain development approval?**
- **Are certain procedures particularly difficult? Are reviews conducted as described in Title 21?**



Review Procedures



- Should decision-making responsibility be shifted to a lower or higher level?
- **How are administration and enforcement working? Are enforcement tools adequate?**

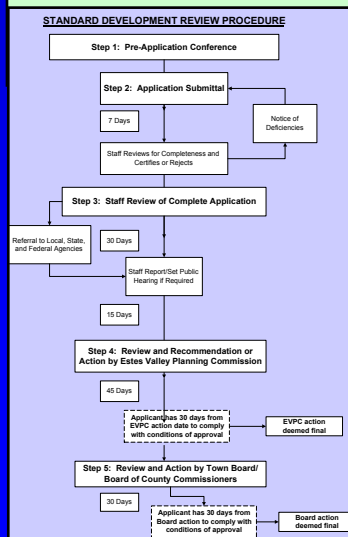
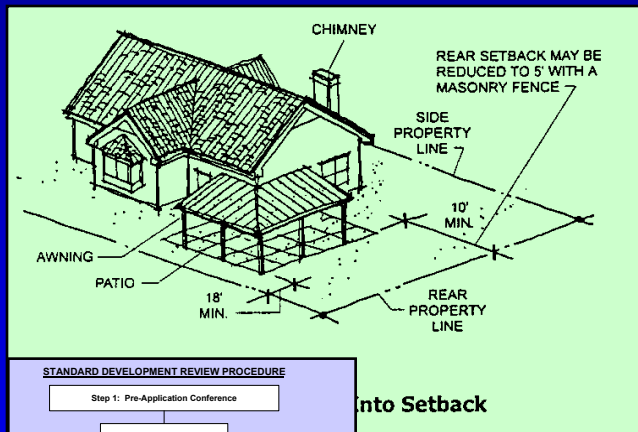
User-Friendliness

- **Do you have trouble finding applicable provisions? Does staff hear complaints from the public about Title 21?**

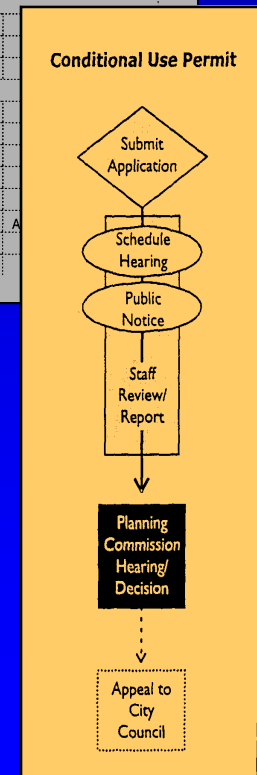
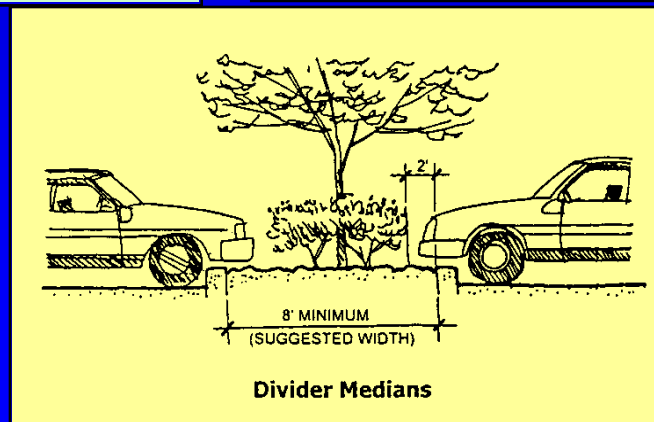


Streamlining and Making Codes User-Friendly

Sample Graphics and Illustrations



Development Review Procedures Summary											
Procedure	Sec./Page	Preapp Meet.	✓-In Meet.	Review (R), Decision-Making (DM) and Appeal (A) Bodies [4]				Notices			
				Staff	PC	BCC	BOA	Pub.	Mail	Post	
Land Use Plan Amendments											
Text Amendments	\$3.2/p22	YES	NO	R	DM[1]				✓		
Map Amendments	\$3.2/p22	YES	NO	R	DM[1]				✓	✓	✓
LDC Amendments	\$3.3/p25	YES	NO	R	R	DM			✓	✓	✓
Rezoning	\$3.4/p26	YES	NO	R	R	DM			✓	✓	✓
Administrative Plats	\$3.5/p27	YES	NO	DM		A			✓	✓	✓
Major Subdivision											
Sketch Plan		YES	NO	R							
Preliminary Plat	\$3.6/p32	NO	YES	R	R	DM					
Final Plat		NO	YES	DM		A					
Planned Unit Developments											
Sketch Plan		YES	NO	R							
Concept Plan/Rezoning	\$3.7/p36	YES	NO	R	R	DM					
PUD Final Plan		NO	YES	DM		A					
Site Plan Review	\$3.8/p40	NO	YES	DM							
Conditional Use Permits	\$3.9/p41	YES	NO	R	DM	A					
Floodplain Develop. Permit	\$3.10/p43	YES	NO	DM							
Vacations (ROW/Access)	\$3.11/p47	NO	YES	R	R	DM					
Administrative Adjustments	\$3.12/p48	NO	YES	DM							



Title 21 VIC Conversion

- **Visual Interactive Code**
 - **Dynamic table of contents**
 - **Keyword index**
 - **Bookmarking capability**
 - **Hypertext links**
 - **Illustrated commentary**



Numerical standards and distances are hard to visualize. This illustrative commentary graphically annotates the street dimensions thereby bringing numbers to life and making them more meaningful.



Here a video clip dynamically clarifies the hazards of poor visibility at an intersection. This type of planning/ design concept, where movement is key to one's understanding, demonstrates an exciting use of illustrative commentary.

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