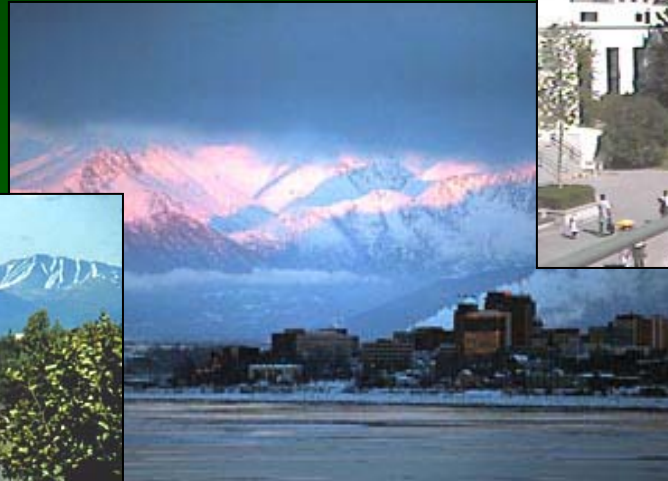

Municipality of Anchorage

Rewrite of *Title 21: Land Use Planning Code*

DIAGNOSIS



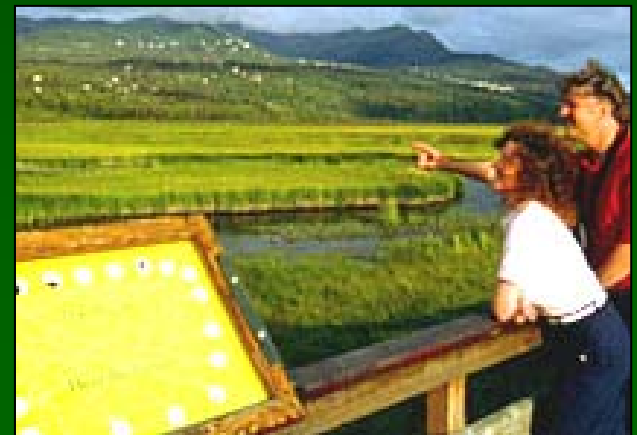
Clarion Associates, LLC
November 2002

Agenda

- **Project Purposes and Work Plan**
- **Diagnosis: Major Themes for Improvement**
- **General Discussion**
- **Setting Priorities**

Project Purposes

- **Substantive Revisions**
 - Implement *Anchorage 2020* and other plans
 - 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	September 30, 2002
Task 2: Diagnosis	December 15, 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

Diagnosis: Summary of Contents

1: Introduction

2: Major Themes for Improvement

**3: Chapter-by-Chapter Discussion of
Key Provisions**

Summary of Major Themes for Improvement

- **Improve organization and format.**
- Implement *Anchorage 2020* and other plans, especially regarding zone districts
- **Protect neighborhoods.**
- **Revise and update standards to improve the overall quality of development.**

Summary of Major Themes for Improvement

- **Make the planning process efficient and consistent, while maintaining development quality.**
- **Revise the use classification system.**
- **Ensure coordination of current land-use projects.**
- **Examine enforcement policies and regulations.**

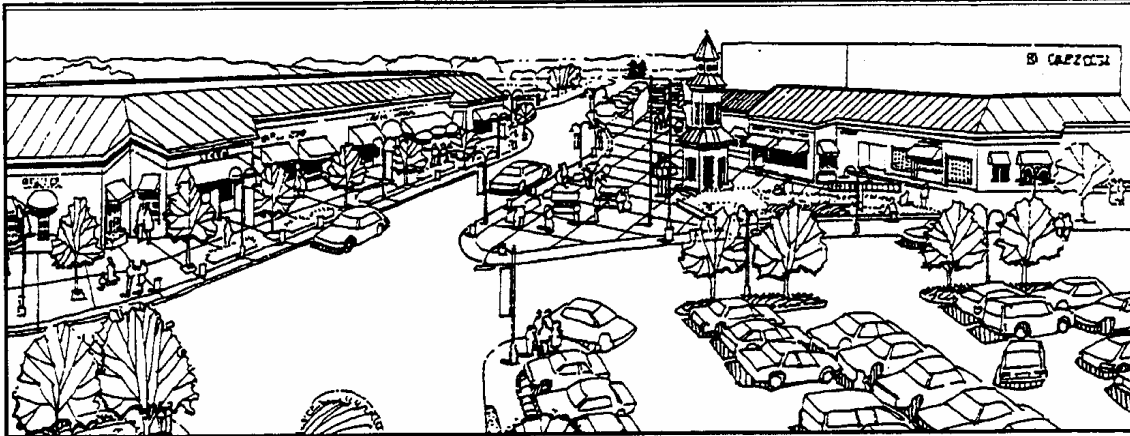
Improve the Overall Organization and Format

- **Revise structure to present topics in a more organized, logical fashion.**
- **Include graphics and tables.**
- **Consolidate and update definitions.**
- **Provide detailed tables of contents, indexing, and cross-referencing.**
- **Remove obsolete information.**

Possible Revised Structure

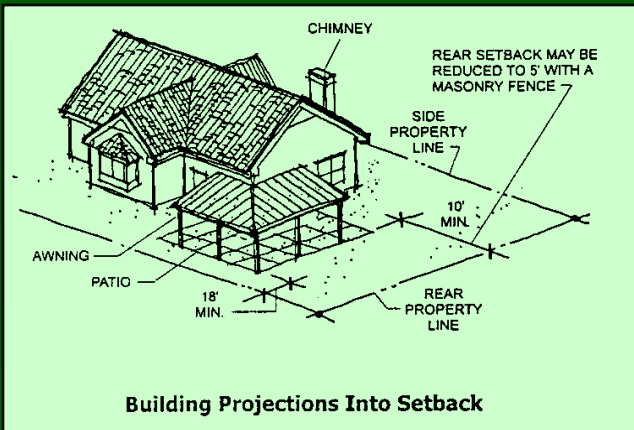
1. **General Provisions**
2. Administration
3. **Zone Districts**
4. Use Regulations
5. **Development and Design Standards**
6. Subdivision Design and Improvements
7. Girdwood
8. **Nonconformities**
9. Enforcement
10. **Definitions**

Sample Graphics and Illustrations

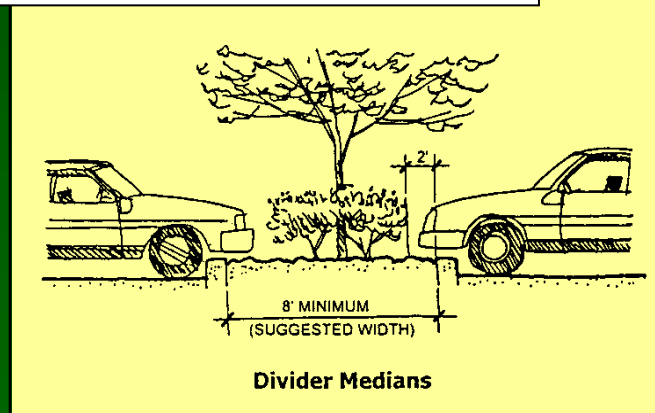


Example of a center with numerous special features and community spaces.

Conditional Use Permit



Building Projections Into Setback



Divider Medians

9. Off-Street Parking Area Screening

Off-street parking areas shall be screened in accordance with the standards of Sec. 19.9.2.

O. Loading Area Design

Required off-street loading spaces (See Sec. 19.9.1-B and 19.9.1-D) shall not be located within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the Traffic Engineer. A required loading space shall be accessible without backing a truck across a street property line unless the Traffic Engineer determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required setback. In addition, street side loading docks shall be set back at least 70 feet from the street property line or 110 feet from the street center line, whichever is greater. No loading bay may intrude into any portion of a required aisle or access dimension. Loading areas visible from a street shall be screened on 3 sides by a solid, decorative fence, wall, or hedge at least 6 feet in height.

Sec. 19.9.2/ Landscaping and Screening

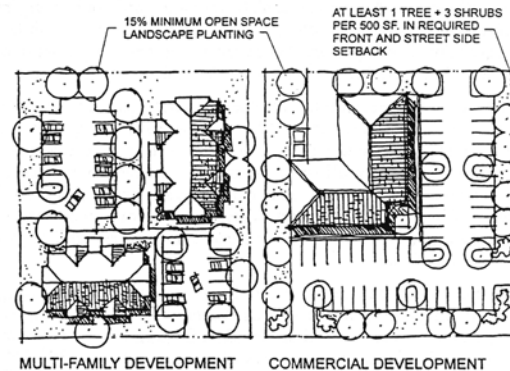
This section sets out the minimum landscaping, buffering and screening requirements for development within the City of Henderson.

A. Open Space Landscaping

1. Landscape Planting Area

Open Space Landscape planting area shall be provided in accordance with the following schedule of requirements:

Minimum Open Space Landscaping Requirement by Zoning District (Percent of Lot)										
CN	CO	CC	CH	CT	CA	IL	IG	IP	SP	Multi-Family and Nonresidential Uses in R Districts
15	15	15	15	20	15	15	15	15	15	15



Open Space Landscaping Requirements

Sample Use Table

(From Another Community)

TABLE 5.1: TABLE OF PERMITTED USES – GENERAL USE DISTRICTS								
P = Permitted Use; S = Special Use								
USE CATEGORY	USE TYPE	R-80	R-40	R-20	C T	O R D	I	Use-Specific Stds
Group Living	Dormitory					P		5.2.1(C)
	Group home	P	P	P				5.2.1(D)
	Life care community					S		5.2.1(E)
	Nursing home					S		5.2.1(G)
Household Living	Boarding house		S	S	S			5.2.1(A)
	Caretaker's residence					P	P	5.2.1(B)

Sample Dimensional Standards Table

(From Another Community)

TABLE 6.1: TABLE OF DENSITY AND DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS							
Use	Minimum Lot Dimensions		Minimum Building Setbacks (Ft)			Height (Ft)	Max Gross Density (du/acre)
	Area (Sq Ft)	Width (Ft)	Roadway	Side	Rear		
R-80: Residential District							
With septic tank/well	80,000	175 (185 for corner lot)	From thoroughfare: 50 From collector street: 30 From all other streets: 20	20	30	35	---
With public sewer		150 (160 for corner lot)		15			
R-20: Residential District							
All uses and structures	20,000	90 (100 for corner lot)	From thoroughfare: 50 From collector street: 30 From all other streets: 20	10	25	35	---

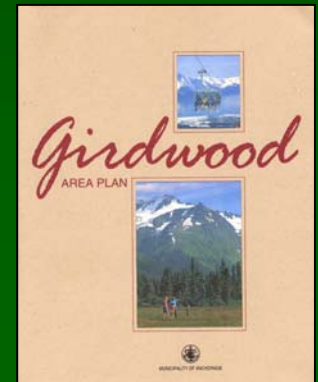
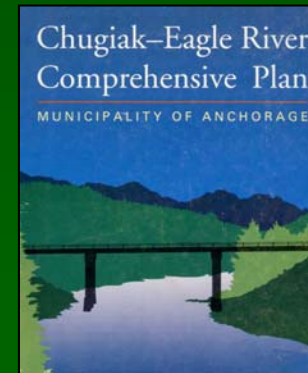
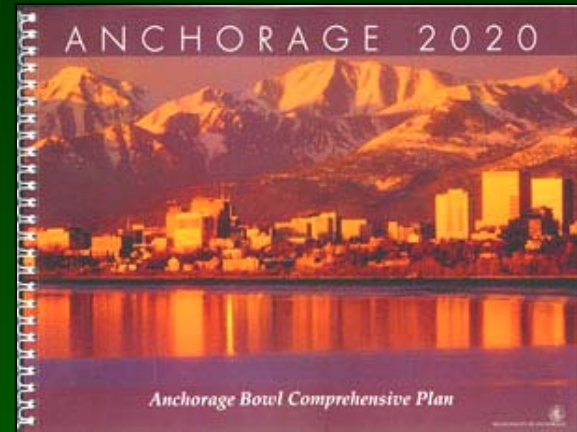
Implement *Anchorage 2020* and other plans (especially regarding zone districts)

- **Create New Zone Districts**
 - Mixed-use/town centers
 - Transit-oriented development

- **Revise Existing Districts**

- B3 General Commercial
- Downtown
- Industrial
- Residential

- **Encourage Infill Development**



Protect Neighborhoods

- **Provide earlier notice of major projects**
- **Require neighborhood meetings**
- **Enact neighborhood protection standards**
 - Building and site design
 - Landscaping and buffering
 - Lighting
 - Controlling problem uses
- **Codify neighborhood and district planning process**
- **Strengthen enforcement**



Revise Standards to Improve Overall Quality of Development

- **Consider open space standards/tools**
 - Public versus private
- **Consider and resource protection standards**
 - Land clearance
 - Steep slopes
 - Wildlife habitat
 - Stream/lake setbacks
 - Wildfire
 - Tree/vegetation retention



Revise Standards to Improve Overall Quality of Development

- **Improve landscaping standards**
- **Adopt lighting controls**
- **Adopt design standards**
 - Commercial
 - Multi-family residential
 - Single-family residential
- **Enact controls on site condominiums**



Make Process Efficient and Consistent, While Maintaining Development Quality



- **Examine new approaches to improve fairness and consistency**
 - More staff approvals
 - Concurrent reviews
 - More by-right development
- **Clarify roles and responsibilities**
 - Urban Design Commission?
 - Joint hearings?
- **Clarify submittal requirements**

Make Process Efficient and Consistent, While Maintaining Development Quality

- **Clarify relationship of Title 21 to other regulations**
- **Draft transitional rules**
- **Tighten rezoning procedures**
- **Add new procedures**
 - Title 21 text amendments
 - Administrative adjustments
 - Consolidate common procedures

Revise the Use Classification System

- **Update lists of allowed uses**
- **Clarify process for adding new uses**
- **Evaluate all use-specific regulations**
- **Consolidate and update regulations for accessory uses and temporary uses**



Ensure Coordination of Current Land-Use Projects

- **Commercial design standards**
- **Sign ordinance**
- **Town center planning/development**
- **Parking regulations rewrite**
- **Title 22 (Girdwood)**
- **Title 21 rewrite**



Examine Enforcement Policies and Regulations

- **Lack of enforcement is a major concern!**



General Discussion



- **Are there other important issues that we haven't addressed here?**
- **Which of these issues do you think are the most important?**

Setting Priorities

- **Please use your dots to identify the two most important themes discussed here, in your opinion.**
 - 1 = most important
 - 2 = second most important
- **Not a scientific study, but gives a sense of priorities.**

Additional Feedback

- Please submit any additional feedback in writing to Planning Department by January 6.
- title21@ci.anchorage.ak.us
- Annotated Outline will be presented and discussed in February 2003.

