

Proposed changes to city's zoning laws up for scrutiny - TITLE 21: Citizens group urges public to get involved in process.

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Author: ANNE AURAND Anchorage Daily News ; Staff

Anchorage residents interested in what the city will look like as it grows and develops can dive into the nitty gritty this week: helping to rewrite the city's land use code.

Representatives from Denver-based consulting firm Clarion Associates, hired to update the code, will present and explain proposed rules and changes in the city's zoning laws -- what kinds of businesses, homes or other uses are allowed in different areas or neighborhoods.

Clarion proposes consolidating some residential districts and examining where higher-density developments should go, said Dave Tremont, a senior planner for the city. More mixed-use zones will be added in commercial areas too.

Subsequent chapters of the code, called Title 21, about design and development standards, will be addressed in a few months, he said.

Susanne DiPietro, president of the board for Anchorage Citizens Coalition, said the group wants to encourage people to participate, to ensure that the land use laws enforce the Anchorage 2020 Comprehensive Plan's goals and objectives. The group is meeting Thursday night with the consultant; the public is welcome.

Title 21 provides the specific regulations that put comprehensive plan concepts into use.

The plan, adopted by the Assembly in 2001, is a guide for development in the Anchorage Bowl during the next 20 years. "Without revising the zoning districts and development standards, it would be difficult to carry out some of the concepts" from the plan, Tremont said.

Meetings with Clarion Associates

* **TONIGHT:** 7 p.m. - 9 p.m., with the Citizens Advisory Committee, in the training room of the planning and development center, 4700 Bragaw St.

* **THURSDAY:** Noon - 2 p.m., a joint work session with the Planning and Zoning Commission, the Platting Board, the Urban Design Commission and the Zoning Board of Examiners and Appeals, in the Assembly conference room, first floor, City Hall.

* **THURSDAY:** 7 p.m.-9 p.m., with citizen participation working groups, Anchorage Citizens Coalition, Assembly conference room, first floor, City Hall.

* **FRIDAY:** 10 a.m. -noon, an Assembly work session, Assembly conference room, first floor, City Hall.

TO LEARN MORE

* CHAPTERS FOUR THROUGH SIX of Title 21, about zoning regulations, are available for review at the project Web site: www.muni.org/planning/prj_Title21.cfm. Copies of the document are available at the planning and development center, Planning Department, 4700 Bragaw St. or in the clerk's office on the second floor of City Hall at 632 W. 6th Ave.

* CONTACT THE PLANNING DEPARTMENT at 343-7921 or e-mail to Title21@ci.anchorage.ak.us with questions. To look at the comprehensive plan, visit www.muni.org/planning/prj_Anch2020.cfm.

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