AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN AND
AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE
21.01-1 COMPREHENSIVE PLAN ELEMENTS.

(Planning and Zoning Commission Case No. 2022-0133)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the Anchorage 2040 Land Use Plan is hereby amended (1) on page 46, the first bullet in the section “Zoning”; (2) on page 76, in Figure 3.2, Summary Table, Centers–City Center; and (3) on page 85, Figure 3.5, Action 3.9, to reflect the change below, as recommended by the Planning and Zoning Commission Resolution, included as Exhibit A.

Existing language:
• New DT-1, DT-2, and DT-3 districts in Downtown

Proposed language:
• Downtown zoning districts B-2A, B-2B, B-2C

Section 2. That Anchorage Municipal Code section 21.01.080, Table 21.01-1: Comprehensive Plan Elements, is amended to read as follows (the remainder of the section is not affected and therefore not set forth):

21.01.080 Comprehensive plan.

*** *** ***

B. Elements.

*** *** ***
TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

<table>
<thead>
<tr>
<th>Area/Topic</th>
<th>Plan</th>
<th>Adoption Date [1]</th>
<th>Amendments</th>
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<tr>
<td>Anchorage Bowl</td>
<td>*** *** ***</td>
<td>AO 2017-116; 9-26-2017</td>
<td>AO No. 2019-142; 12-17-19; AO 2021-40, 5-12-2021; AO 2021-78, 11-1-2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, § 2, 5-24-22 AO 2023- (insert effective date of this ordinance)</td>
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*** *** ***


Section 3. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of ________________, 2023.

____________________________________________
Chair of the Assembly

ATTEST:

____________________________________________
Municipal Clerk

(Planning and Zoning Commission Case No. 2022-0133)
FROM: MAYOR

SUBJECT: AN ORDINANCE AMENDING ANCHORAGE 2040 LAND USE PLAN AND AMENDING AMC SECTION 21.01.080 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

INTRODUCTION AND PZC RECOMMENDATION

The Planning and Zoning Commission (PZC) held a public hearing on PZC Case No. 2022-0133 on December 12, 2022. The PZC voted unanimously to recommend approval to the Assembly with several findings included in PZC Resolution No. 2022-039 (Exhibit A).

Background

During Title 21, Chapter 11: Downtown zoning code update, there were three inconsistencies identified for correction in the 2040 Plan. Action Item 3-9 of the Anchorage 2040 Land Use Plan (2040 Plan) states “Complete a comprehensive update to the downtown regulations, establishing new DT districts, as part of a targeted plan review and update to the Downtown Comprehensive Plan with an analytical report of issues and conditions.”

The Planning Department has recommended the existing B-2A, B-2B, and B-2C zoning districts’ nomenclature not be changed to the DT-1, DT-2, and DT-3 as recommended in the 2040 Plan. Significant effort and cost would fall on Municipal departments including updates to Municipal Assessor records, GIS mapping including zoning maps and databases, as well as for property owners and any legal documents displaying the current B-2 zoning.

Title 21 will continue to refer to the Downtown zoning districts as the DT districts. It is recommended by staff and the Downtown Code Working Group to not change the DT references as they are accepted nomenclature for the B-2 zoning districts downtown in Title 21.

Approval Process

AMC 21.03.070 Comprehensive Plan Amendments

This section allows concurrent comprehensive plan amendments to occur using the same procedures for substantial amendments, including initiation, public notice, department review, planning and zoning, and assembly action. Approval
criteria for the proposed amendment ensure that the “internal consistency” of the 2040 Plan will be maintained.

This text amendment also clarifies that no future action will occur to rename the downtown zoning districts.

**Working Group Concurrence**

The Downtown Code Update Working Group was presented with the question of whether the zoning districts should be renamed. The working group concurred with staff that a name change could be confusing and add unnecessary effort and cost for property owners and the Municipality of Anchorage.

**Plan Edits**

Three proposed text amendments to the 2040 Plan are on the following pages:

1. **Page 46 – Zoning:**
   - *Existing language:* New DT-1, DT-2, and DT-3 districts in Downtown
   - *Proposed language:* Downtown zoning districts B-2A, B-2B, B-2C

2. **Page 76 – Figure 3.2, Summary Table, Centers-City Center:**
   - City Center: [NEW DT-1, DT-2, AND DT-3 IN DOWNTOWN; PCD and I-2 in Ship Creek; …

3. **Page 85 – Figure 3-5. Actions Checklist:**
   - Action 3-9: Complete a comprehensive update to the downtown zoning regulations [, ESTABLISHING NEW DT DISTRICTS, AS PART OF A TARGETED PLAN REVIEW AND UPDATE TO THE DOWNTOWN COMPREHENSIVE PLAN] with an analytical report of issues and conditions.

**Public Engagement**

The plan edits were posted on the Downtown Plan and Code Project website and in CityView for municipal departments and community council information and comment. Additionally, staff discussed the plan amendments during public open houses and presentations held in 2022 on the following dates:

- November 2 – Downtown Community Council meeting
- November 4 – Public Open House at the Anchorage Museum
- November 8 – Lunch & Learn at the Pioneer School House
- November 9 – Public Open House at the Pioneer School House
- November 29 – Anchorage Community Development Authority (ACDA) Board Meeting.
Comments Received

Five agency comments of no comment or objection were received from (1) the Alaska Department of Transportation and Public Facilities and the MOA’s (2) Traffic Department, (3) Development Services’ Right-of-Way Section, (4) Development Services’ Private Development Division, and (5) Anchorage Water and Wastewater Utility.

Additionally, there were no public comments received during December 12, 2022, PZC public hearing on this issue.

Department Recommendation

The Planning Department recommends approval of these amendments to the Anchorage 2040 Land Use Plan.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Kristine Bunnell, Long-Range Planning Manager
Approved by: Craig H. Lyon, Planning Director
Concur: Lance Wilber, Director
Concur: Office of Economic and Community Development
Concur: Courtney Petersen, OMB Director
Concur: Blair M. Christensen, Acting Municipal Attorney
Concur: Grant Yutrzenka, CFO
Concur: Kent Kohlhase, Acting Municipal Manager
Respectfully submitted: Dave Bronson, Mayor

Attachments: Exhibit A—PZC Resolution No. 2022-039
Exhibit B—PZC Case No. 2022-0133 Staff Packet
Exhibit C—PZC Meeting Minutes for December 12, 2022
MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2023-21  Title: AN ORDINANCE AMENDING ANCHORAGE 2040 LAND USE PLAN AND AMENDING AMC SECTION 21.01.080 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Sponsor: MAYOR
Preparing Agency: Planning Department
Others Impacted: FY23 FY24 FY25 FY26 FY27

<table>
<thead>
<tr>
<th>CHANGES IN EXPENDITURES AND REVENUES:</th>
<th>(In Thousands of Dollars)</th>
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<tr>
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<td>1000 Personal Services</td>
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<tr>
<td>POSITIONS: FT/PT and Temp</td>
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</table>

PUBLIC SECTOR ECONOMIC EFFECTS:

There are no public sector economic effects. This Anchorage 2040 Land Use Plan amendment cleans up references to the downtown zoning districts to refer to the zoning districts in the same nomenclature used in Title 21, Chapter 11: Downtown.

PRIVATE SECTOR ECONOMIC EFFECTS:

There are no private sector economic effects.

Prepared by: Kristine Bunnell  Telephone: 343-7920
Planning and Zoning Commission
Resolution of Support No. 2022-039

Proposed Amendments to Anchorage
2040: Anchorage Bowl Comprehensive Plan

PZC Case No. 2022-0133
MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2022-039

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF EDITS TO THE ANCHORAGE 2040 LAND USE PLAN TO MAINTAIN CONSISTENCY BETWEEN THE OUR DOWNTOWN: ANCHORAGE DOWNTOWN PLAN 2021, AND VARIOUS REFERENCES TO THE DOWNTOWN ZONING DISTRICT IN THE TITLE 21 LAND USE CODE.

(Case No. 2022-0133)

WHEREAS, in several adopted plans including the Anchorage Bowl: Anchorage 2020 Comprehensive Plan and the Anchorage 2040 Land Use Plan (2040 Plan) there are action items specific to renaming the downtown zoning districts from the current B-2A, B-2B, B-2C adopted into Title 21, Chapter 11: Downtown to a new naming convention as the DT-1, DT-2, DT-3 downtown zoning districts; and

WHEREAS, the Planning Department has felt for some time to change the existing B-2A, B-2B, and B-2C zoning districts to the DT-1, DT-2, and DT-3 as recommended in these adopted plans would result in a significant economic impact for the Municipal Assessor records, mapping updates including zoning maps and databases, as well as for property owners, and for any legal documents displaying the current zoning held by the State of Alaska; and

WHEREAS, AMC 21.03.070 Comprehensive Plan Amendments allows concurrent comprehensive plan amendments to occur following the same procedures for substantial amendments, including initiation, public notice, department review, planning and zoning and assembly action; and

WHEREAS, the approval criteria for the recommended 2040 Plan amendment ensures that the “internal consistency” of the 2040 Plan will be maintained; and

WHEREAS, the recommended 2040 Plan amendment also clarifies that no future action will occur to rename the downtown zoning districts; and

WHEREAS, Title 21 will continue to refer to the downtown zoning districts as the “DT” districts due to the DT reference being common knowledge and accepted nomenclature for the B-2 zoning districts in downtown; and

WHEREAS, the Planning and Zoning Commission opened and closed a public hearing on Monday, December 12, 2022 to consider the merits of the staff and working group recommendation to keep the downtown zoning district nomenclature as is, concluded its deliberations, and finalized its recommendation and findings to the Anchorage Assembly for approval.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission:

A. The Commission makes the following findings of fact:
1. The text amendment meets the approval criteria of AMC 21.03.070 – Comprehensive Plan Amendments by maintaining the internal consistency of the 2040 Plan as adopted on September 26, 2017 (A.O. No. 2017-116).

2. Department staff sought input of the Downtown Code Update working group to determine whether a zoning district name change was necessary or warranted with the code update. The working group felt a name change would be an undue cost for property owners and municipal departments to update legal and other associated documents, GIS databases, and zoning maps.

B. The Planning and Zoning Commission recommends to the Anchorage Assembly the approval of the recommended edits to the 2040 Plan.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 12th day of December, 2022.

ADOPTED by the Anchorage Planning and Zoning Commission this 9th day of January, 2023.

Craig H. Lyon
Secretary

Jared Gardner
Chair

(Case No. 2022--0133)