

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Community Planning and  
Development  
For Reading: January 27, 1998

CLERK'S OFFICE

**AMENDED AND APPROVED**

Date: 3-24-98

ANCHORAGE, ALASKA

AO 98- 10

*Reconsidered & Postponed  
Indefinitely 3-31-98*

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.20.090  
TO PROHIBIT ANY INCREASE IN EXISTING RESIDENTIAL DENSITY, A ZONING  
CHANGE TO PERMIT RESIDENTIAL LAND USES; MOBILE HOME PARKS; OR  
CAMPER PARKS IN THE 60 DAY NIGHT LEVEL (DNL) CONTOUR OF ANCHORAGE  
INTERNATIONAL AIRPORT

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** That section 21.20.090 of the Anchorage Municipal Code is hereby  
amended to read as follows:

21.20.090 Standards for zoning map amendments.

A. Conformity to Comprehensive Plan. The Comprehensive Plan establishes goals  
and policies for the development of the community. The land use and residential  
intensity classifications of the land use element of the Comprehensive Plan  
correspond generally to one or more of the use districts established in Chapter  
21.40. When adopted, the Comprehensive Plan took into account development  
patterns established by existing zoning, but departed from existing zoning where  
appropriate to implement its goals and policies. In accordance with these  
functions of the Comprehensive Plan, a zoning map amendment may be  
approved only if it furthers the goals and policies of the Comprehensive Plan and  
conforms to the Comprehensive Plan in the manner required by Chapter 21.05.

B. A zoning map amendment may be approved only if it is in the best interest  
of the public, considering the following factors:

1 The effect of development under the amendment, and the cumulative  
effect of similar development, on the surrounding neighborhood, the  
general area and the community, including but not limited to the  
environment, transportation, public services and facilities, and land use  
patterns, and the degree to which special limitations will mitigate any  
adverse effects;

2. The supply of land in the economically relevant area that is in the use  
district to be applied by the amendment or in similar use districts, in  
relation to the demand for that land:

3 The time when development probably would occur under the amendment  
given the availability of public services and facilities, and the relationship  
of supply to demand found under subsection 2 of this subsection; and

4 4. The effect of the amendment on the distribution of land uses and  
5 residential densities specified in the comprehensive plan, and whether the  
6 proposed amendment furthers the allocation of uses and residential  
7 densities in accordance with the goals and policies of the plan.

8 C Notwithstanding any other provision of this section to the contrary, a zoning map  
9 amendment for land within the adopted <sup>\*1997</sup> 60 Day Night Level (DNL) noise contour  
10 of the Anchorage International Airport, shall not permit

11 1. an increase in the existing residential density,

12 2. a zoning change permitting new, <sup>or</sup> additional ~~or modified~~ residential land  
13 uses;

14 3. mobile home parks; or

5 4. camper parks.

16 **Section 2.** This ordinance shall become effective immediately upon passage and  
17 approval by the Anchorage Municipal Assembly.

18 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
19 \_\_\_\_\_, 1998

22 \_\_\_\_\_  
23 Chairman

24 ATTEST

25 \_\_\_\_\_  
26  
27 Municipal Clerk