

Submitted by: Chairman of the Assembly at the
Request of the Mayor

Prepared by: Department of Law

For reading: June 27, 2000

*See Amended
AO 00-119(S)*

ANCHORAGE, ALASKA

AO No. 2000-119

AN ORDINANCE AMENDING CHAPTER 21.05, ADDING CHAPTER 21.06, ADOPTING THE ANCHORAGE 2020 ANCHORAGE BOWL COMPREHENSIVE PLAN, DIRECTING CODIFICATION THEREOF AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Anchorage Municipal Code chapter 21.05, and the documents incorporated in that chapter constitute the comprehensive plan of the Municipality; and

WHEREAS, the comprehensive plan has the following purposes under AMC 21.05.020:

- A. To declare public policy concerning the physical development of the municipality and state the objectives and actions that the community will pursue to achieve the recommendations in the plan,
- B. To state goals and policies for land development and management that guide but do not bind the assembly in taking legislative action,
- C. To provide a land guidance system for integrating private and public facility decisions that affect urban development,
- D. To inform the public and other government agencies of the municipality's goals and policies for land development and management;

WHEREAS Anchorage Municipal Charter §12.01 requires:

The assembly by ordinance shall adopt and implement, and from time to time modify, a comprehensive plan setting forth goals, objectives and policies governing the future development of the municipality;

WHEREAS, chapter 21.05 is amended as indicated herein to reflect the current goals, policies and objectives of the Municipality, including adoption of Anchorage 2020, Anchorage Bowl Comprehensive Plan. It is the intent of this ordinance that plans and other elements not specifically referenced or incorporated in AMC 21.05.030 or not codified elsewhere in the municipal code may be valid planning tools, but are not part of the Municipality's comprehensive plan. To the extent any element listed in AMC 21.05.030 conflicts with an unlisted plan or element, the listed element controls;

WHEREAS, any referenced element previously adopted by resolution, but not later adopted or incorporated by ordinance, is hereby adopted by this ordinance and considered validly enacted,

pursuant to the holding in the Alaska Supreme Court decision of *Lazy Mountain Land Club v. Matanuska-Susitna Borough*, 904 P.2d 373 (Alaska 1995); now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS

Section 1. Anchorage Municipal Code Section 21.05.020 is hereby amended to read as follows:

21.05.020 Purposes.

The comprehensive plan has the following purposes:

- A. To declare public policy concerning the physical development of the municipality and state the objectives and actions that the community will pursue to achieve the recommendations in the plan.
- B. To state goals and policies for land development and management that direct [GUIDE BUT DO NOT BIND] the assembly in taking legislative action.
- C. To provide the rule of law for decisions made by the Municipality's land use boards and regulatory departments.
- D[C]. To provide a land guidance system for integrating private and public facility decisions that affect urban development.
- E[D]. To inform the public and other government agencies of the municipality's goals, [and] policies and objectives for land development and management.

(AO No. 18-75; AO No. 82-85; AO No. 85-165)

Section 2. Anchorage Municipal Code Section 21.05.025 is hereby repealed as follows:

21.05.025 [GOALS.]

[THE COMPREHENSIVE PLAN HAS THE FOLLOWING GENERAL GOALS:

- A. TO CREATE A LIVING ENVIRONMENT OF THE HIGHEST POSSIBLE QUALITY BASED UPON COMPREHENSIVE PLANNING FOR THE POPULATION AND ITS GROWTH POTENTIAL, AND ADDRESSING THE ECOLOGICAL, ECONOMIC, HEALTH, SOCIAL, PUBLIC SAFETY AND PHYSICAL DEVELOPMENT NEEDS OF THE MUNICIPAL AREA.

- 1 B TO ENCOURAGE CITIZEN PARTICIPATION IN FORMULATING POLICIES,
2 PLANS AND PROGRAMS OF THE MUNICIPALITY AT THE
3 NEIGHBORHOOD, COMMUNITY AND REGIONAL LEVELS.
4
- 5 C. TO CREATE AND MAINTAIN CONDITIONS IN WHICH ALL RESIDENTS
6 HAVE AN EQUITABLE OPPORTUNITY TO SHARE IN EMPLOYMENT,
7 EDUCATION, HEALTH, HOUSING, SOCIAL SERVICE AND RECREATIONAL
8 RESOURCES.
9
- 10 D. TO DEVELOP A SAFE, CONVENIENT AND ECONOMICAL
11 TRANSPORTATION SYSTEM THAT PROVIDES ADEQUATE ACCESS TO
12 EMPLOYMENT, RESIDENTIAL, CULTURAL AND RECREATIONAL
13 FACILITIES; MAXIMIZES SAFETY; MINIMIZES ENVIRONMENTAL
14 IMPACTS; AND PROVIDES FOR ALTERNATIVE MODAL FACILITIES.
15
- 16 E. TO ENCOURAGE THE DEVELOPMENT OF A REGIONAL ECONOMY WITH
17 SUFFICIENT GROWTH AND DIVERSITY TO PROVIDE A STABLE
18 ECONOMIC BASE, YET MAINTAIN THE INTEGRITY OF CRITICAL HUMAN
19 AND ENVIRONMENTAL SYSTEMS.
20
- 21 F. TO ENSURE THAT THE NATURAL ENVIRONMENT IS ENHANCED,
22 MAINTAINED AND PROTECTED BY ESTABLISHING STANDARDS FOR THE
23 PROTECTION OF SOIL, VEGETATION, AIR, SOUND AND SIGHT, WITH
24 APPROPRIATE SURVEILLANCE AND ENFORCEMENT OF THESE
25 STANDARDS.
26
- 27 G. TO ENCOURAGE THE PROTECTION OF LIFE AND PROPERTY FROM
28 NATURAL DISASTERS AND HAZARDS.
29
- 30 H. TO DEVELOP THE COMMUNITY IN AN ORDERLY, SEQUENTIAL MANNER
31 WITH MAJOR PUBLIC FACILITIES AND SERVICES PROVIDED
32 CONSISTENT WITH ESTABLISHED LAND USE POLICIES AND WITH
33 MINIMAL IMPACTS UPON PUBLIC ECONOMIC AND ENVIRONMENTAL
34 RESOURCES.
35
- 36 I. TO ENCOURAGE ACCESS TO SAFE, DECENT, AFFORDABLE HOUSING,
37 PROVIDING A SAFE AND STRUCTURALLY SOUND HOUSING RESOURCE.
38
- 39 J. TO PROVIDE A WIDE RANGE OF CULTURAL AND RECREATIONAL
40 OPPORTUNITIES TO ALL SEGMENTS OF THE COMMUNITY.
41
- 42 K. TO PROVIDE A FULL CHOICE OF EDUCATIONAL OPPORTUNITIES TO ALL

SEGMENTS OF THE COMMUNITY, UTILIZING ALL COMMUNITY FACILITIES AND PROGRAMS TO MAXIMUM ADVANTAGE.

THE SPECIFIC POLICIES, STANDARDS AND GOALS OF THE ADOPTED TURNAGAIN ARM, EAGLE RIVER-CHUGIAK-EKLUTNA AND ANCHORAGE BOWL COMPREHENSIVE PLANS SHALL BE CONTROLLING WHERE IN CONFLICT WITH THE GOALS OF THE COMPREHENSIVE DEVELOPMENT PLAN.]

(AO No. 8-75; AO No. 82-85; AO No. 85-165)

Section 3. The Anchorage 2020 Anchorage Bowl Comprehensive Plan is hereby adopted.

Section 4. Anchorage Municipal Code Section 21.05.030 is hereby amended to read as follows

21.05.030 Elements.

The comprehensive plan consists of the following elements, which are incorporated in this chapter by reference. If elements of the comprehensive plan conflict, the element most recently adopted shall govern. [:]

A. Anchorage Bowl

1.[A.] Subject to chapter 21.06, Anchorage 2020, Anchorage Bowl Comprehensive [DEVELOPMENT] Plan, *(insert adoption\effective date)* [SEPTEMBER 1982] (AO No. 82-85, AO No. 2000-)

2.[R.] Anchorage Central Business District Comprehensive Development Plan, Fall 1983 (GAAB Resolution No. 73-46; AR 83-194(S)).¹

3.[O.] Spenard Commercial District Development Strategy, June 1986 (AR No. 86-121; AO 87-145).

4.[Q.] Section 36 Land Use Study (recommending Alternative 2), March 1991 (AO 92-125).

5.[U] The Ship Creek/Waterfront Land Use Plan (dated May, 1991), including the Transportation Element (dated June 3, 1991). (AO 91-88, as amended by attachment of Assembly Information Memorandum (AIM) 178-91).

¹ This plan was adopted by the 1976 Comprehensive Plan ordinance, but is superceded by implication by the 1983 plan. This ordinance repeals the plan adopted in 1976 and elevates the 1983 plan to an element of the comprehensive plan.

6. Potter Valley Land Use Analysis (AO 99-144).²
7. Goose Lake Plan, August 1983 (AR No. 83-195).³
8. Tudor Road Public Lands and Institutions Plan, April 1986 (AR 86-162).⁴
- 9.[P.] Utility Corridor Plan, February 27, 1990 (AO No. 90[3]-13(S)).

B. Turnagain Arm

- 1.[B.] Turnagain Arm Comprehensive Plan, June 6, 1987 (AO No. 79-208; AO No. 85-16; AO No. 87-22).
- 2.[S.] Girdwood Area Plan, February 1995 (AO No. 94-238(S); AO No. 98-176, § 1, 11-24-98).
3. Girdwood-Iditarod Trail Route Study, May 1997 (AR 97-84).⁵

C. Chugiak, Eagle River, Eklutna

- .[C.] Chugiak-Eagle River Comprehensive Plan, January 1993; amended by Alternative 1 of HLB Parcel 1-085 Land Use Study, March 1996 (AO No. 79-136, AO No. 92-133; AO No. 96-86, § 1, 6-25-96).
- 2.[T.] Chugiak-Eagle River Transportation Plan, May 1996 (AO No. 96-104, § 2, 8-13-96).
3. Eagle River Greenbelt Plan, April 1985 (AR No. 85-88).⁶

D. Environmental Quality

- 1.[D.] Anchorage Coastal Zone Management Plan, July 1979 (AR No. 79-153; AO No. 81-3).

² Previously enacted as an amendment to the Comprehensive Plan and herein codified.

³ Not previously listed as an express element of the Comprehensive Plan.

⁴ Not previously listed as an express element of the Comprehensive Plan, but was originally conceived as a subelement of the Far North Bicentennial Park Plan, which is a part of the Comprehensive Plan.

⁵ Previously included in published versions of Title 21 as an editor's note and herein elevated to a plan element.

⁶ Not previously listed as an express element of the Comprehensive Plan.

2.[L.] Anchorage Wetlands Management Plan, April 1995 (AO No. 82-33(S);[,] AO No. 84-16(SA);[,] AO No. 84-130(S);[,] AO No. 84-163; AO No. 95-129, § 2, 3-12-96).

3.[H.] 208 Areawide Water Quality Management Plan, August 1979 (ARNo. 79-151, executive summary contained in AIM 147-79; AO 82-33(S)).⁷

4.[M.] Hillside Wastewater Management Plan [AND TRANSITION AREA STANDARDS OF THE HILLSIDE WASTEWATER MANAGEMENT PLAN TECHNICAL REPORT]⁸, February 1982 [SEPTEMBER 24, 1985] (AO No. 82-52; AO No. 85-167; AO No. 85-168; AO No. 93-203; AO No. 97-64, § 1, 6-3-97; AO 98-78; AO No. 98-90, § 1, 8-18-98; AO No. 99-51, § 1, 3-23-99).

5.[I.] 1992 Air Quality Attainment Plan for Anchorage, Alaska, December 1992⁹ [AREAWIDE AIR QUALITY PLAN, JUNE 1982](AR No. 82-170;[,] AR 92-279).

6. Eagle River PM-10 Control Plan, September 1991 (AR No. 90-30; AR No. 91-197).¹⁰

E. *Streets and Highways*

[K.] Official Streets and Highways Plan, August 1996 [86] (AO 79-70; AO No. 83-200; AO No. 84-255;[,] AO No. 86-132; AO No. 96-97(S), § 1, 8-13-96; AO No. 97-85, § 1, 6-3-97).

2.[E.] Street and Highway Landscape Plan, November 1981 (AO No. 81-180)

3.[F.] AMATS 1997 Anchorage Bowl Long-Range Transportation Plan (AO No. 85-165; AR No. 98-25). [LONG RANGE ELEMENT OF THE TRANSPORTATION PLAN (ANCHORAGE METROPOLITAN AREA TRANSPORTATION STUDY), OCTOBER 1977;]¹¹

F. *Parks, Greenbelts and Recreation Facilities*

1.[N.] Anchorage Park, Greenbelt and Recreation Facility Plan, December 17,

⁷ Refer to AMCR Chapter 21.67 for certain permitting requirements.

⁸ Superseded and otherwise codified by AMC 21.45.200 per AO 85-20.

⁹ Not previously an element of the Comprehensive Plan, but supersedes by implication the 1982 plan

¹⁰ Not previously an element of the Comprehensive Plan.

¹¹ This plan is superseded by the 1997 plan.

1985 (AO No. 85-188, AO No. 87-4). [PARKS, RECREATION AND OPEN SPACE PLAN (GAAB 1973)]¹²

2.[G.] Areawide Trails Plan, January 1996 [(REVISED) BIKEWAYS AND RELATED TRAILS PLAN] (GAAB Resolution No. RE 73-100);¹³ AO No. 78-203; AO No. 85-16; AO No. 96-140, § 2, 4-8-97).

3.[J.] Areawide Library Facilities Plan, April 1984 (GAAB Resolution No. R17-71;¹⁴ AR No. 82-170).

4. Updated Far North Bicentennial Park Plan (GAAB Resolution No. RE 74-128; AR 85-87).¹⁵

5. Campbell Creek Park System Acquisition and Development Plan (GAAB Resolution No. R86-72).¹⁶

6. Chester Creek Greenbelt (AR No. 11-75).¹⁷

7. Rabbit Creek Greenbelt Plan, October 1986 (AM No. 882-79; AM No. 882-79A; AR No. 87-16).¹⁸

[CENTRAL ANCHORAGE PARK PLAN (AR NO. 13-75).¹⁹

MULDOON PARK SYSTEM PLAN (GAAB RESOLUTION NO. 73-50).²⁰

RABBIT CREEK-FOOTHILLS PARK PLAN (AR NO. 12-75).²¹

SPENARD PARK SYSTEM PLAN (GAAB RESOLUTION NO. R72-71).²²

SAND LAKE PARK PLAN (GAAB RESOLUTION NO. 73-110).²³]

¹² This plan was adopted by the 1976 Comprehensive Plan ordinance, but is superceded by implication by the Anchorage Park, Greenbelt and Recreation Facility Plan. Historical research did not disclose the original enacting resolution or ordinance. This ordinance officially acknowledges and approves the supersedence.

¹³ Borough Bikeways plan was adopted by the 1976 Comprehensive Plan ordinance and not otherwise expressly revoked, repealed or superseded. However, it is superceded by implication by the Areawide Trails Plan. This ordinance officially acknowledges and approves the supersedence.

¹⁴ The 1976 Comprehensive Plan adopted the Comprehensive Library Services and Facilities Plan (GAAB R17-71), which has been superceded by implication by the Areawide Plan. This ordinance officially acknowledges and approves the supersedence.

¹⁵ This plan was adopted by the 1976 Comprehensive Plan ordinance and should remain listed as its removal may affect the federal and state patents under which the Municipality holds title to the property.

¹⁶ Not previously adopted as part of the Comprehensive Plan and not otherwise revoked, repealed or superseded.

¹⁷ Adopted by the 1976 Comprehensive Plan ordinance and not otherwise revoked, repealed or superseded.

¹⁸ Not previously an element of the Comprehensive Plan.

¹⁹ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²⁰ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²¹ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²² Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

²³ Adopted by the 1976 Comprehensive Plan ordinance and not expressly revoked or repealed, but since superseded.

[IF ELEMENTS OF THE COMPREHENSIVE PLAN CONFLICT, THE ELEMENT MOST RECENTLY ADOPTED SHALL GOVERN.]

(AO No. 18-75; [AO NO. 79-70; AO NO. 79-136; AO NO. 79-208; AO NO. 81-3; AO NO. 81-180;] AO No. 82-49; [AO No. 82-33(S); AO No. 82-52; AO No. 82-85; AO No. 83-200; AO No. 84-16(SA); AO No. 84-163; AO No. 84-130(S); AO No. 84-255; AO No. 85-16; AO No. 85-167; AO No. 85-168;]AO No. 85-165; [AO No. 87-4; AO No. 87-145; AO No. 90-13(S); AO No. 91-88, §§ 1--3, 8-20-91; AO No. 92-125; AO No. 92-133; AO No. 94-238(S), § 2, 2-28-95; AO No. 95-129, § 2, 3-12-96; AO No. 96-86, § 1, 6-25-96; AO No. 96-97(S), § 1, 8-13-96; AO No. 96-104, § 2, 8-13-96; AO No. 96-140, § 2, 4-8-97; AO No. 97-64, § 1, 6-3-97; AO No. 97-85, § 1, 6-3-97)]

Section 5. Anchorage Municipal Code Section 21.05.040 is hereby amended to read as follows:

21.05.040 Procedure for modification.

- A. *Review by planning and zoning commission.* The planning and zoning commission shall review and make recommendations regarding a proposed modification to the comprehensive plan before the assembly may act on the proposed modification. Before making a recommendation under this section, the planning and zoning commission shall hold at least one public hearing on the proposed modification.
- B. *Levels of review.* The comprehensive plan and its elements [TURNAGAIN ARM, EAGLE RIVER AND ANCHORAGE BOWL COMPREHENSIVE PLANS] were developed around a given set of community attitudes and economic and demographic data and trends. To account for possible changes in these factors, it is necessary to establish a process for plan review and reevaluation. Because this review need not necessarily result in the complete revision of the plan, three levels of review are provided for:
1. *Plan revision.* The plan must be reviewed and revised at least once every twenty [TEN] years, preferably following the decennial census.
 2. *Plan reevaluation.* A reevaluation of the major trends and policies of the comprehensive plan must occur ten [FIVE] years from the time of its initial adoption. If major deviations from those trends anticipated in the initial plan are not identified, a complete revision of the plan is not required. If major deviations are noted in this reevaluation, a revision of the plan is warranted and shall be initiated.
 3. *Plan review.* The plan may be reviewed once every five [TWO] years, or at the

time of an areawide rezoning, in order to make it consistent with economic and demographic trends, recent and proposed land use decisions, and adopted studies and plans.

(AO No. 79-208; AO No. 82-33(S); AO No. 82-85; AO No. 85-165)

Section 6. Anchorage Municipal Code Section 21.05.050 is hereby amended to read as follows
(the remainder of the section is not affected and therefore is not set out):

21.05.050 Land use classifications.

A. The land use classifications in the [ANCHORAGE BOWL, TURNAGAIN ARM AND EAGLE RIVER-CHUGIAK-EKLUTNA] comprehensive plan[S] are categories of complementary land uses. These land use classifications constitute the comprehensive plan's functional land use classification system, which guides the municipality's entire land use regulation system.

(AO No. 18-75; AO No. 79-136; AO No. 79-208; AO No. 77-355; AO No. 82-85; AO No. 85-16; AO No. 85-165; AO No. 92-133)

Section 7. Anchorage Municipal Code is amend by repealing 21.05.080, adding a new chapter 21.06 entitled Anchorage 2020 Anchorage Bowl Comprehensive Plan, and adding a new section 21.06.010 to read as follows:

Chapter 21.06
Anchorage 2020 Anchorage Bowl Comprehensive Plan

21.06.010 Implementation.

A. *Applicability of former plan.* The Generalized Land Use Plan, the Residential Intensity Plan and their corresponding maps in the 1982 Anchorage Bowl Comprehensive Development Plan shall remain an element of the comprehensive plan for the Anchorage Bowl, but only to the extent not in conflict with the goals, policies and objectives of the Anchorage 2020 plan or until repealed or superceded by subsequent ordinances, including adoption of future plans.

B. *Implementation of current plan.* The Anchorage 2020 Anchorage Bowl Comprehensive Plan provides that the goals, policies and objectives of the plan will be implemented through a land use map, residential intensity map, district land use plans and functional plans. As these implementation tools are completed, they shall be adopted as elements of the Anchorage 2020 Anchorage Bowl Comprehensive Plan. In addition, the Anchorage 2020 Anchorage Bowl Comprehensive Plan will be

implemented by amendments to this title.

Transition. Until more specific implementation strategies or plans for the Anchorage 2020 Anchorage Bowl Comprehensive Plan are adopted, the approving authority shall review an application for an entitlement for conformity to the plan in accordance with the following hierarchy and procedure:

- a. The approving authority may approve an application for an entitlement only if it does not conflict with the goals, policies and objectives of the Anchorage 2020 Anchorage Bowl Comprehensive Plan.
- b. If in conformance with the plan goals, policies and objectives, the approving authority must then determine if the application is in conformance with the Land Use Concept Plan.
- c. Where not governed by the Land Use Concept Plan, the approving authority may approve an application for an entitlement only if the approving authority finds that the application is consistent with subsection a and the other applicable elements listed in 21.05.030.
- d. Where not governed by the elements listed in 21.05.030, the approving authority may approve an application for an entitlement only if the approving authority finds that the application is consistent with subsection a and the 1982 Generalized Land Use Plan, the Residential Intensity Plan and their corresponding maps.

2. The decision of the approving authority shall include findings applying the above hierarchy as necessary to determine whether to approve, approve with conditions, or disapprove an application for an entitlement under the procedure in this subsection.

- C. *Land use classification map.* Zoning map amendments, conditional uses and subdivisions shall conform to the land use classification map, except where the approving authority finds one of the following:

Existing uses that do not conform to the land use classification maps are integrated compatibly into the area;

2. The proposed use may be made compatible with conforming uses by special limitations or conditions of approval concerning such matters as access, landscaping, screening, design standards and site planning; or

- 3 The proposed use does not conflict with the Anchorage Bowl Comprehensive Development Plan goals and policies pertaining to the surrounding neighborhood or the general area. Zoning map amendments, conditional uses and subdivisions at a boundary between land use categories shall be subject to design standards that will make the zoning map amendment, conditional use or subdivision compatible with land uses in the adjacent land use category.

D *Generalized residential intensity map.*

The densities on the generalized residential intensity map refer to the range of dwelling units per gross acre within a large contiguous area. Residential density within smaller areas under common ownership, particularly those with wetlands or marginal soils or requiring transitional space, may exceed the density designated on the generalized residential intensity map. However, adequate internal circulation, open space and transitional space or buffering shall be provided. The average density of the small area, including the areas devoted to open space and buffering, shall not exceed the density designated on the generalized residential intensity map.

- 2 Zoning map amendments, conditional uses and subdivisions shall conform to the generalized residential intensity maps, interpreted in accordance with subsection 1 of this subsection, except where the approving authority finds that:

a. A greater residential intensity does not alter the plan for the surrounding neighborhood or general area, because of one of the following:

(1) Development is governed by a cluster housing, planned unit development or planned unit development site plan;

(2) The area is near an existing high-density node, and, through approval of a zoning map amendment, has been determined to be appropriate for development at a greater intensity to concentrate housing at a focal location; or

(3) The area is adjacent to a neighborhood, community or regional shopping center, or to a principal transit corridor.

b. A lesser residential intensity would provide a clear and overriding benefit to the surrounding neighborhood.

c. The proposed residential density does not conflict with the plan goals

and policies pertaining to the surrounding neighborhood or the general area.

- E. *Parcels near boundaries.* Because the comprehensive plan is necessarily generalized, rezonings, conditional uses and plats at or within 500 feet of boundaries in the land use classification and generalized residential intensity maps shall be treated as follows: Areas clearly within a particular classification shall follow the standards of that classification. The classification of areas at or near boundaries on the land use classification or generalized residential intensity map shall be interpreted in accordance with the goals and policies of the Anchorage Bowl Comprehensive Plan, provided that interpretation shall not be a basis for cumulative encroachment.

(AO No. 18-75; AO No. 79-136; AO No. 79-208; AO No. 77-355; AO No. 82-85; AO No. 85-58; AO No. 85-165)

21.05.080 [IMPLEMENTATION--ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN MAPS.]

- [A. APPLICABILITY. THE FACILITY PHASING, LAND USE CLASSIFICATION AND GENERALIZED RESIDENTIAL INTENSITY MAPS OF THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN GOVERN THE USE OF LAND AND STRUCTURES ONLY AS PROVIDED IN THIS SECTION.
- B. FACILITY PHASING MAP. ZONING MAP AMENDMENTS, CONDITIONAL USES AND SUBDIVISIONS SHALL REQUIRE THE EXTENSION OF PUBLICLY FINANCED WATER AND SEWERAGE FACILITIES ONLY IN ACCORDANCE WITH THE FACILITY PHASING MAP.
- C. LAND USE CLASSIFICATION MAP. ZONING MAP AMENDMENTS, CONDITIONAL USES AND SUBDIVISIONS SHALL CONFORM TO THE LAND USE CLASSIFICATION MAP, EXCEPT WHERE THE APPROVING AUTHORITY FINDS ONE OF THE FOLLOWING:
- 1 EXISTING USES THAT DO NOT CONFORM TO THE LAND USE CLASSIFICATION MAPS ARE INTEGRATED COMPATIBLY INTO THE AREA;
 2. THE PROPOSED USE MAY BE MADE COMPATIBLE WITH CONFORMING USES BY SPECIAL LIMITATIONS OR CONDITIONS OF APPROVAL CONCERNING SUCH MATTERS AS ACCESS, LANDSCAPING, SCREENING, DESIGN STANDARDS AND SITE

1 PLANNING; OR

- 2
- 3 3. THE PROPOSED USE DOES NOT CONFLICT WITH THE ANCHORAGE
- 4 BOWL COMPREHENSIVE DEVELOPMENT PLAN GOALS AND
- 5 POLICIES PERTAINING TO THE SURROUNDING NEIGHBORHOOD
- 6 OR THE GENERAL AREA. ZONING MAP AMENDMENTS,
- 7 CONDITIONAL USES AND SUBDIVISIONS AT A BOUNDARY
- 8 BETWEEN LAND USE CATEGORIES SHALL BE SUBJECT TO DESIGN
- 9 STANDARDS THAT WILL MAKE THE ZONING MAP AMENDMENT,
- 10 CONDITIONAL USE OR SUBDIVISION COMPATIBLE WITH LAND
- 11 USES IN THE ADJACENT LAND USE CATEGORY.
- 12

13 **D GENERALIZED RESIDENTIAL INTENSITY MAP**

14

15 THE DENSITIES ON THE GENERALIZED RESIDENTIAL INTENSITY

16 MAP REFER TO THE RANGE OF DWELLING UNITS PER GROSS ACRE

17 WITHIN A LARGE CONTIGUOUS AREA. RESIDENTIAL DENSITY

18 WITHIN SMALLER AREAS UNDER COMMON OWNERSHIP,

19 PARTICULARLY THOSE WITH WETLANDS OR MARGINAL SOILS OR

20 REQUIRING TRANSITIONAL SPACE, MAY EXCEED THE DENSITY

21 DESIGNATED ON THE GENERALIZED RESIDENTIAL INTENSITY

22 MAP. HOWEVER, ADEQUATE INTERNAL CIRCULATION, OPEN

23 SPACE AND TRANSITIONAL SPACE OR BUFFERING SHALL BE

24 PROVIDED. THE AVERAGE DENSITY OF THE SMALL AREA,

25 INCLUDING THE AREAS DEVOTED TO OPEN SPACE AND

26 BUFFERING, SHALL NOT EXCEED THE DENSITY DESIGNATED ON

27 THE GENERALIZED RESIDENTIAL INTENSITY MAP.

28

- 29 2 ZONING MAP AMENDMENTS, CONDITIONAL USES AND
- 30 SUBDIVISIONS SHALL CONFORM TO THE GENERALIZED
- 31 RESIDENTIAL INTENSITY MAPS, INTERPRETED IN ACCORDANCE
- 32 WITH SUBSECTION 1 OF THIS SUBSECTION, EXCEPT WHERE THE
- 33 APPROVING AUTHORITY FINDS THAT:
- 34

35 A A GREATER RESIDENTIAL INTENSITY DOES NOT ALTER THE

36 PLAN FOR THE SURROUNDING NEIGHBORHOOD OR

37 GENERAL AREA, BECAUSE OF ONE OF THE FOLLOWING:

38

- 39 (1) DEVELOPMENT IS GOVERNED BY A CLUSTER
- 40 HOUSING, PLANNED UNIT DEVELOPMENT OR
- 41 PLANNED UNIT DEVELOPMENT SITE PLAN;
- 42

(2) THE AREA IS NEAR AN EXISTING HIGH-DENSITY NODE, AND, THROUGH APPROVAL OF A ZONING MAP AMENDMENT, HAS BEEN DETERMINED TO BE APPROPRIATE FOR DEVELOPMENT AT A GREATER INTENSITY TO CONCENTRATE HOUSING AT A FOCAL LOCATION; OR

(3) THE AREA IS ADJACENT TO A NEIGHBORHOOD, COMMUNITY OR REGIONAL SHOPPING CENTER, OR TO A PRINCIPAL TRANSIT CORRIDOR.

B A LESSER RESIDENTIAL INTENSITY WOULD PROVIDE A CLEAR AND OVERRIDING BENEFIT TO THE SURROUNDING NEIGHBORHOOD.

C THE PROPOSED RESIDENTIAL DENSITY DOES NOT CONFLICT WITH THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN GOALS AND POLICIES PERTAINING TO THE SURROUNDING NEIGHBORHOOD OR THE GENERAL AREA.

E. PARCELS NEAR BOUNDARIES. BECAUSE THE COMPREHENSIVE PLAN IS NECESSARILY GENERALIZED, REZONINGS, CONDITIONAL USES AND PLATS AT OR WITHIN 500 FEET OF BOUNDARIES IN THE LAND USE CLASSIFICATION AND GENERALIZED RESIDENTIAL INTENSITY MAPS SHALL BE TREATED AS FOLLOWS: AREAS CLEARLY WITHIN A PARTICULAR CLASSIFICATION SHALL FOLLOW THE STANDARDS OF THAT CLASSIFICATION. THE CLASSIFICATION OF AREAS AT OR NEAR BOUNDARIES ON THE LAND USE CLASSIFICATION OR GENERALIZED RESIDENTIAL INTENSITY MAP SHALL BE INTERPRETED IN ACCORDANCE WITH THE GOALS AND POLICIES OF THE ANCHORAGE BOWL COMPREHENSIVE DEVELOPMENT PLAN, PROVIDED THAT INTERPRETATION SHALL NOT BE A BASIS FOR CUMULATIVE ENCROACHMENT.

(AO NO. 18-75; AO NO. 79-136; AO NO. 79-208; AO NO. 77-355; AO NO. 82-85; AO NO. 85-58; AO NO. 85-165)]

Section 8. Anchorage Municipal Code section 21.25.060 is hereby repealed. Subsection 21.35.020B is hereby amended by adding a definition for *entitlement* to read as follows (*the remainder of the section is not affected and therefore is not set out*):

21.35.020 Definitions and rules of construction.

* * *

* * *

* * *

Entitlement means any permit or approval granted under this title, including, but not limited to rezones, conditional use permits, preliminary or final plat approval, site plan approval, and variances.

21.25.060 [DEFINITIONS.]

[THE FOLLOWING WORDS, TERMS AND PHRASES, WHEN USED IN THIS CHAPTER, SHALL HAVE THE MEANINGS ASCRIBED TO THEM IN THIS SECTION, EXCEPT WHERE THE CONTEXT CLEARLY INDICATES A DIFFERENT MEANING:

***ENTITLEMENT* MEANS:**

- A. A SPECIAL LIMITATION TO A ZONING MAP AMENDMENT; AND
- B. A PERMIT ISSUED OR APPROVAL GRANTED UNDER CHAPTER 21.15.]

(AO NO. 85-23)

Section 9. The Municipality of Anchorage, Community Planning and Development, is hereby directed to codify the Anchorage 2020 Comprehensive Plan into Chapter 21.06 of the Anchorage Municipal Code. The codification shall be presented to the Planning and Zoning Commission for review and recommendation by _____, 2000.

Section 10. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2000.

Chair of the Assembly

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 663-2000

Meeting Date: June 27, 2000

From: Mayor

Subject: **Anchorage 2020 / Anchorage Bowl Comprehensive Plan**

Anchorage 2020 is the culmination of thousands of hours of effort over the past few years from community volunteers, consultants, and municipal staff. The results contained in this document are intended to provide direction for public and private investment of resources in order to enhance and improve on Anchorage's quality of life as the community grows into the future.

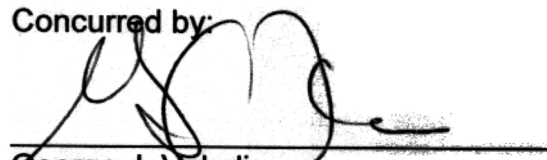
The Planning and Zoning Commission led an extensive effort of public review and comment on the Plan document. It consisted of two areawide public informational meetings and six public hearings held at various locations throughout the Anchorage Bowl, as well as in Chugiak-Eagle River. The culmination of this effort is a series of recommendations which modify the text in the Plan, but essentially reinforce the important concepts and implementation policies and strategies. The recommended text changes better clarify the intent of the Plan and its application.

The following materials are submitted to the Assembly:

- **Anchorage 2020 / Anchorage Bowl Comprehensive Plan;**
- Planning & Zoning Commission Resolution recommending approval;
- Plan document in Word format with changes recommended by the Commission;
- Draft ordinance adopting the Plan;
- Minutes of six public hearings and Commission deliberations; and
- All comments received concerning the Plan.

Consideration of the adopting ordinance is scheduled for public hearing before the Planning and Zoning Commission on Monday, July 10. The Commission's recommendation will then be forwarded to the Assembly before the hearing on the Plan document so the two can be considered together.

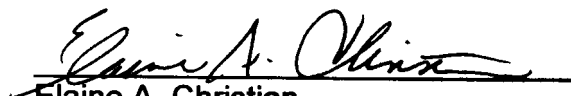
Concurred by:


George J. Vakalis
Municipal Manager


Respectfully submitted


Rick Mystrom
Mayor

Concurred by:


Elaine A. Christian
Executive Manager

Prepared by


Donald S. Alspach, Acting Director
Community Planning & Development

Ad 2000-119

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