

Submitted by:

Chair of the Assembly at the Request  
of the Mayor

CLERK'S OFFICE

APPROVED

Date: 9-18-02

Prepared by:

Planning Department

For reading:

July 16, 2002

Anchorage, Alaska

AO 2002- 109

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.15.012B, ADMINISTRATIVE VARIANCE FOR MINOR DIMENSIONAL ERRORS; 21.35.020B, DEFINITIONS AND RULES OF CONSTRUCTION; AND SUBSECTION 21.40.015G PLI (PUBLIC LANDS AND INSTITUTION DISTRICT) ZONE, REGARDING MAXIMUM LOT COVERAGE OF ALL BUILDINGS.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.15.012B; Table A – Dimension Tolerances for Administrative Variances, is hereby amended as follows (*The remainder of the section is not affected and therefore is not set out.*):

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Zoning District	Front Yard	Secondary Front Yard	Side Yard	Rear Yard	Lot Area	Lot Width	Lot Coverage	Front Yard Fence Height
PLI	1.2	0.6	1.2	1.4	0	0	<u>2% over the lot coverage specified for the lot size (see 21.40.020G.)</u> [32%]	0

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Section 2. Anchorage Municipal Code subsection 21.35.020B is hereby amended to read as follows: (*The remainder of the section is not affected and therefore is not set out.*)

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- B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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*Building Area* means the total [OF] area(s) taken on a horizontal plane thirty (30) inches above [AT THE MAIN] grade level of the principal building(s) and all accessory buildings or structures. [EXCLUSIVE OF STEPS.]

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Lot coverage means the percentage determined by dividing the total building area of a lot (excluding projections of the types permitted in required yards by 21.45.070) by the area of the lot.

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**Section 3.** Anchorage Municipal Code subsection 21.40.015G. is hereby amended to read as follows: *(The remainder of the section is not affected and therefore is not set out.)*

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G. *Maximum lot coverage by all buildings.* Maximum coverage by all buildings is as follows: [30 PERCENT OR THE LOT COVERAGE REQUIREMENTS OF THE ADJACENT USE DISTRICT, WHICHEVER IS LESS. ]

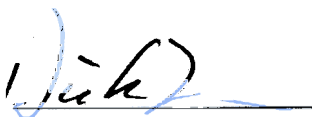
Lot Size (Acre)	Maximum Lot Coverage
1. Up to 1 acre	30%
2. 1 acre - 5 acres	35%
3. 5 acre -25 acres	40%
4. Greater than 25 acres	45%

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**Section 4.** This ordinance shall be effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 10<sup>th</sup> day of September 2002.

  
Chair

ATTEST:

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2002-109 Title: An Ordinance Amending Anchorage Municipal Code Title 21 Subsection 21.15.012 Administrative Variance For Minor Dimensional Errors, 21.35.020 B Definitions And Rules Of Construction, And 21.40.015 G PLI (Public Lands And Institution District) Zone, Regarding Maximum Lot Coverage Of All Buildings.

Sponsor: Municipality of Anchorage  
Preparing Agency: Planning Department  
Others Affected

**CHANGES IN EXPENDITURES AND REVENUES** (Thousands of Dollars)

	FY00	FY01	FY02	FY03	FY04
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Services					
5000 Capital Outlay					
<b>TOTAL DIRECT COSTS</b>					
6000 IGCs					
<b>FUNCTION COST:</b>					
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp.</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

The ordinance amendment increases the amount of an Administrative Variance allowed by 21.15.012 B. Table A – Dimension Tolerances for Administrative variances for the PLI District based on lot size, amends the current definition of building area and adds a new definition for lot coverage to 21.35.020 B, and amends the PLI District 21.40.015 G to increase the allowable maximum lot coverage of all buildings based on a table of graduated lot size and lot coverage.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of the ordinance amendment should have no significant economic impact on the private sector.

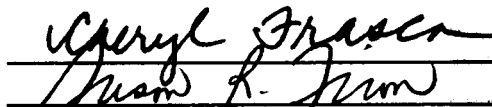
Prepared by: Jerry Weaver Jr.,  
Manager Zoning & Platting

Telephone: 343-4215

Validated by  
OMB:

Date: 6/21/02

Approved By:

  
\_\_\_\_\_  
Director, Preparing Agency

Date: April 23, 2002



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 627-2002

Meeting Date: July 16, 2002

From: Mayor

Subject: AO 2002-109

Ordinance Amending Anchorage Municipal Code 21.15.012, Administrative Variance for Minor Dimensional Errors, 21.35.020 B, Definitions and Rules of Construction, and 21.40.015 G PLI (Public Lands and Institution District) Zone, Regarding Maximum Lot Coverage of all Buildings.

1 The proposed ordinance seeks to amend three chapters of Title 21 regarding  
2 Maximum Lot Coverage. Uses in the PLI District may include major public and quasi-  
3 public institutional uses, such as hospitals, schools, universities, fire stations, etc. Some of  
4 these uses are able to locate and function on lots less than an acre, while other larger  
5 institutional uses require very large tracts of land. Over time, some of the larger  
6 institutional uses have reached the maximum buildable lot coverage allowed by the PLI, 30  
7 %, such as Providence Hospital. They are at the point in their master plan of having to  
8 choose between adding needed building area to existing buildings/uses versus providing  
9 new or additional parking garages to serve their on site needs and uses.

10  
11 The Planning and Zoning Commission at its February 11, 2002 meeting approved  
12 amendments to Title 21 regarding lot coverage in the PLI District, definitions and  
13 administrative variances. The Commission finds it is reasonable to adjust the maximum  
14 lot coverage tied to increased or graduated lot size: (1) it is universal to all properties  
15 zoned PLI; (2) it treats all property owners equitably; (3) it does not create new and  
16 additional methods of calculating lot coverage that are not equitable in application; (4) it  
17 provides relief and flexibility to large institutional uses; and (5) it preserves the intent of lot  
18 coverage.

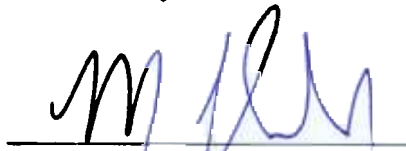
19  
20 Section 1 of the proposed ordinance amends 21.15.012 B, Table A: Dimension  
21 Tolerances for Administrative Variances for Lot Coverage in the PLI (Public Lands and  
22 Institution District). The Planning Department Director with the concurrence of the  
23 Director of Development Services (formerly Public Works) may grant an administrative  
24 variance in accordance with a matrix, Table A. The PLI zoning district provides a  
25 maximum 30% lot coverage. Currently, Table A permits an administrative variance of  
26 32%. The amendment will amend Table A for the PLI to allow an administrative variance  
27 of 2% over the lot coverage as specified in an amended lot coverage table based on  
28 graduated lot size and lot coverage. The proposed language reads, "2% over the lot  
29 coverage specified for the lot size (see 21.40.020 G)."

2 Section 2 amends the current definition of *building area* to clarify that "total area"  
3 means the total gross building area measured on a horizontal plane 30-inches above grade  
4 level. A new definition for *lot coverage* describes how lot coverage is calculated.

5 Section 3 amends subparagraph G, Lot Coverage in the PLI District, by increasing  
6 the allowable maximum lot coverage of all buildings based on a table of graduated lot size  
7 and maximum lot coverage ranging from 30% for lots up to one acre to 45% for lots  
8 greater than 25 acres in size.

9  
10 Approval of the ordinance is recommended.  
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Reviewed by:



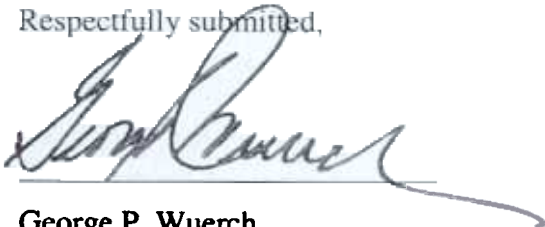
Harry J. Kieling, Jr.  
Municipal Manager

Reviewed by:



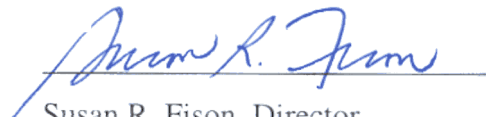
Craig E. Campbell, Executive Director  
Office of Planning, Development and Public  
Works

Respectfully submitted,



George P. Wuerch  
Mayor

Prepared by:



Susan R. Fison, Director  
Planning Department

Municipality of Anchorage  
MUNICIPAL CLERKS OFFICE  
Agenda Document Control Sheet

A0 2002 - 109

<b>1</b>	SUBJECT OF AGENDA DOCUMENT  Ordinance Amendments to AMC 21.15.012 Administrative Variance for Minor Dimensional Errors, 21.35.020 B Definitions and Rules of Construction, and 21.40.015 B PLI (Public Lands and Institutions District), regarding Maximum Lot Coverage of All Buildings.  (all) (Case 2002-002)	DATE PREPARED 04/19/02  INDICATE DOCUMENTS ATTACHED <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME Planning Department	DIRECTOR'S NAME Susan R. Fison, Director
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jerry Weaver	HIS/HER PHONE NUMBER 343-4215
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS                      DATE
5	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
4	Municipal Manager	m                      7/3
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
3.2	Office of Management and Budget	CF                      6/24/02
	Management Information Services	
	Police	
2	Office of Planning, Development, & Public Works	ccc                      4/23/02
	Development Services	
	Facility Management	
1	Planning	snz                      4-23-02
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
3.1	Municipal Attorney      1122/A	[Signature]                      6/18/02
	Municipal Clerk	
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENT  FOR INTRODUCTION    <div style="text-align: right; font-size: 0.8em;">             2002 JUL -3 MON              8:51 AM              CLERK'S OFFICE           </div>	
<b>6</b>	ASSEMBLY MEETING DATE REQUESTED Next Available Meeting      7/16/02	<b>7</b> PUBLIC HEARING DATE REQUESTED AT LEAST 4 WEEKS FOLLOWING INTRODUCTION      8/20/02