

CLERK'S OFFICE
APPROVED
Date: 10-12-04

Submitted by: Assemblymember Shamberg
Prepared by: Assembly and the Planning
Department
For reading: September 7, 2004

ANCHORAGE, ALASKA
AO NO. 2004- 130

1 AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING
2 ANCHORAGE MUNICIPAL CODE SECTION 21.15.125, ABBREVIATED PLAT
3 PROCEDURE, TO LIMIT THE SIZE OF PARCELS, FUTURE SUBDIVISIONS AND THE
4 TIMEFRAME WITHIN WHICH THEY ARE ELIGIBLE TO BE SUBDIVIDED.

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6
7 THE ANCHORAGE ASSEMBLY ORDAINS:

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9 **Section 1.** Anchorage Municipal Code section 21.15.125 is hereby amended to read as follows:
10 (*Other sections and subsections not affected are not set out.*)

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12 **21.15.125 Approval of subdivision plats--Abbreviated plat procedure.**

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14 A. *Authorization.* The preliminary plats described in subsection B of this section are
15 subject to approval under the procedure in this section instead of the procedure in Section
16 21.15.115; provided that preliminary plats described in subsections B.1 and B.2 of this
17 section are not subject to approval under this section where the applicant for preliminary plat
18 approval is an agency of the municipal, state or federal governments.

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20 B. *Eligible preliminary plats.* Eligible preliminary plats are as follows:

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22 1. A movement or elimination of lot lines that does not:

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24 a. Result in an increase in the permitted density of residential units
25 within the area being subdivided or resubdivided.

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27 b. Allow a change in the permitted use to which the lot or tract may be
28 devoted under existing zoning.

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30 c. Deny adequate access to and from all lots or tracts created by the
31 subdivision or those adjacent to it.

32
33 2. The simple subdivision of a single tract, parcel or lot into no more than three
34 tracts or eight lots, provided that the subdivision does not:

35
36 a. Allow a change in the permitted use to which the lot or tract may be
37 devoted under existing zoning.

AO_ ABBREVIATED PLAT PROCEDURE

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b. Deny adequate access to and from all lots or tracts created by the subdivision or those adjacent to it.

c. Divide a tract, parcel or lot:

1. Created within the previous four (4) years [12 MONTHS] pursuant to the approval of a preliminary plat under this section; or

2. Contiguous to or [and] having [any of the same] an owner[s] either in an individual capacity or as an owner of a corporation, partnership, or other legal entity of [as] a preliminary plat approved within the previous 48 months; or

3. 10 acres or more in the rural residential zoning districts as defined in 21.85.020 and that area of land governed by AO 84-21.

3. Vacations and relocations under Section 21.15.130.

4. Subdivision of a cemetery into burial plots.

5. A plat required by Section 21.15.030 for the final approval of a conditional use or site plan.

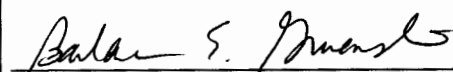
6. A plat depicting the creation of two townhouse lots.

Section 2. This ordinance shall become effective

PASSED AND APPROVED by the Anchorage Assembly this 12th day of October, 2004.


Chair

ATTEST:


Municipal Clerk



MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2004-054

DRAFT

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.15.125, ABBREVIATED PLAT PROCEDURES, TO LIMIT THE SIZE OF PARCELS AND THE TIMEFRAME WITHIN WHICH THEY ARE ELIGIBLE TO BE SUBDIVIDED.

(Case 2004-121)

WHEREAS, an ordinance was introduced by Assemblymember Shamberg to amend Anchorage Municipal Code Section 21.15.125, Abbreviated Plat Procedures, to limit the size of parcels and the timeframe within which they are eligible to be subdivided.

WHEREAS, notices were published and a public hearing was held on August 16, 2004,

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

A. The Commission makes the following findings of fact:

1. These subsection amendments proposed are to: 1) to increase the time frame for submitting parcels that have previously been subdivided under the short plat process from 12 months to four (4) years; 2) prohibit the subdivision of property contiguous to or having any of the same owners of a preliminary plat approved within the previous 48 months and 3) limit the size of a parcel that can be platted under the abbreviated process to less than 10 acres if it is located in a rural residential district or is located in an area by AO 84-21.
2. This amendment ensures that a tract, parcel or lot created under the abbreviated process will undergo a public hearing review is further subdivided within a four year time frame.
3. This amendment has the effect of allowing a property owner to subdivide a tract, parcel or lot under the abbreviated plat process only once every four years even if the parcel is not contiguous to a subdivision approved as a short plat.
4. Much of the unsubdivided rural residential land is located in areas that are underserved by public roads. The issues of connectivity, access to adjacent unsubdivided parcels and pedestrian access to recreational amenities have been raised in a number of plats that have recently come before the Board. This amendment will ensure public process for resolution of these issues on larger unsubdivided parcels.
5. The Commission voted unanimously to recommend approval of this ordinance.

B. The Commission recommends APPROVAL of the Municipal Assembly amendment to the Anchorage Municipal Code Section 21.15.125, Abbreviated Plat Procedures.

PASSED by the Municipal Planning and Zoning Commission this 16th day of August 2004.

Tom Nelson
Acting Secretary

Don Poulton
Chair

(Case No. 2004-121)

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**Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
AGENDA DOCUMENT CONTROL SHEET**

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED
	AMENDING AMC 21.15.125, ABBREVIATED PLAT PROCEDURE, TO	INDICATE DOCUMENTS ATTACHED AO
	LIMIT THE SIZE OF PARCELS, FUTURE SUBDIVISIONS AND THE	
	TIMEFRAME WITHIN WHICH THEY ARE ELIGIBLE TO BE SUBDIVIDED	
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dick Traini
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	Municipal Manager	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	Municipal Attorney	
	Municipal Clerk	
	Other	
5	SPECIAL INSTRUCTIONS/COMMENTS	
	ADDENDUM - INTRODUCTION	
	CLERK'S NOTE: PUBLIC HEARING DATE TO BE DETERMINED	
6	ASSEMBLY MEETING DATE 09/07/04	7 PUBLIC HEARING DATE REQUESTED