

Submitted by:

Chairman of the Assembly at the  
Request Assemblymember Osslander

*See AO 2007-141(S)*

For reading:

October 9, 2007

Anchorage, Alaska

AO 2007- 141

AN ORDINANCE AMENDING THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES  
SECTION 21.40.020 PLI PUBLIC LANDS AND INSTITUTIONS DISTRICT, TO PERMIT  
HOTELS AS A CONDITIONAL USE, TO PERMIT REDUCTION OR ABATEMENT OF  
SIDE AND REAR YARDS UNDER CERTAIN CONDITIONS, AND TO PERMIT LARGE  
CAMPUS INSTITUTIONAL DEVELOPMENTS WITH MULTIPLE PRINCIPAL  
BUILDINGS TO LOCATE REQUIRED PARKING ANYWHERE WITHIN THE  
DESIGNATED CAMPUS.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That subsection 21.40.020 of the Anchorage Municipal Code of Ordinances is hereby  
amended to read as follows:

21.40.020 PLI public lands and institutions district.

The following statement of intent and use regulations shall apply in the PLI district:

A. *Intent.* The PLI district is intended to include areas of significant public open space,  
major public and quasi-public institutional uses and activities and land reserves for which a  
specific use or activity is not yet identified.

D. Conditional Uses

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21. Hotels

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F. Minimum yard requirements. Minimum yard requirements are as follows:

1. Front yard: A minimum of 25 feet or not less than the front yard of the abutting  
use district, whichever is the greater when the abutting district is PLI or  
residential, otherwise equal to the minimum front yard requirement in the district  
abutting the front yard.

2. Side yard:

a. A minimum of 25 feet or not less than the side yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum side yard requirement in the district abutting the side yard.

b. A side yard may be reduced or abated provided the properties sharing the common side lot line where the reduction or abatement occurs are zoned PLI and under the same ownership. The common ownership shall be maintained as long as the reduced or abated side yard exists and documented with a recorded property ownership transfer restriction. The document to be recorded shall be approved by the administrative official as to form and content and serve as constructive notice to subsequent purchasers and mortgagees the affected properties are inseparable.

3. Rear yard:

a. A minimum of 30 feet or not less than the rear yard of the abutting use district, whichever is the greater when the abutting district is PLI or residential, otherwise equal to the minimum rear yard requirement in the district abutting the rear yard.

b. A rear yard may be reduced or abated provided the properties sharing the common rear lot line where the reduction or abatement occurs are zoned PLI and under the same ownership. The common ownership shall be maintained as long as the reduced or abated rear yard exists and documented with a recorded property ownership transfer restriction. The document to be recorded shall be approved by the administrative official as to form and content and serve as constructive notice to subsequent purchasers and mortgagees the affected properties are inseparable.

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J. Parking.

1. Adequate off-street parking shall be provided in connection with any permitted use and shall conform to the minimum requirements set forth in Section 21.45.080.

2. The number of required parking spaces shall be that specified in Section 21.45.080 unless it is demonstrated to the administrative official and the traffic engineer that the patrons and employees of the land use will generate a lower parking demand than anticipated by the supplementary district regulations. The burden of proof and demonstration of the lower parking demand lie with the property owner. Information that could demonstrate the lower parking demand may include mass transit routing, carpooling, joint parking arrangements or other parking and transit means as set out in a written parking and transportation impact plan submitted to the traffic engineer for approval. Variances to Section 21.45.080, pertaining to minimum off-street parking

requirements, may be granted by the administrative official in this use district upon the recommendation of the traffic engineer. Any change in the land use to which the variance was granted shall automatically terminate the variance granted by the administrative official. Any variances granted shall be executed by the recording of a standard parking agreement.

3. Institutional uses with unified campus development and multiple principle buildings may locate required parking anywhere within a designated campus area provided that total number of required parking spaces for all principal uses within the campus is provided in conformance with paragraphs 1 or 2 above. The designated campus boundary shall be documented and include the location of the parking areas with the parking space quantity noted at each location. A copy of the most current boundary site plan with depicted parking areas shall be retained by the Planning Department to verify compliance.

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(GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-1-05; AO No. 2005-42(S), § 1, 5-31-05; AO No. 2005-150(S-1), § 2, 2-28-06; AO No. 2005-185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-06)

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

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ATTEST:

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Chairman

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Municipal Clerk