

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading February 26, 2008

Postponed Indefinitely 3/26/08

ANCHORAGE, ALASKA
AO NO. 2008- 36

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY TO**
2 **PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS;**
3 **21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND**
4 **MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21**
5 **SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**
6 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.**

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8
9 WHEREAS, AR 2007-83 addresses the status of Title 21 chapters as
10 provisionally adopted by the Assembly; and

11
12 WHEREAS, provisional adoption is progressing as set out in AO 2006-172, as
13 modified by AO 2007-82; and

14
15 WHEREAS, Title 21, Chapters 21.04, *Zoning Districts*; 21.05, *Use Regulations*;
16 and 21.06, *Dimensional Standards and Measurements*, reviewed by the Title 21
17 Committee, are attached for further action by the Assembly:

18
19 NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

20
21 **Section 1.** Anchorage Municipal Code Chapters 21.04, *Zoning Districts*, 21.05,
22 *Use Regulations*, and 21.06, *Dimensional Standards and Measurements*, are
23 hereby provisionally adopted as set forth in the attachment, and as amended by
24 action of the Assembly in this ordinance, following review and recommendations
25 from the Planning and Zoning Commission, and subject to revision as the
26 Assembly deems appropriate during concurrent final passage and approval of all
27 provisionally adopted chapters of Anchorage Municipal Code Title 21.

28
29 **Section 2.** In keeping with the purposes and intent set forth in AR 2007-83 and
30 AO 2006-172 (as modified by AO 2007-82), Chapters 21.04, *Zoning Districts*,
31 21.05, *Use Regulations*, and 21.06, *Dimensional Standards and Measurements*,
32 as hereby provisionally adopted, shall not be deemed law of the Municipality nor
33 applied to land use matters until concurrent final passage and approval of all
34 provisionally adopted Title 21 chapters. Repeal of existing municipal code
35 necessary to effectuate such final passage and approval shall be implemented
36 as described by ordinance.
37

1 **Section 3.** This ordinance shall become effective immediately upon its
2 passage and approval by the Assembly.

3
4 PASSED AND APPROVED by the Anchorage Assembly this ____day
5 of _____, 2008.
6

7
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9 _____
Chair of the Assembly

10 ATTEST:
11
12
13

14 _____
15 Municipal Clerk
16

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2008- 36

Title: AN ORDINANCE TO PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21. (PZC Case No. 2007-152)

Sponsor: MAYOR
Preparing Agency: Planning Department
Others Impacted: None

CHANGES IN EXPENDITURES AND REVENUES:

(In Thousands of Dollars)

| | <u>FY08</u> | <u>FY09</u> | <u>FY10</u> | <u>FY11</u> | <u>FY12</u> |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|
| Operating Expenditures | | | | | |
| 1000 Personal Services | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2000 Non-Labor | - | - | - | - | - |
| 3900 Contributions | - | - | - | - | - |
| 4000 Debt Service | - | - | - | - | - |
| TOTAL DIRECT COSTS: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| Add: 6000 Charges from Others | \$ - | \$ - | \$ - | \$ - | \$ - |
| Less: 7000 Charges to Others | - | - | - | - | - |
| FUNCTION COST: | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

REVENUES:

CAPITAL:

POSITIONS: FT/PT and Temp

PUBLIC SECTOR ECONOMIC EFFECTS:

The Planning Department has contracted to have an Economic Impact Analysis performed on the proposed code. As these three chapters will not take effect until the remaining chapters are also adopted, any significant economic results produced by the Economic Impact Analysis will be factored in at a later date.

PRIVATE SECTOR ECONOMIC EFFECTS:

See above.

Prepared by: Erika McConnell

Telephone: 343-7917



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 71-2008

Meeting Date: February 26, 2008

From: MAYOR

Subject: AN ORDINANCE TO PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.

In furtherance of the review and public hearing process for the ongoing re-write of Anchorage Municipal Code Title 21, the ordinance covers Chapters 21.04, *Zoning Districts*, 21.05, *Use Regulations*, and 21.06, *Dimensional Standards and Measurements*. A brief description of these chapters follows:

- Chapter 21.04, *Zoning Districts*: Describes the various zoning districts in the Municipality and any district-specific standards.
- Chapter 21.05, *Use Regulations*: Defines the various land uses of the Municipality and shows which land uses are allowed in which zoning districts, as well as any use-specific standards.
- Chapter 21.06, *Dimensional Standards and Measurements*: Provides dimensional information for each zoning district, such as minimum required lot area, setbacks, lot coverage limits, height, etc.

The attached public hearing drafts of these chapters, dated August 5, 2007, have been reviewed by the Assembly Title 21 Committee.

The Planning and Zoning Commission held public hearings on these three chapters in October 2007. They recommended extensive amendments to Chapter 21.04 to improve the clarity and readability of the text; a substitute version of Chapter 21.04 showing all of their recommended amendments is provided as Attachment D. The Commission's recommendations for Chapters 21.05 and 21.06 are included in Attachments E and F.

Public hearing before the Assembly will provide the opportunity for additional public comment.

Adoption of this ordinance will add three more chapters to the five that have been provisionally adopted by the Assembly to date. All chapters provisionally adopted by the Assembly remain provisional until concurrent final passage and approval of all such provisionally adopted chapters of Title 21, when the on-going re-write of Title 21 is complete.

THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE TO PROVISIONALLY ADOPT NEW CHAPTERS 21.04, ZONING DISTRICTS; 21.05, USE REGULATIONS; AND 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21, AS SHOWN IN ATTACHMENTS A THROUGH F.

Prepared by: Planning Department
Approved by: Tom Nelson, Director, Planning Department
Concur: Mary Jane Michael, Executive Director
Office of Economic and Community Development
Concur: James N. Reeves, Municipal Attorney
Concur: Michael K. Abbott, Municipal Manager
Respectfully submitted: Mark Begich, Mayor

Attachments: A. Chapter 21.04, *Zoning Districts*
B. Chapter 21.05, *Use Regulations*
C. Chapter 21.06, *Dimensional Standards and Measurements*
D. S-Version of Chapter 21.04, *Zoning Districts*
E. Planning and Zoning Commission Recommended Amendments for Chapter 5, *Use Regulations*
F. Planning and Zoning Commission Recommended Amendments for Chapter 6, *Dimensional Standards and Measurements*

Content ID: 006029**Type:** Ordinance - AO

Ordinance to Provisionally Adopt New Chapters 21.04 Zoning Districts; 21.05 Use Regulations; and 21.06 Dimensional Standards and Measurements, AMC
Title: Title 21 Subject to Concurrent Final Passage and Approval of all Provisionally Adopted Chapters of Title 21

Author: maglaquijp

Initiating Planning
Dept:

Description: Title 21 Rewrite Chapters 4, 5, and 6**Keywords:** Title 21 Rewrite**Date Prepared:** 2/15/08 7:14 AM**Director Name:** Tom Nelson

Assembly
Meeting Date: 2/26/08

Public Hearing
Date: 3/18/08

2008 FEB 19 PM 1:00
 CLERK'S OFFICE

| Workflow Name | Action Date | Action | User | Security Group | Content ID |
|--------------------------|--------------------|---------------|-----------------|-----------------------|-------------------|
| Clerk_Admin_SubWorkflow | 2/19/08 11:45 AM | Exit | Joy Maglaqui | Public | 006029 |
| MuniMgrCoord_SubWorkflow | 2/19/08 11:45 AM | Approve | Joy Maglaqui | Public | 006029 |
| MuniManager_SubWorkflow | 2/19/08 10:18 AM | Approve | Michael Abbott | Public | 006029 |
| MuniManager_SubWorkflow | 2/15/08 2:21 PM | Checkin | Joy Maglaqui | Public | 006029 |
| Legal_SubWorkflow | 2/15/08 2:13 PM | Approve | Rhonda Westover | Public | 006029 |
| OMB_SubWorkflow | 2/15/08 12:52 PM | Approve | Wanda Phillips | Public | 006029 |
| ECD_SubWorkflow | 2/15/08 7:37 AM | Approve | Lisa Villareal | Public | 006029 |
| Planning_SubWorkflow | 2/15/08 7:36 AM | Approve | Tom Nelson | Public | 006029 |
| AllOrdinanceWorkflow | 2/15/08 7:23 AM | Checkin | Susan Perry | Public | 006029 |