

MUNICIPALITY OF ANCHORAGE PLANNING AND ZONING COMMISSION RESOLUTION NO. 2020-004

A RESOLUTION RECOMMENDING TO THE ANCHORAGE ASSEMBLY APPROVAL OF THE REFORMAT FROM “OLD CODE” INTO THE CURRENT TITLE 21 OF THE B-2A, B-2B, AND B-2C ZONING DISTRICTS; CREATION OF NEW CHAPTER 21.11, *DOWNTOWN*, IN CURRENT TITLE 21; AND AMENDMENTS OF OTHER CURRENT TITLE 21 CHAPTERS AS DETERMINED BY THE REFORMAT TO IMPLEMENT THE *ANCHORAGE 2040 LAND USE PLAN* ACTION ITEM 3-2 TO FOSTER NEW DEVELOPMENT IN THE CENTRAL BUSINESS DISTRICT.

(Case No. 2020-0002)

WHEREAS, *Downtown Comprehensive Plan (2007)*: Action Item LU-1 directs enactment of a new Downtown land use and development code and zoning map amendment to reflect recommended land use strategies, design guidelines, and proposed Downtown district recommendations; and

WHEREAS, *Anchorage 2040 Land Use Plan (2040)*: Action Items 3-2 and 3-9 direct a reformat and update to the B-2A, B-2B, and B-2C Downtown zoning district regulations to catalyze new development in the Central Business District; and

WHEREAS, the Planning Department initiated the OUR DOWNTOWN project with three steps to complete *Anchorage 2040 Land Use Plan (2040)*: Action Items 3-2 and 3-9; and

WHEREAS, Step 1 reformats the B-2A, B-2B, and B-2C Downtown zoning district regulations from old code to current Title 21 for ease of use and reference by adding new tables and cross-references; and

WHEREAS, the Step 1 reformat retains the Central Business District design standards and unique bonus point system and incentives, and creates a new chapter in Title 21; 21.11: *Downtown*, to specifically address the constraints and opportunities to development that are found in the Central Business District; and

WHEREAS, Step 1 also makes minor changes to other sections of current Title 21 for consistency between the new 21.11 *Downtown* chapter and those relevant current Title 21 sections; and

WHEREAS, time is of the essence for this reformat due to the impending retirement of municipal staff most familiar with the B-2A, B-2B, and B-2C Downtown zoning district regulations and their applicability in old code; and

WHEREAS, the Planning Department initiated the OUR DOWNTOWN: Step 1 project on November 4, 2019; and

WHEREAS, multiple meetings were held with participation from several community groups, businesses, and the public, which contributed to a successful public input process; and

WHEREAS, a public hearing was held on the draft ordinance by the Planning and Zoning Commission on February 3, 2020; and

WHEREAS, the Planning and Zoning Commission concluded its deliberations on the draft ordinance and finalized its recommendation to the Anchorage Assembly on February 3, 2020.

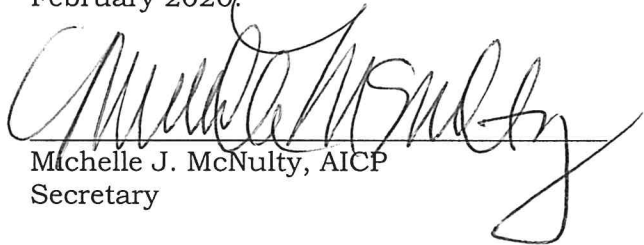
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission:

- A. The Commission makes the following findings of fact:
1. The B-2A, B-2B, and B-2C Downtown zoning district regulations reformat from old Title 21 into current Title 21 is a necessary step to provide the community with land use regulations that meet the contemporary needs and demands for growth and development in the Central Business District.
 2. It is of utmost importance for future Downtown development to provide land use regulations consistent in the language, format, organization and context of current Title 21.
 3. Adoption of the Downtown chapter in Title 21 is consistent with the chapters for Girdwood and Chugiak-Eagle River and recognizes there are unique development opportunities and standards exclusive to Anchorage's Central Business District.
 4. This amendment implements the *Anchorage 2040 Land Use Plan* to the benefit of the Central Business District and supports ongoing new developments proposed in Downtown.
 5. This amendment meets the intent of Step 1 of the OUR DOWNTOWN project to reformat the old code into the new Title 21 as identified in the *Anchorage 2040 Land Use Plan*. This is the first part of a three-part process—to first complete the reformat of the Downtown Zoning Districts, followed by Steps 2 and 3 in the future that will discuss the technical aspects of the code.
 6. During the discussions in work sessions between staff and the Planning and Zoning Commission, several questions were answered with needed information provided to reconcile commissioner concerns.
 7. A variety of public outreach was involved during the Step 1 process, and the few comments received were generally supportive, with no public testimony received during the Planning and Zoning Commission public hearing.
 8. The documentation provided along with the staff report was an exhaustive effort, which included (1) the analysis and translation of the different uses and bonus points and (2) successfully reformatting the Downtown Zoning Districts to the current code to create a good framework in Step 1 to follow up with Steps 2 and 3.

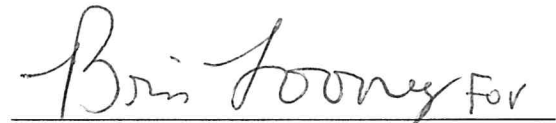
- B. The Commission recommends approval of Planning and Zoning Commission Case No. 2020-0002, to include the following:
1. Adopting ordinance;
 2. Exhibit B: Annotated Zoning Code Amendments; and
 3. The recommended edits in Exhibit A: Staff Report.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 3rd day of February 2020.

ADOPTED by the Anchorage Planning and Zoning Commission this 10th day of February 2020.



Michelle J. McNulty, AICP
Secretary



Danielle Bailey
Chair

(Case No. 2020-0002)