

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-029**

A RESOLUTION RECOMMENDING APPROVAL TO THE ASSEMBLY OF AO 2015-59, AN ORDINANCE AMENDING VARIOUS SECTIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 (NEW CODE) TO IMPLEMENT CHANGES TO FLOOR AREA RATIO.

(Case 2015-0056)

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WHEREAS, Assembly members Hall and Demboski introduced AO 2015-59, an ordinance amending AMC chapter 21.04, *Zoning Districts*, chapter 21.06, *Dimensional Standards and Measurements*, chapter 21.07, *Development and Design Standards*, and other code as necessary to implement changes to floor area ratio requirements; and

WHEREAS, public hearing notices were published, and a public hearing was held on June 8, 2015.

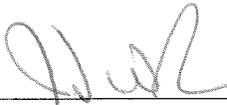
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

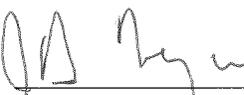
- A. The Commission makes the following findings of fact:
1. The ordinance is not supported by staff.
  2. The ordinance is supported by testimony from the Anchorage Economic Development Corporation's Live.Work.Play. Committee.
  3. The Commission has been hearing about problems with the new Title 21 for some time. Staff is trying to address problems and the Commission needs to address them as well. Changes to the code are driven by community needs and are intended to create a system that works; this ordinance helps move things forward.
  4. The Commission hopes that some of the elements of this ordinance will spur some changes and spur additional resources provided to the Planning Division to do testing, create visuals, and finish the land use plan map. The Planning Division needs adequate resources to carry out the community's vision as expressed in the comprehensive plan. Decisions need to be made about where the community wants to grow, where density should be increased, and what needs to be done to make sure it is the right type of density.
  5. One commissioner expressed the opinion that implementation of the entire new Title 21 should be postponed for another year.
  6. Hopefully the commission can get a good, working document with the changes proposed in Case 2015-0049.

7. The Commission would like to see future changes to Title 21 in smaller pieces.
- B. The Commission recommends approval of AO 2015-59 with the following amendments:
1. Establish a 70-foot height limit for the R-4 district.
  2. Do not adopt the changes to the height transition provisions in Section 4 of the ordinance.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 8<sup>th</sup> day of June, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 6<sup>th</sup> day of July, 2015.

  
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Jerry T. Weaver, Jr.,  
Secretary

  
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J.A. Fergusson  
Chair

(Case 2015-0056)

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