

**ANCHORAGE, ALASKA
AO No. 2023-21**

AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE 21.01-1 COMPREHENSIVE PLAN ELEMENTS.

(Planning and Zoning Commission Case No. 2022-0133)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the *Anchorage 2040 Land Use Plan* is hereby amended (1) on page 46, the first bullet in the section "Zoning"; (2) on page 76, in Figure 3.2, Summary Table, Centers–City Center; and (3) on page 85, Figure 3.5, Action 3.9, to reflect the change below, as recommended by the Planning and Zoning Commission Resolution, included as Exhibit A.

Existing language:

- New DT-1, DT-2, and DT-3 districts in Downtown

Proposed language:

- Downtown zoning districts B-2A, B-2B, B-2C

Section 2. That Anchorage Municipal Code section 21.01.080, Table 21.01-1: Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section is not affected and therefore not set forth*):

21.01.080 Comprehensive plan.

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B. Elements.

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TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS				
Area/Topic	Plan		Adoption Date [1]	Amendments
Anchorage Bowl	***	***	***	
	Anchorage 2040 Land Use Plan		AO 2017-116; 9-26-2017	AO No. 2019-142; 12-17-19; AO 2021-40, 5-12-2021; AO 2021-78, 11-1-2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, § 2, 5-24-22 AO 2023- ; <i>(insert effective date of this ordinance)</i>
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14; AO No. 2014-139(S), § 3, 12-2-14; AO No. 2015-17, § 3, 3-3-15; AO No. 2015-18, § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15 ; AO No. 2015-140, § 2, 3-8-16; AO No. 2016-101, § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO No. 2017-116, § 6, 9-26-17; AO No. 2018-23, § 3, 3-20-18; AO No. 2019-142, § 3, 12-17-19; AO No. 2020-74, § 2, 9-15-20; AO No. 2021-25(S), § 3, 8-24-21; AO No. 2022-27, § 2, 4-26-22; AO No. 2022-54, § 2, 5-24-22)

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

PASSED AND APPROVED by the Anchorage Assembly this 11th day of April, 2023.



Chair

ATTEST:



Municipal Clerk

(Planning and Zoning Commission Case No. 2022-0133)

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 114-2023

Meeting Date: February 21, 2023

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AMENDING ANCHORAGE 2040 LAND USE**
4 **PLAN AND AMENDING AMC SECTION 21.01.080 TABLE**
5 **21.01-1: COMPREHENSIVE PLAN ELEMENTS.**
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8 **INTRODUCTION AND PZC RECOMMENDATION**

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10 The Planning and Zoning Commission (PZC) held a public hearing on PZC Case
11 No. 2022-0133 on December 12, 2022. The PZC voted unanimously to
12 recommend approval to the Assembly with several findings included in PZC
13 Resolution No. 2022-039 (Exhibit A).
14

15 **Background**

16 During Title 21, *Chapter 11: Downtown* zoning code update, there were three
17 inconsistencies identified for correction in the *2040 Plan*. Action Item 3-9 of the
18 *Anchorage 2040 Land Use Plan (2040 Plan)* states "Complete a comprehensive
19 update to the downtown regulations, establishing new DT districts, as part of a
20 targeted plan review and update to the *Downtown Comprehensive Plan* with an
21 analytical report of issues and conditions."
22

23 The Planning Department has recommended the existing B-2A, B-2B, and B-2C
24 zoning districts' nomenclature not be changed to the DT-1, DT-2, and DT-3 as
25 recommended in the *2040 Plan*. Significant effort and cost would fall on Municipal
26 departments including updates to Municipal Assessor records, GIS mapping
27 including zoning maps and databases, as well as for property owners and any legal
28 documents displaying the current B-2 zoning.
29

30 Title 21 will continue to refer to the Downtown zoning districts as the DT districts.
31 It is recommended by staff and the Downtown Code Working Group to not change
32 the DT references as they are accepted nomenclature for the B-2 zoning districts
33 downtown in Title 21.
34

35 **Approval Process**

36 AMC 21.03.070 Comprehensive Plan Amendments

37 This section allows concurrent comprehensive plan amendments to occur using
38 the same procedures for substantial amendments, including initiation, public
39 notice, department review, planning and zoning, and assembly action. Approval
40 criteria for the proposed amendment ensure that the "internal consistency" of the
41 *2040 Plan* will be maintained.

1 This text amendment also clarifies that no future action will occur to rename the
2 downtown zoning districts.

3 4 **Working Group Concurrence**

5 The Downtown Code Update Working Group was presented with the question of
6 whether the zoning districts should be renamed. The working group concurred with
7 staff that a name change could be confusing and add unnecessary effort and cost
8 for property owners and the Municipality of Anchorage.

9 10 **Plan Edits**

11 Three proposed text amendments to the *2040 Plan* are on the following pages:

12 13 **1. Page 46 – Zoning:**

14 *Existing language:*

- 15 • New DT-1, DT-2, and DT-3 districts in Downtown

16 *Proposed language:*

- 17 • Downtown zoning districts B-2A, B-2B, B-2C

18 19 **2. Page 76 – Figure 3.2, Summary Table, Centers-City Center:**

20 City Center: [NEW DT-1, DT-2, AND DT-3 IN DOWNTOWN;
21]PCD and I-2 in Ship Creek; ...

22 23 **3. Page 85 – Figure 3-5. Actions Checklist:**

24 Action 3-9: Complete a comprehensive update to the
25 downtown zoning regulations [, ESTABLISHING NEW DT
26 DISTRICTS, AS PART OF A TARGETED PLAN REVIEW
27 AND UPDATE TO THE DOWNTOWN COMPREHENSIVE
28 PLAN] with an analytical report of issues and conditions.

29 30 **Public Engagement**

31 The plan edits were posted on the Downtown Plan and Code Project website and
32 in CityView for municipal departments and community council information and
33 comment. Additionally, staff discussed the plan amendments during public open
34 houses and presentations held in 2022 on the following dates:

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- 36 • November 2 – Downtown Community Council meeting
- 37 • November 4 – Public Open House at the Anchorage Museum
- 38 • November 8 – Lunch & Learn at the Pioneer School House
- 39 • November 9 – Public Open House at the Pioneer School House
- 40 • November 29 – Anchorage Community Development Authority
41 (ACDA) Board Meeting.
- 42