

## MOA-Endorsed Title 21 Options for Chugiak-Eagle River

For your information, the MOA is proposing that Chugiak-Eagle River not pursue a separate Title 21 chapter but instead utilize the following tools to address our concerns:

### 1. Neighborhood or District Plan (development guidelines)

A “**neighborhood or district plan**” would give specificity to the goals, objectives, policies, and strategies of the **Chugiak-Eagle River Comprehensive Plan**. Such a plan would be developed to promote the orderly growth, improvement, and future development of a neighborhood or a community.

Neighborhood or district plans are not directly related to Title 21 regulations but are rather development guidelines. The Assembly and the Zoning and Planning Commission would have to consider adopted neighborhood or district plans in review of land use, zoning actions, and capital improvement programs. Agencies would have to consider such adopted plans as guidance for actions affecting the designated area. [Refer to AO 2005-73(S), approved Sept. 27, 2005]

### 2. Overlay District (development regulations)

An “**overlay district**” would supplement the **Title 21 regulations** of the underlying base zoning district(s). According to current code [AMC 21.20.140], overlay districts are intended to be potentially applicable in large areas such as town centers and transit corridors. An overlay district would be depicted on the zoning map and would govern in the case of conflicting Title 21 provisions. An overlay district would remain effective until repealed, amended, or expired. [Refer to Title 21 Draft #1, pgs. 51-55]

A “**Neighborhood Conservation Overlay District (NCO)**” is a specific type of an overlay district that is being proposed in Title 21 Draft #1. An NCO would protect and preserve neighborhood character and promote new construction that is compatible with existing neighborhood character.

According to Title 21 Draft #1, an NCO must meet much stricter requirements than an overlay district. These additional NCO requirements would cover eligibility criteria, determination of eligibility, preparation of a “Neighborhood Conservation Plan”, and required Assembly findings. Also, while an overlay district would have to be approved by the Director, the Planning and Zoning Commission, and the Assembly, an NCO would have to be approved by these same three entities in addition to approval by the Urban Design Commission. [Refer to Title 21 Draft #1, pg. 156]

### 3. Unique Zoning District

Special zoning districts could be developed and added to Title 21 to address certain issues for certain parts of Chugiak-Eagle River.

Title 21 Draft #2 proposes these two zoning districts specific to Chugiak-Eagle River:

- **RL-1: Low Density Residential with Mobile Homes District**
- **RC: Rural Commercial**

See the attached handout for details on these two zoning districts.

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