



## ***A Vision for South Addition's Future***

### **South Addition Neighborhood Plan**

## **Frequently Asked Questions**

### **1. What is a Neighborhood Plan?**

Neighborhood plans influence how a neighborhood is developed. They drill down to provide land use designations and guidance for growth tailored to the characteristics of the specific neighborhood. The South Addition Plan will guide Municipal decisions that affect zoning, density and character of residential development, infrastructure needs including roads, drainage, water, trails, recreational areas and environmental quality.

After it is adopted by the Anchorage Assembly, the South Addition Neighborhood Plan will be a public document used to guide Municipal agencies, such as the Planning and Zoning Commission, Platting Board and the Assembly in making zoning, transportation, environmental, and public improvement decisions in the South Addition area. It will work together with the final Land Use Map Plan and the Anchorage 2020 Comprehensive Plan to guide future growth and development in South Addition.

### **2. Why does South Addition need a Neighborhood Plan?**

The Municipality is currently updating the zoning map for the entire city. If South Addition doesn't have an Assembly approved Neighborhood Plan that sets out its zoning and development priorities it will have no official input into that zoning plan for South Addition.

A Neighborhood Plan will help direct future zoning and development in South Addition in a way that South Addition's residents would like their neighborhood to grow. Without a plan, residents won't have a voice to guide zoning density or development priorities in South Addition. But with a neighborhood plan residents will have set clear priorities to guide municipal planning and development based on valued neighborhood characteristics.

### **3. Will the municipality have to follow South Addition's Neighborhood Plan when it makes land use and zoning decisions?**

In making planning decisions for South Addition the Municipality will utilize all applicable guidelines, including the South Addition Neighborhood Plan (once adopted by the Assembly), the 2020 Comprehensive Plan, and the final Land Use Plan Map. The Municipality will also consider other related plans, such as the Transportation Plan, Parks Plan, and so on.

#### **4. Will developers have to abide by South Addition's Neighborhood Plan?**

Developers have to comply with Municipal standards including the 2020 Comprehensive Plan, the Land Use Land Map, and South Addition Neighborhood Plan once it is adopted. So, for the most part, developers will be required to abide by South Addition's Neighborhood Plan. Of course, there are opportunities in Anchorage's zoning code (Title 21) to ask for special exceptions, like variances, to cover unique situations.

#### **5. Will the Neighborhood Plan have any effect on existing houses or other buildings?**

The Neighborhood Plan will primarily affect new construction because new construction must follow the municipal Title 21 zoning standards in effect at that time. Existing houses that remain unchanged will not be affected. A new neighborhood plan cannot force existing property owners to bring their properties up to the new zoning standards. But if the existing properties are extensively remodeled or rebuilt the new standards may be required.

#### **6. What is the process of making a neighborhood plan?**

Creating a neighborhood plan is an open public process used to gather information on the vision of South Addition residents, businesses and other stakeholders for future land use, zoning and development in South Addition.

The Neighborhood Plan starts with the public Workshop on September 22, 2016 from 6:30-8:30 PM at Inlet View Elementary School. Following the Workshop, development of the Neighborhood Plan will involve public meetings, surveys, discussions and focus groups to ascertain the direction South Addition residents would like to see for future land use zoning and development of this area. As the Plan is being developed drafts of it will be made public for review and comment. Ultimately, it will go before the Anchorage Assembly to be adopted.

#### **7. Do other neighborhoods have neighborhood plans?**

Most neighborhoods in Anchorage are covered by neighborhood, district, and other area-specific plans that add specificity to development under the Comprehensive Plan to guide municipal decisions affecting land use and development in those areas.

#### **8. What Area will the Neighborhood Plan cover?**

Show a map of SACC boundaries. The Neighborhood Plan will include the same areas as boundaries of the South Addition Community Council.

#### **9. Who do you represent?**

We represent the residents, property owners and business owners of South Addition. The Neighborhood Plan Committee is a committee of the South Addition Community Council made up of South Addition residents to coordinate the public process required to develop the Neighborhood Plan. The Assembly has authorized the Community Council to develop a South Addition Neighborhood Plan.

## **10. Will the Workshop or Neighborhood Plan deal with crime in South Addition?**

Crime is a very important issue for the neighborhood to consider, but it is not the focus of the Workshop or the Neighborhood Plan. They will focus be the future of land use and development in South Addition. However, land use and development ordinances can have an effect on crime rates depending on how they allow an area to develop.

## **11. What kind of involvement is being asked from the public?**

Any way you can add your input to the process. The goal is to collect a wide variety of input in many ways. There will be public meetings, open houses, community council meetings, surveys, and addresses where you can make comments. There will be drafts of survey results, and other documents posted on the SACC website to review as the process proceeds.

Attend the Kick-Off Workshop on September 22<sup>nd</sup>. Participate by giving your views and vision of how future development will affect South Addition.

Spread the Word. Talk about the September 22<sup>nd</sup> Workshop and Neighborhood Plan to you neighbors and other South Addition residents and encourage them to participate.

Give your input. After the Workshop, if you have a particular interest, you might want to be part of a focus group to collect specialized research. Any participation that will add input to the process is helpful to assure we have heard from everyone who cares about the density, design and traffic in South Addition. Send comments to [Southadditionplan@gmail.com](mailto:Southadditionplan@gmail.com).

Get Involved. If you would like to be more involved, we need help setting up the September 22<sup>nd</sup> Workshop and other tasks. Contact us at [Southadditionplan@gmail.com](mailto:Southadditionplan@gmail.com).

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