

# Compatible-Scale Infill Housing (R-2 Zones) Project

(PZC Case No. 2019-0009)

An Update to Anchorage's Title 21 Zoning Rules for the Size of Development in the R-2A, R-2D, and R-2M Zoning Districts



Anchorage 2040 Land Use Plan implementation Action 4-4

## 12-4-2018 Project Update

### Public Hearing Draft R-2 Zones Code Changes - Available on December 10:

- Online version available on project web page by 5 pm, Monday, December 10.
- Hardcopies available at Planning Department on morning of Tuesday, December 11.

### Upcoming Public Events (see next page for more info and locations):

- **Monday, December 10:** Planning and Zoning Commission Worksession at 5:30 p.m.
- **Tuesday, December 11:** Open House, 5:00 – 7:30 p.m., with presentation at 6:00 p.m.
- **Monday, February 4, 2019:** Public Hearing at Planning and Zoning Commission, 6:30 p.m.

### Recent Milestones:

- Community Discussion Draft R-2 Zones code changes were released on September 27 for public comment. Public comment period closed November 9.
- Stakeholders provided a variety of comments on the *Community Discussion Draft*.
- Planners are preparing a comment-response table, to be available the week of December 10.

### Project Schedule:

Step 1: Community Discussion Draft

Step 2: Public Hearing Draft to PZC

Step 3: PZC Draft to Assembly

Step	Public Involvement
1. Fall 2018 Discussion Draft	Initial <i>Discussion Draft</i> code changes were for released public review on September 27, for a public feedback period that ended in early November.
2. Winter 2018 Public Hearing Draft	<i>Public Hearing Draft</i> code changes available for public review December 10, and a public hearing at Planning Commission is scheduled for February 4.
3. Winter 2019 Final Draft to Assembly	<i>PZC-Recommended Draft</i> code changes available for public review prior to Assembly hearing, deliberations, and adoption during first quarter of 2019.



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## How and When to Comment

### Stay Informed:

**Project on the Web:** [www.muni.org/Planning/2040actions.aspx](http://www.muni.org/Planning/2040actions.aspx)

**Planning Staff Contacts:** Tom Davis, 343-7916, [davistg@muni.org](mailto:davistg@muni.org)  
Francis McLaughlin, 343-8003, [mclaughlinfd@muni.org](mailto:mclaughlinfd@muni.org)  
Long-Range Planning Division, 343-7921, [anchorage2040@muni.org](mailto:anchorage2040@muni.org)

**Public Events (December):** **Planning and Zoning Commission Worksession**  
Monday, December 10, 2018  
5:30 – 6:30 p.m., Assembly Chambers, Z.J. Loussac Library

**Open House on Tuesday, December 11**  
5:00 – 7:30 p.m., with presentation at 6:00 p.m.  
Training Room, Planning & Development Center, 4700 Elmore Road.

**Consultations with Staff:** Staff are available for consultation meetings with you or to come talk to your organization. Let us know if you want to sit down with us or have us come visit.

### Comment Deadlines:

1. The final comment deadline for Public Hearing Draft will be at the time of the PZC public hearing February 4, 2019. You can provide verbal testimony and hand in your written comments to the Planning and Commission at that time.
2. If you want your written comments included in the case packet that is mailed to PZC in advance of the hearing, please send to the Planning Department by end of the business day January 24.
3. Planning Department will provide any written comments it receives between January 25 through end of business day on January 31 in a supplementary packet to the Commission.

### Send Your Comments to:

**Email:** [Anchorage2040@muni.org](mailto:Anchorage2040@muni.org)

**Mail:** Long-Range Planning Division  
Planning Department  
Municipality of Anchorage  
PO Box 196650  
Anchorage, AK 99519-6650

