

Municipality of Anchorage

MEMORANDUM

DATE: January 10, 2021

TO: All Community Councils

THRU: *NJM* Michelle J. McNulty, AICP, Planning Director

FROM: *FM* Francis McLaughlin, Senior Planner

SUBJECT: Case 2021-0135: Title 21 Text Amendments to Expand Concurrent Processing of Land Use Entitlements

With this memorandum, the Planning Director wishes to notify all community councils that the Planning Department will initiate a text amendment to Anchorage Municipal Code (AMC) Title 21 Land Use Planning Regulations, in accordance with AMC 21.03.210, Title 21 - Text Amendments.

Enclosed is the draft ordinance which amends:

- AMC 21.02: Boards, Commissions, and Municipal Administration
- AMC 21.03.160, Rezoning
- AMC 21.03.240, Variances

These text amendments allow the Planning and Zoning Commission to review and decide on preliminary plats and variances at the same time as rezones, conditional uses, and major site plan reviews. This allows the Commission to consider the entire development at the same time rather than “piece meal” part of the project.

The amendments save the public time and frustration from having to testify at multiple public hearings on different nights for the same development. This also saves applicants from having to send multiple applications to different boards and commissions.

These amendments do not change to the approval criteria for land use entitlements. Furthermore, the Commission will only be given concurrent review authority and not new stand-alone case review powers.

Please contact Francis McLaughlin at francis.mclaughlin@anchorageak.gov or at (907) 343-8003 with questions/comments on the proposed changes.