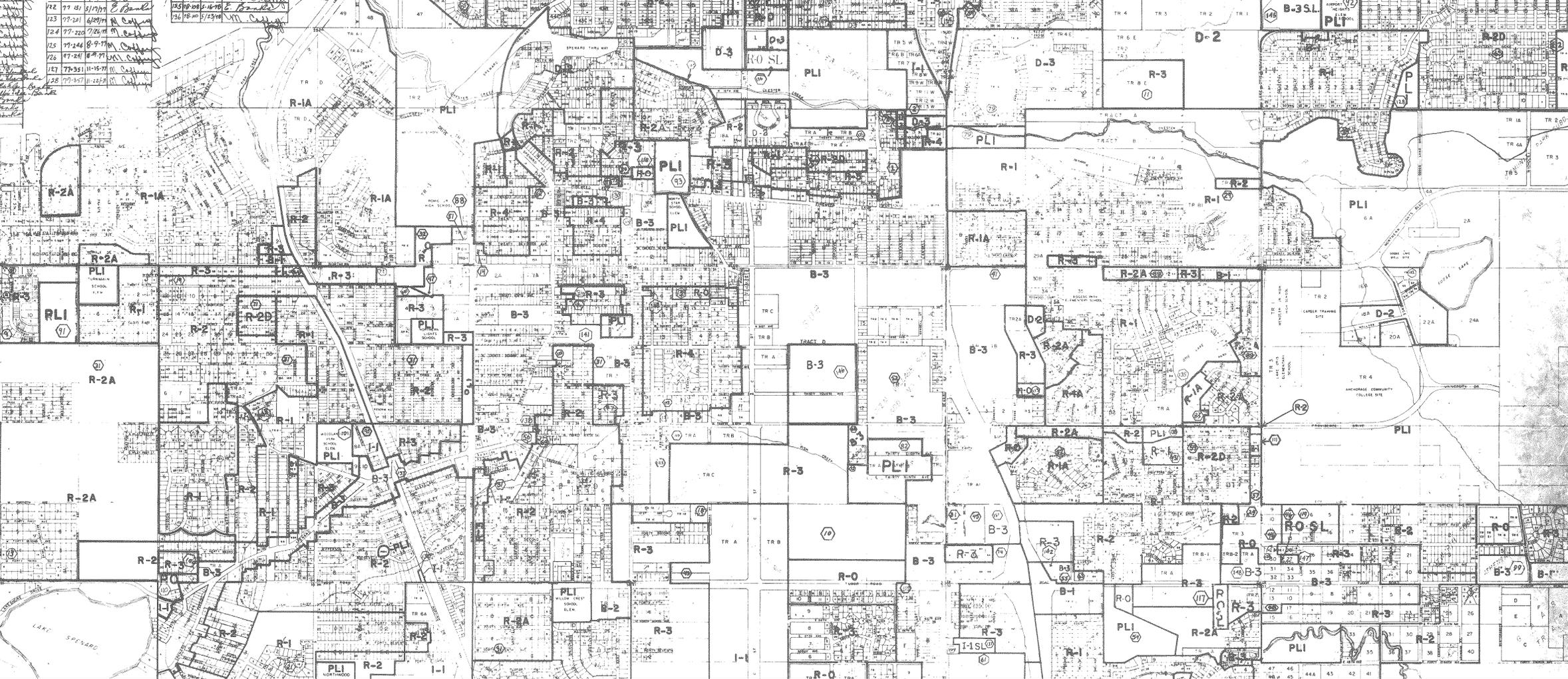


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74-308	2-10-75	
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74-323	2-10-75	
74-322	2-10-75	
75-27	4-14-75	
75-28	4-14-75	
75-29	4-14-75	
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75-112	7-28-75	
75-150	8-11-75	

135 78-225 5-15-78  
136 78-225 5-15-78

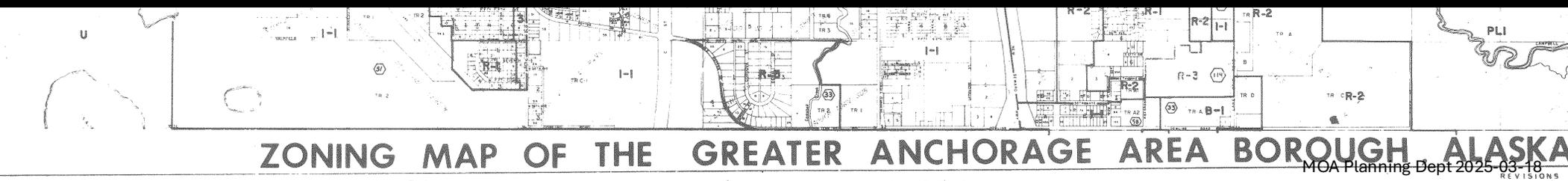
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# Planning Department update to FCC delegates

March 19, 2025

59 06-19-73	3-5-73	
60 177-72	1-8-72	
61 75-87	4-16-73	
62 75-251	10-27-73	
63 22-77	1-1-73	
64 78-74	4-28-73	
65 73-117	6-25-73	
66 71-128	10-23-73	
67 78-225	5-15-78	
68 75-225	5-15-78	
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# Update #1: Title 21 Updates Page

**MUNICIPALITY OF ANCHORAGE**

Residents Business Government Public Safety Transportation Job Opportunities ePay Departments

Muni.org > Departments > Planning Development and Public Works > Planning Department > Projects > Title 21 Updates

Title 21 Land Use Code Boards & Commissions Planning Cases Online Projects and Adopted Plans AMATS Applications and Fees More

## Title 21 Updates Page

The purpose of this page is to track proposed updates to Title 21, including those that originate from other departments in the Municipality and the Assembly. See the lower portion of this page for updates which have been completed.

- Check for meeting dates and agendas on the [Municipal Meeting Page](#)
- Check for PZC case information on the [MOA CityView Portal](#).
- Please ensure you are using the most [up-to-date version of the code](#).

This information last updated on 2025-03-17.

Update in Progress	Purpose	Links to project materials	Status
<b>New rezone processes</b>	Allowing more types of rezone processes in order to facilitate implementing the Comprehensive Plan.	<a href="#">AO 2025-40</a>	Will be introduced directly at the <b>March 18, 2025</b> Assembly meeting.
<b>Requiring conditional use for payday loans and pawnshops in certain districts</b>	Change use regulations (Assembly sponsored)	Item <a href="#">10.G.5</a> at the March 18, 2025 Assembly meeting.	Will be introduced directly at the <b>March 18, 2025</b> Assembly meeting.
<b>Correcting code for 3 &amp; 4 dwelling development in R-2 Zones</b>	Fix complicated R-2 height limit rules. Standardize 30' height limit in R-2A and R-2D zones.	<a href="#">PZC Case 2025-0006</a>	Will be introduced directly at the March 18, 2025 Assembly meeting. Heard and <b>Recommended for Approval</b> by PZC on <b>February 3, 2025</b>
<b>Site Access (Driveways, walkways, building frontages, and landscaping)</b>	Fix site access standards from AO 2023-50	<a href="#">PZC Case 2025-0018</a> Staff report now available on the <a href="#">case page</a>	For introduction at a forthcoming Assembly meeting. Heard and <b>Recommended for Approval</b> by PZC on <b>March 3, 2025</b>

# Update #2: 10-year Targeted Comp Plan Update

2020 Policy Type	Item Identifier	2020 Policy #	Staff recommendation	Proposed language from staff	Individual Written comment?	Should this be discussed by the Commission as a group?	
	9.	9. New residential development located within 1/4 mile of the major street at the center of a Transit-Supportive Development Corridor shall achieve an overall average of equal to or greater than 8 dwelling units per acre. Individual lot densities shall be further defined through development of implementation strategies.	Update this policy	"New residential development in Transit-Supportive Development Corridors should support efficient and sustainable transit"			
	10.	10. Mixed-use development is encouraged within Major Employment Centers, Mixed-Use Redevelopment Areas, Town Centers, and Neighborhood Centers. Strategies for mixed-use development include housing needs, compatible non-residential uses, public and open spaces, and multi-modal access.	Update or delete if redundant. Combine with below:	"Mixed use development should be encouraged where appropriate"			
	11.	11. Mixed-density residential development shall be permitted in identified zoning districts provided the development maintains or improves the functional and aesthetic characteristics of the surrounding development and maintains or improves adjacent transportation access and traffic flow.	Update or delete if redundant.	"Mixed use development should be encouraged where appropriate"			
	12.	12. New higher density residential development, including that within Transit-Supportive Development Corridors, shall be accompanied by the following: a) Building and site design standards; b) Access to multi-modal transportation, to include transit, and safe pedestrian facilities; and, c) Adequate public or private open space, parks or other public recreational facilities located on site or in close proximity to the residential developments.	Delete this policy	Use from above:  "New residential development in Transit-Supportive Development Corridors should support efficient and sustainable transit"			
	13.	13. New rural residential subdivisions shall be designed to: a) Maintain the rural character of the area; b) Link to existing adjacent road and trail systems; c) Protect, maintain, or avoid sensitive environmental areas (wetlands, steep slopes, drainageways, unsuitable soils, geohazard areas); and, d) Incorporate wildland fire safety design standards.	Keep as is or consider updating language with a clearer definition of "character".				
	14.	14. Conservation of residential lands for housing is a high community priority. New residential development at densities less than identified in the Neighborhood or District Plans is discouraged. No regulatory action under Title 21 shall result in a conversion of dwelling units or residentially zoned property into commercial or industrial uses unless consistent with an adopted plan.	Update this policy	"Encourage the development of housing in areas where it is desirable. If the zoned housing capacity of one area seems to be reducing, add additional capacity in more desirable areas"			
	15.	15. Accessory housing units shall be allowed in certain residential zones.	Delete this policy—already completed.				
	16.	16. Adopt standards to ensure that new residential development provides for a variety of lot sizes and housing types for a range of households and age groups.	Update this language	"Allow for a variety of lot sizes and housing types for a range of households and age groups. Reform lot size requirements to allow more flexibility"			
	17.	17. Provide incentives for lot consolidation in infill/redevelopment areas in order to improve the design and compatibility of multi-family housing.	Update this language	"Provide flexibility and incentives for lot consolidation or lot splitting to encourage infill development.			
<b>Commercial</b>	18.	18. Strengthen the Central Business District's role as the regional center for commerce, services, finance, arts and culture, government offices, and medium- to high-density residential development.					
	19.	19. Locate municipal, state, and federal administrative offices in the Central Business District.					

Proposed language from staff	Individual Written comment?	Should this be discussed by the Commission as a group?
Commercial development shall be designed to contribute to Anchorage's overall land use and compatibility, traffic use, pedestrian access, and appearance."		
Commercial development shall be designed to contribute to Anchorage's overall land use and compatibility, traffic use, pedestrian access, and appearance."		
Commercial development shall be designed to contribute to Anchorage's overall land use and compatibility, traffic use, pedestrian access, and appearance."		

surrounding neighborhoods. The configuration of shops in the core area is oriented to the street with parking behind the buildings when possible; c) Public facilities including but not limited to: indoor recreational facilities, parks, branch libraries, ice skating arenas, schools, post office, and transit facilities; d) Medium- to high-density residential development in and surrounding the core, consisting of a

# **Update #2: 10-year Targeted Comp Plan Update**

- 1. PZC will review the policies, strategies, and actions of the 2020 Comprehensive Plan and 2040 Land Use Plan to create a consolidated policy guidance document.**
- 2. PZC will not spend a lot of time on the goals of 2020/2040 (those should remain largely unchanged)**
- 3. All discussions will be held at the Planning and Zoning Commission, and all materials available to everyone.**
- 4. At the end of the process, the Planning Department will bring the draft document back to the PZC for review and then the Assembly for discussion and approval.**
- 5. The project may finish sometime around the end of 2025.**

# Update #3: New Rezoning Processes Proposed To Implement the Comp Plan

Submitted by: Chair of the Assembly  
at the request of the Mayor  
Prepared by: Depts. of Planning and Law  
For reading: March 18, 2025

## ANCHORAGE, ALASKA AO No. 2025-40

1 **AN ORDINANCE AMENDING AMC CHAPTER 21.03 TO CREATE TWO NEW**  
2 **REZONING (ZONING MAP AMENDMENT) PROCESSES, INCLUDING A**  
3 **REZONE PROCESS INITIATED BY THE MUNICIPALITY AND AN**  
4 **ABBREVIATED REZONE PROCESS FOR REZONES THAT DO NOT REQUIRE**  
5 **A CHANGE TO THE COMPREHENSIVE PLAN.**

6  
7 **WHEREAS**, the Comprehensive Plan provides policy direction for future land use  
8 decisions, such as rezonings, changes to development regulations, public facility  
9 site selections, and infrastructure investments; the Comprehensive Plan includes  
10 several Assembly-approved plans such as the 2020 Comprehensive Plan, the  
11 Anchorage 2040 Land Use Plan, the 2040 Land Use Plan Map, the Anchorage  
12 Official Zoning Map, as well as neighborhood and district plans; and

13  
14 **WHEREAS**, the Comprehensive Plan calls for a “forward looking approach” to  
15 community growth and redevelopment; and

16  
17 **WHEREAS**, the Anchorage 2040 Land Use Plan Map is the official land use plan  
18 map of the Anchorage Bowl, which provides a guide for future land use; and

19  
20 **WHEREAS**, zoning protects public health, safety, and welfare, as described in AMC  
21 21.01.030; and

22  
23 **WHEREAS**, to ensure predictability and protect property rights, the Anchorage  
24 Municipal Charter requires that the Anchorage Official Zoning Map is consistent with  
25 the Comprehensive Plan, including the Anchorage 2040 Land Use Plan Map; and

26  
27 **WHEREAS**, the Anchorage 2040 Land Use Plan, Goal 1, emphasizes growth and  
28 livability, aiming for an Anchorage that achieves residential and commercial  
29 prosperity, community resilience, and quality of life; and

30  
31 **WHEREAS**, current municipal code places the financial and time burden of  
32 implementing the future land use goals of the Anchorage 2040 Land Use Plan Map  
33 primarily on individual property owners who elect to go through the rezoning process  
34 to change the zoning designation on their properties; and

35  
36 **WHEREAS**, current municipal code does not provide a clear path for Municipality-  
37 led rezones, although the Comprehensive Plan calls for the Municipality to initiate  
38 larger-scale rezones; and

39  
40 **WHEREAS**, similarly, the Anchorage 2040 Land Use Plan Actions 8-4, 9-1, 9-2, and  
41 9-3 call for targeted area rezones, overlays, and area-wide rezones, but the current  
42 municipal code does not currently describe a clear process for the Municipality to  
43 implement these actions; and

creation of new rezoning procedures under AMC Chapter 21.03 Page 2

the creation of new tools for rezones including a clear process for  
individual rezones and a streamlined process for individual rezones that do  
not change the Comprehensive Plan, both of which are detailed in this  
Ordinance. The Ordinance, which is consistent with Title 21, will provide more options for the Municipality to  
implement its plans and achieve its goals, including building more housing; now,

### CITY ASSEMBLY ORDAINS:

Anchorage Municipal Code section 21.03.020 is hereby amended to read  
the remainder of the section is not affected and therefore not set out):

#### 21.03.020 Common Procedures

\*\*\*  
pre-application conferences.  
\*\*\*

##### Applicability.

- a. Required for new applications. A pre-application conference is required prior to submittal of the following types of applications:
  - i. Rezonings (Map Amendments)((SECTION 21.03.160)) except those initiated under AMC 21.03.160L.

##### Community Meetings

##### Purpose

##### Applicability

- a. Types of Applications. The applicant shall hold a community meeting for any of the following types of applications.
  - i. Rezonings (zoning map amendments) except 21.03.160I rezonings that implement the comprehensive plan (or eliminate a special limitation), and 21.03.160L rezonings initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezonings, targeted area rezonings, and overlays.

39  
40  
41  
42

# Update #3: New Rezoning Processes Proposed To Implement the Comp Plan

1. **General Rezone that requires an amendment to the Comprehensive Plan:** unchanged from above.
2. **Overlay Rezone:** unchanged from above.
3. **PCD Rezone:** unchanged from above.
4. **Streamlined Comp Plan implementation rezone (NEW):** Rezoning to implement the comprehensive plan or remove a special limitation (no comprehensive plan amendment required).
5. **Muni-led Targeted Rezones (NEW):** Rezoning initiated by the assembly, the administration, or the planning and zoning commission, such as area wide rezoning, targeted area rezoning, and overlays.

**Questions?**

# Thank you

Daniel.mckenna-foster@anchorageak.gov