



**Municipality of Anchorage**  
**Planning Department**  
**Staff Report Memorandum**



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**Date:** June 10, 2024  
**To:** Planning and Zoning Commission  
**Thru:** *for* Craig H. Lyon, Planning Director *DWL*  
**From:** *TD* Tom Davis, Senior Planner, Long-Range Planning Division  
**Subject:** PZC Case No. 2024-0067, Amendment to the Comprehensive Plan to Allow Implementation of the H.O.M.E. Initiative: Supplementary Recommendations

The Planning Department is providing the following supplementary recommendations to the Planning and Zoning Commission to better assist the Commission with its decision. These recommendations may be amended as the Commission sees fit.

**The Planning and Zoning Commission recommends APPROVAL of Case 2024-0067 subject to the following:**

1. Include amendments to the *Anchorage 2040 Land Use Plan* and neighborhood and district plans to change the area-specific land use plan map designations of the neighborhood and district plans that currently recommend detached single-family-only areas on their land use plan maps, to reflect two dwellings per lot in the lowest density urban land use designation; only adjust the relationship between the *Anchorage 2040 Land Use Plan* and the neighborhood and district plans in ways that maintain their consistency, integrity, importance, and effort expended into drafting them.
2. Include amendments to the *Anchorage 2040 Land Use Plan Map* and the narrative descriptions of its Neighborhoods Land Use Designations in Section 2 of the *Anchorage 2040 Land Use Plan*, so that these Land Use Designations can support the H.O.M.E. Initiative's proposed consolidation of the low-density urban residential zoning districts and allowance for commercial mixed-uses in the medium- and high-density residential zoning districts.
3. Revise and expand the proposed amendments to the implementation Strategies and Actions of both *Anchorage 2020* and the *Anchorage 2040 Land Use Plan* to address the proposed consolidation of residential zoning districts and new community desires and needs for housing.

4. Revise the proposed amendments to maintain the affirmative nature of *Anchorage 2020*, Policy 14, to prevent the conversion of residentially zoned lands into zoning that would permit commercial-only development, because conserving our residential land base is an essential part of increasing housing opportunities.
5. Remove or revise other proposed Policy amendments to *Anchorage 2020* and the *Anchorage 2040 Land Use Plan* that are both unnecessary to support the H.O.M.E. Initiative's Title 21 text amendments and contradictory to maintaining the internal consistency the *Comprehensive Plan*, as discussed in the May 20, 2024, staff report analysis with regard to *Anchorage 2020* Policies 5, 49, and 72, and *Anchorage 2040 Land Use Plan* Policies 1.5, 4.1, 4.4., 7.1., and 7.2.
6. Remove Section 6 from the proposed ordinance so that the areawide rezone to implement the H.O.M.E. Initiative is evaluated and conducted separately (while concurrently) from this *Comprehensive Plan* amendment. Evaluating and acting on each separately, as currently required in Title 21, allows the Commission and the Assembly to consider the merits of each proposed change independently and to take different action on each. For example, the Commission could find that a *Comprehensive Plan* amendment satisfies codified criteria while finding that the concurrent rezoning fails to satisfy the criteria in code or comport with even the amended *Comprehensive Plan*.
7. Provide a revised, more complete version of the public hearing draft H.O.M.E. Initiative *Comprehensive Plan* amendment for review by the Commission and public prior to final consideration. Given the significant magnitude and effects of this *Comprehensive Plan* amendment, comparable to a 10-Year Targeted Plan Review per AMC 21.03.070B.2., the Commission strongly recommends that a more collaborative public process that follows the best practices of the American Planning Association (APA) and International Association of Public Participation (IAP2) be incorporated to better involve the public during the drafting process of the amendment so they feel engaged, empowered, heard, and respected throughout its development.

The language of the supplementary recommendation above is intended to assist the Commissioners in making a motion to recommend approval subject to amendments. If the Commission decides to instead postpone its action until a revised draft *Comprehensive Plan* amendment ordinance can be returned to the Commission for a public hearing and action, the language of amendments 1-7 above could also be applied to a motion to postpone, which could begin with the statement **"Move to postpone Case 2024-0067 to allow the Anchorage Assembly and the ordinance sponsors to revise the draft Comprehensive Plan amendment to bring back to the Commission, subject to the following recommendations:...."**