



**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 *CLW*  
**From:** *TD* Tom Davis, Senior Planner, Long-Range Planning Division  
**Subject:** PZC Case No. 2024-0006, Title 21 Text Amendment, H.O.M.E. Initiative: Supplementary Recommendations

The Planning and Zoning Commission has several options for action on this case, including:

- (a) Recommend APPROVAL;
- (b) Recommend APPROVAL subject to certain modifications;
- (c) Recommend DENIAL; or
- (d) Postpone action until a revised draft ordinance is returned to the Commission.

The Planning Department is providing the following supplementary recommendations to the Planning and Zoning Commission under option (b) above, 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 2024-0006 subject to the following:**

1. Postpone consolidation of the Hillside zoning districts (R-6 through R-10) and changes to their land use regulations as part of the H.O.M.E. Initiative Title 21 text amendment until evaluation of the effects to hazard-prone areas, drinking water availability and quality, wildland fire risk, vehicular access, and other health and safety considerations is completed, and differences in the districts' minimum setbacks are resolved, to inform changes to zoning on the Hillside.
2. Establish code provisions in the H.O.M.E. Initiative Title 21 text amendment to limit or avoid increases in allowed densities in areas with natural or technological hazards, critical environmental areas, or areas with inadequate infrastructure, where such increases would otherwise result from the consolidation of residential zoning districts.
3. Include minimum residential requirements and upper limits to the intensity of allowed commercial and employment uses within the medium and high density Compact Mixed-Residential Districts, to preserve the minimum intended

residential densities and encourage the development to the maximum intended residential densities, minimize potential displacement of existing households, and avoid a net loss of supply of multifamily zoned residential land and housing.

4. Accompany the consolidation of zoning districts that allow more intensive residential or commercial uses into existing residential neighborhoods with improvements to the Title 21 standards for mitigating impacts and nuisances such as glare, noise, traffic, hours of operation, and parking.
5. Postpone the removal of Special Limitations (SLs) as part of the H.O.M.E. Initiative's consolidation of zoning districts until an evaluation of existing SLs imposed on zoning districts is completed, as Special Limitations may be imposed to address numerous factors specifically mentioned in code and it may be appropriate to maintain them under specific circumstances.
6. Provide a revised, more completed version of the public hearing draft H.O.M.E. Initiative Title 21 text amendment for testing and review by the Commission and public prior to final consideration. Given the magnitude and effects of these changes, 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 final drafting and testing process so they feel engaged, empowered, heard, and respected throughout its development.
7. Amend the Official Zoning Map to reflect the consolidated zones and new boundaries of the zoning districts accordingly through an areawide rezoning.
8. Evaluate the need to establish a formal areawide rezone entitlement procedure in the municipal code that will provide an appropriate amount of public notice, public engagement, Department review, and PZC review processes for broad rezones that may affect entire neighborhoods, districts, or the Municipality.

The language of the supplementary recommendation above is intended to assist the Commission in pursuing action option (b) listed at the beginning of this memo—to recommend approval subject to amendments. If the Commission decides to instead pursue option (d)—to postpone action until a revised draft Title 21 text amendment ordinance can be returned to Commission for a public hearing and action—the language of amendments 1- 8 above could also be applied to such a motion as **“Move to postpone Case 2024-0006, to allow the Anchorage Assembly and the ordinance sponsors to revise the draft text amendment to bring back to the Commission, subject to the following recommendations:....”**