



**Municipality of Anchorage**  
Planning Department  
Long-Range Planning Division  
**Memorandum**



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**Date:** June 7, 2019  
**To:** Review Agencies  
**Subject:** PZC Case No. 2019-0079, T21 Amendments to AMCR 21.90 & AMC 21.07  
for 2040 Land Use Plan Action Item 4-6, Private Streets and Residential Driveways

The Planning Department is seeking comments on the Public Hearing Draft of Planning and Zoning Commission Case No. 2019-0079, Title 21 Amendments to the Anchorage Municipal Code of Regulations (AMCR) 21.90 and Anchorage Municipal Code (AMC) Chapters 21.07 and 21.14.

AMCR 21.90, at the time of its adoption, was the overarching regulation intended to guide residential private street development. An Applicability Section, Decision Tree, Table 21.90.002-1, and Example Design Standards are new sections and a new concept to AMCR 21.90. The Applicability Section and Decision Tree will assist in making correct determination early to avoid the need for waivers or other project decision delays. Table 21.90-002-1 contains new "Optional" private street design standards intended to conform to street standards found in Chapter 21.08. "Optional" standards also include the Woonerf Street.

This project helps carry out implementation Action 4-6 of the *Anchorage 2040 Land Use Plan's Goal 4: Housing and Neighborhoods*. It is related to other ongoing code amendment projects and actions that seek to achieve the goals of the *Anchorage 2040 Land Use Plan*.

For more information, visit the project website at: <http://www.muni.org/Planning/2040actions.aspx>

Your comments and recommendations on the Public Hearing Draft will be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission Public Hearing is scheduled for **Monday, July 8, 2019, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations and findings from the Planning and Zoning Commission process will be forwarded to the Assembly, which will also hold a public hearing before taking final action.

Written comments provided by Wednesday, June 26, 2019, will be included in the packet that will go to the Commission before the meeting. Submit comments in the following ways:

**by CityView:** <http://munimaps.muni.org/planning/allcomments.cfm>  
(insert case number 2019-0079)

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

**by fax:** (907) 343-7927

**by mail:** Long-Range Planning Division  
MOA Planning Department  
P.O. Box 196650  
Anchorage, AK 99519-6650

If you have questions, please contact Kristine Bunnell in the Long-Range Planning Division at 343-7993.

**Attachments:** Attachment A: *Public Hearing Draft Recommendations Report - 6/7/19*  
Attachment B: Draft Assembly Ordinance  
Attachment C: What is a Woonerf Street - Design and Standards