

A hypothetical R-2M lot adjacent to a B-1A zoned lot would need to have L2 landscaping, which adds design, planting, and maintenance costs that would not be required from a single-family home or duplex on that same lot. L2 landscaping requirements are included below:

TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE PERIMETER LANDSCAPING REQUIREMENTS			
Visual Enhancement Landscaping (L1)	Minimum average planting bed width: 8 feet as measured for each leg of the perimeter. Minimum planting bed width: 5 feet. No more than one-half the property line length or 50 feet, whichever is less, may have a planting bed width less than 8 feet in width. The maximum bed width used for the calculation of average bed width may not be greater than 12 feet.	Provide 1 tree and 6 shrubs per 20 linear feet of property line requiring visual enhancement landscaping. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.	Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs, through an administrative site plan review. Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required. Trees may be substituted with an equal number of shrubs at 6-foot minimum planting height in utility easements with overhead lines.
Buffer Landscaping (L2)	Minimum average planting bed width shall be 15 feet, with minimum width at any point not less than 10 feet, except as modified by the Optional Design Standards, in which case the overall minimum planting bed width shall be 10 feet.	Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping. At minimum, 1/2 of all trees shall be coniferous. Distribute trees and shrubs evenly along the length of the planting bed. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. If relying on existing vegetation to meet these requirements, use of a site-obscuring or screening fence as an optional design standard is not allowed. All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.	A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width on side or rear property lines, but not along streets or street rights-of-way. The fence shall be situated within or on the edge of the planting bed, except where utilities or existing conditions create a conflict. Trees may be substituted with an equal number of shrubs at 6 feet minimum planting height in utility easements with overhead lines.

The Planning Department proposes to amend AMC 21.07.080E.1.b. to make lots with three and four dwelling units, as well as unit lots in unit lot subdivisions, exempt from site perimeter landscaping requirements. This provides clarity for unit lot subdivisions that might have three or more units in a larger development with a landscaping plan.

While under this proposal, three-family and four-family lots would be exempt from site perimeter landscaping requirements as established in AMC 21.07.080E.1.b. They would still be subject to AMC 21.07.080E.4., which establishes a minimum requirement for trees in new residential developments. This proposed ordinance would not change 21.07.080E.4.b. to exempt three-family and four-family lots that were platted before January 1, 2014.

The Planning Department submitted this case for agency review in May 2026. One change has been made in 21.07.080E.1.b.iv. of the proposed ordinance to fix an error—from “On ~~lease~~ lots” to “On unit lots.”

COMMENTS RECEIVED

Nine agencies commented, and all were either “no comment” or “no objection.”

COMPREHENSIVE PLAN AND OTHER POLICY GUIDANCE

The following goal of the 2020 Comprehensive Plan can be used to support this proposal:

- **2020 Design & Environment Goal:** Housing: A balanced, diverse supply of affordable housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment.

The following action item of the 2040 Land Use Plan can be used to support this proposal:

- **Action 4-10:** Amend Title 21 to reduce restrictions that currently deter construction of compact housing types; and expand provisions that allow for compact housing types, including small-lot housing, cottage houses with shared courtyards, townhouses, and small-scale garden apartments. Determine appropriate measures through a meaningful collaborative public process and make subject to site development standards including standards for neighborhood compatibility.

Assembly Ordinance 2023-103(S) and Assembly Ordinance 2025-33 signaled direction by the Assembly to standardize land use regulations for developments of four dwelling units and fewer.

The Mayor’s 10,000 Homes in 10 Years Strategy calls for removing regulatory barriers to help build and repair housing and unlock housing by increasing permitting speed, efficiency, and predictability.

CRITERIA FOR APPROVAL: AMC 21.03.210D.

Text amendments may be recommended by the Planning and Zoning Commission for approval by the Assembly if it is found that all the following approval criteria have been met:

Criteria	Discussion
1. The proposed amendment will promote the public health, safety, and general welfare;	This proposal would promote additional housing to meet the community’s need for housing, and thus this amendment would help promote public health, safety, and general welfare.
2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title;	This proposal is consistent with the comprehensive plan and would support housing in the MOA, as outlined in the purpose of AMC 21.01.030.
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.	The amendment is desired to help cut red tape to encourage more housing to support the 10,000 Homes in 10 Years Strategy.

RECOMMENDATION

Staff recommends approval of this ordinance.

POTENTIAL FINDINGS OF FACT

1. Removing the site perimeter landscaping requirement for three- and four-dwelling-unit lots can encourage development of more “missing middle” housing in Anchorage.
2. Landscaping requirements in AMC 21.07.080E.4. would still apply to this type of development.
3. This proposal meets the criteria for a Title 21 text amendment change per AMC 21.03.210D.

Attachments: 1. Proposed Updated Draft Ordinance
 2. Original Agency Review Draft Ordinance
 3. Comments Received

Proposed Updated Draft Ordinance

PZC Case No. 2026-0073

**Ordinance Amending Chapter 21.07
Development and Design Standards:
Site Perimeter Landscaping**

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2026-_____

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.07, DEVELOPMENT AND DESIGN STANDARDS.**

(Planning and Zoning Commission Case No. 2026-0073) (All Community Councils)

WHEREAS, the Municipality has been working on streamlining development for four or fewer units for several years; and,

WHEREAS, the Planning Department continues to update the code to align with policy guidance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.07.080, Development and Design Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.080 LANDSCAPING, SCREENING, AND FENCES

*** **

E. Types of Landscaping

*** **

1. Site Perimeter Landscaping Requirements

*** **

b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-5: Minimum Site Perimeter Landscaping, except for the following:

- i. At approved points of pedestrian or vehicle access;
- ii. On individual lots, developed for four dwelling units or fewer INDIVIDUAL SINGLE-FAMILY AND TWO-FAMILY LOTS THAT ARE NOT BEING DEVELOPED AS PART OF A

SUBDIVISION, UNLESS REQUIRED
ELSEWHERE IN THIS TITLE];[AND]

iii. Along alleys; and

iv. On unit lots.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24; AO 2025- 64AA, 6-10-25; AO 2025-125, 12-2-25; AO 2025-131, 12-2-25)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Commission Case No. 2026-0073)

Original Review Draft Ordinance

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SUBDIVISION, UNLESS REQUIRED
ELSEWHERE IN THIS TITLE];

iii. Along alleys; and

iv. On lease lots.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24; AO 2025- 64AA, 6-10-25; AO 2025-125, 12-2-25; AO 2025-131, 12-2-25)

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(Planning and Commission Case No. 2026-0073)

Comments Received

PZC Case No. 2026-0073

**Ordinance Amending Chapter 21.07
Development and Design Standards:
Site Perimeter Landscaping**

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, May 18, 2026 6:58 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has these comments:

2026-0066 – Right of Way supports this project but has no comments at this time.

2026-0072 – A right of way permit will be required for the access. Additions comments may be generated when plans are submitted for review.

2026-0057 – No comments or objections at this time.

2026-0069 – No comments or objections at this time.

2026-0073 – No comments or objections at this time.

2026-0077 – No comments or objections at this time.

2026-0078 – No comments or objections at this time.

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



Anchorage2040

From: Wilson, Karleen K.
Sent: Tuesday, May 19, 2026 2:22 PM
To: Anchorage2040
Cc: Wilson, Karleen K.
Subject: RE: Case 2026-0073 Addressing Review Comments

No comments from MOA Addressing

(sorry I forgot to write that in the last email)

Regards,

Karleen Wilson

Addressing Official

907.343.8168 (desk)

907.343.8466 (shared Addressing)

https://maps.ancgis.com/AGOL_AddressOfficial

From: Wilson, Karleen K. <karleen.wilson@anchorageak.gov>
Sent: Tuesday, May 19, 2026 11:40 AM
To: Anchorage2040 <Anchorage2040@muni.org>
Cc: Wilson, Karleen K. <karleen.wilson@anchorageak.gov>
Subject: Case 2026-0073 Addressing Review Comments

Regards,

Karleen Wilson

Addressing Official

907.343.8168 (desk)

907.343.8466 (shared Addressing)

https://maps.ancgis.com/AGOL_AddressOfficial



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

May 20, 2026

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0069 – Title 21 Amendment (Unit Lot Subdivision)**
- **2026-0073 – Title 21 Amendment (Perimeter landscaping clarification)**
- **2026-0077 – Lot 2 Block 4 – Hacienda Drive Rezone**

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Eisenman", with a stylized flourish at the end.

Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Christopher Post P.E., Acting Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF



**Municipality of Anchorage
Development Services Department
Onsite Water and Wastewater Section**



MEMORANDUM

DATE: 5/28/2026
TO: Current Planning Manager
FROM: Curtis Townsend, On-Site Water and Wastewater Section
SUBJECT: Comments on Cases due June 8, 2026

The On-Site Water & Wastewater Program has reviewed the following cases and has these comments:

2026-0069 Title 21 Text Amendment-Draft AO Unit Lot Subdivisions

No comment

2026-0073 T21 Text Amendment-Draft AO Site Perimeter Landscaping

No comment

2026-0077 Merit Homes, LLC/Chris Petersen-Abbreviated Rezone Lot 2 Blk 4 Abbott Loop Manor

No comment

2026-0078 Girdwood Parks and Recreation/Girdwood Service Area Girdwood Parks Master Plan

No comment

MEMORANDUM

DATE: June 1, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning
Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: July 6, 2026

Agency Comments due: June 8, 2026



AWWU has reviewed the materials and has the following comments:

2026-0073 Request for Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapter 21.07.08, Development and Design Standards.

1. AWWU has no objections to this Title 21 amendment for landscaping on four unit or fewer parcels.

If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to landuse@awwu.biz.





Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: June 3, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0073: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the July 6, 2026 Planning and Zoning Commission hearing:

- 2026-0073 – Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapter 21.07.08, Development and Design Standards.
 - WMS has no comments on or objections to this proposed ordinance.



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: June 3, 2026

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0073 Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a Draft Ordinance amending Anchorage Municipal Code Chapter 21.07.08, Development and Design Standards.

Traffic Engineering has no comment.

Anchorage 2040

From: LaFrance, Paul J.
Sent: Monday, June 8, 2026 9:31 AM
To: Anchorage2040
Subject: RE: 2026-0073 Request for Reviewing Agency Comment

Private Development does not have any comments/objections to Case No. 2026-0073.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Manager
Development Services Department
Municipality of Anchorage
(907) 343-8310*

Public Comments: 2026-0073

Commenter	Email	Phone Number	Submitted
Tony Winsor	anthony.winsor@anchorageak.gov	9073431512	6/8/2026 12:47:46 PM
12001 Business Blvd Rm 131 ANCHORAGE, AK 99577	CBERRRSA has no concerns or comments at this time		