

PLANNED UNIT DEVELOPMENT UPDATES

AO 2024-283(S)

*Meg Zaletel,
Anchorage Assembly*



INTRODUCTION TO THE PUD

- The Planned Unit Development (PUD) is the substantive set of requirements in code that are intended to allow flexibility in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance. AMC 21.07.110
- PUDs are approved through a Conditional Use process. AMC 21.03.080(c)
- A Conditional Use is an entitlement process that requires a public hearing at the Planning and Zoning Commission (PZC) level. Developers are required to provide a significant amount of information for the PZC to consider and approve a PUD through this process.
- The public is provided a chance to comment on the PUD project through the Conditional Use process at the PZC hearing.

WHAT THIS ORDINANCE DOES:

- Eliminates redundancies in the application by removing an extra, unnecessary, and costly layer in the entitlement process by eliminating the need for a wide variety of separate variances to also be applied for.
 - Currently every deviation from a Title 21 standard requires an accompanying variance process that applies separate standards (21.03.240) even though it is usually heard concurrently by PZC or as part of the same case.
- Removes the Special Limitation on underlying zoning designation instead relying on the Conditional Use process to establish any regulatory limits.
- Allows PUD on one acre lots.

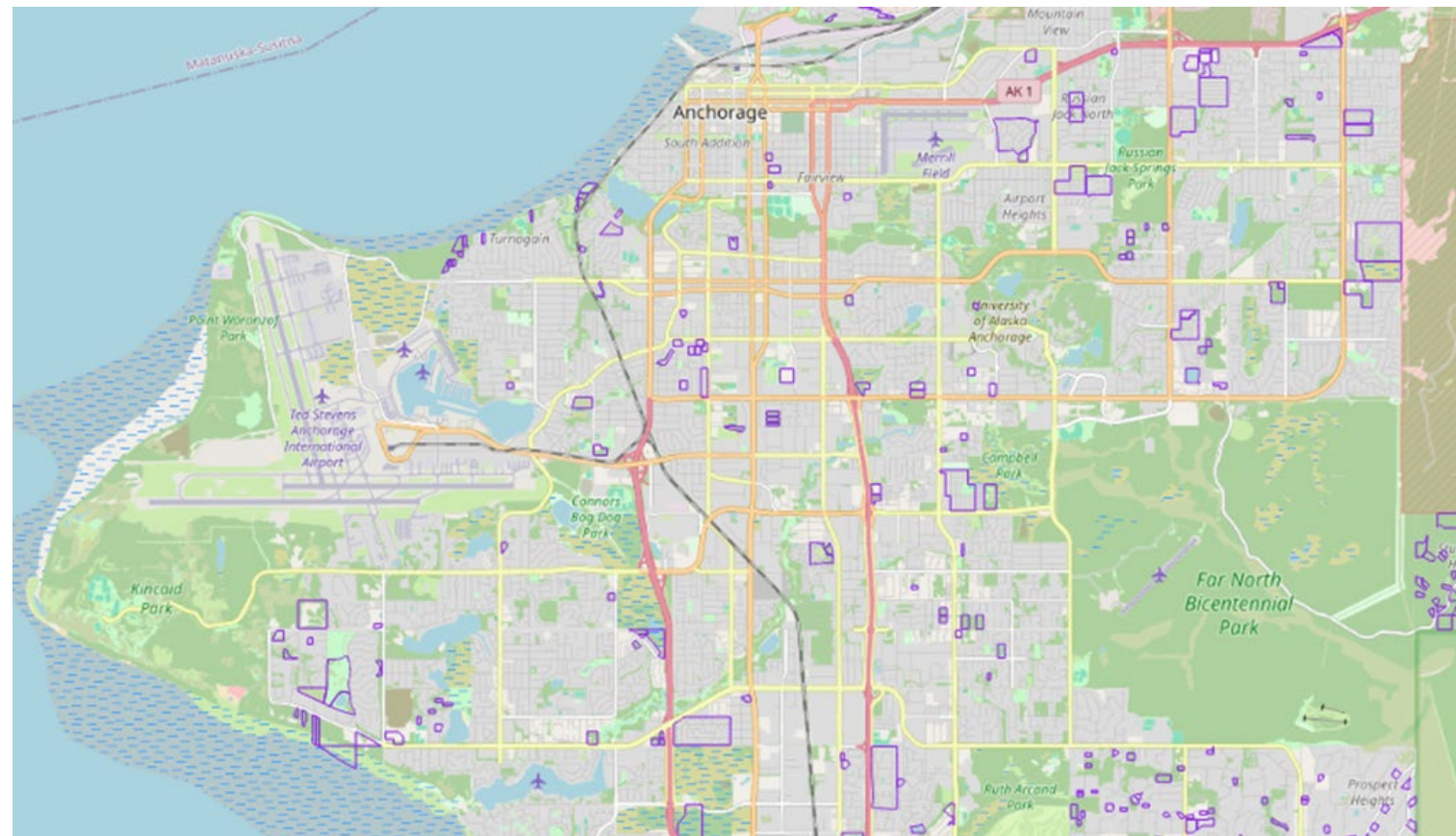
WHAT THIS ORDINANCE DOES:

- ✓ Allows a higher housing unit density than what is currently allowed in the zoning district, promoting a more efficient use of space and reducing development cost.
- ✓ Allows the developer to propose smaller lot sizes than are currently allowed in the zoning district. This can encourage the development of the smaller housing units priced at a more attainable rate that is so desperately needed in Anchorage.
- ✓ Allows the developer to propose different uses, compatible with residential development, but may not currently be allowed in the zoning district. This can encourage mixed-use development within neighborhoods such as Fire Island Bakery.
- ✓ Allows the developer to propose building setbacks and heights different from those currently allowed in the zoning district. This can result in better use of the property and can reduce the cost of each individual housing unit.
- ✓ Allows the developer to propose minor adjustments to other design standards included in Title 21, Chapter 21.07. This can also result in better use of the property, reducing costs of construction.
- ✓ Reduces the private open space requirement to 15%, which is consistent with other zoning districts. Also allows neighboring open space to be considered as part of the open space requirement when a development is surrounded by undeveloped public or private lands. This helps retain developable land within the PUD to be used for housing resulting in lower costs to developer, which will translate as a lower cost to the renter and buyer.

WHAT THIS
ORDINANCE
DOES NOT
DO:

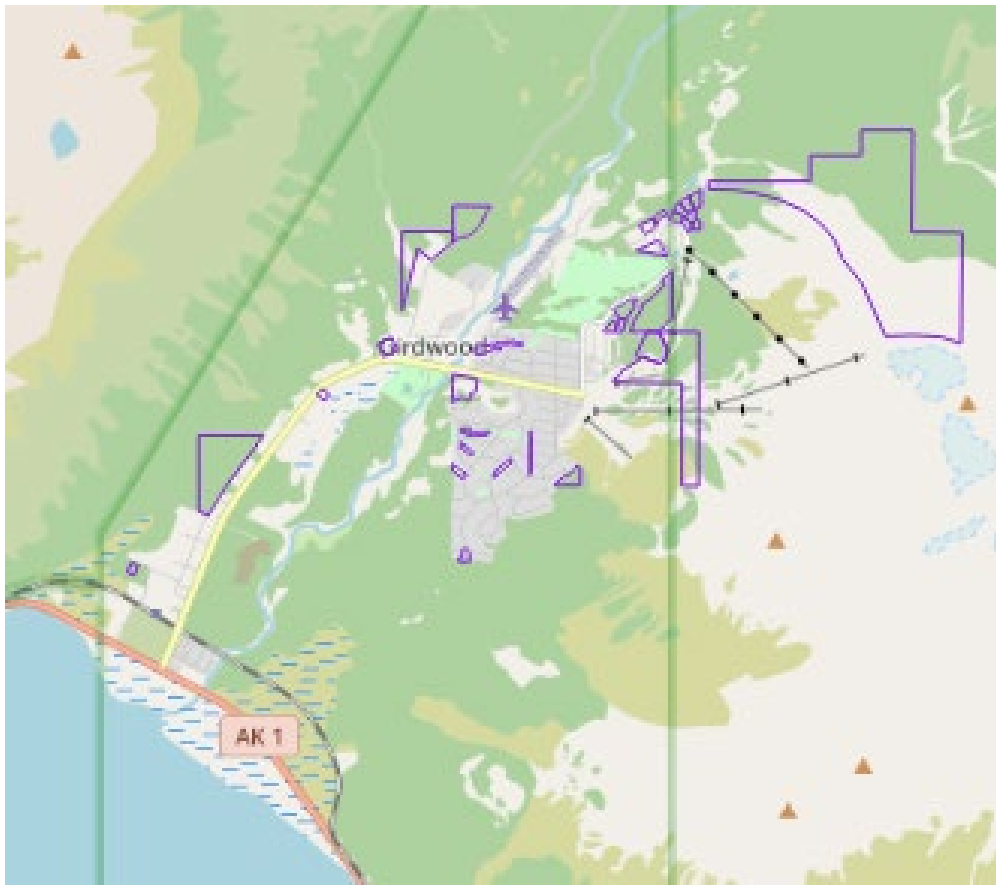
- ✓ This amendment does not limit or change the public process for establishing a PUD.
- ✓ This amendment does not change the requirement for PZC approval through the conditional use process.
- ✓ This amendment does not guarantee that a PUD will be approved.

POTENTIAL IMPACTS OF THE ORDINANCE

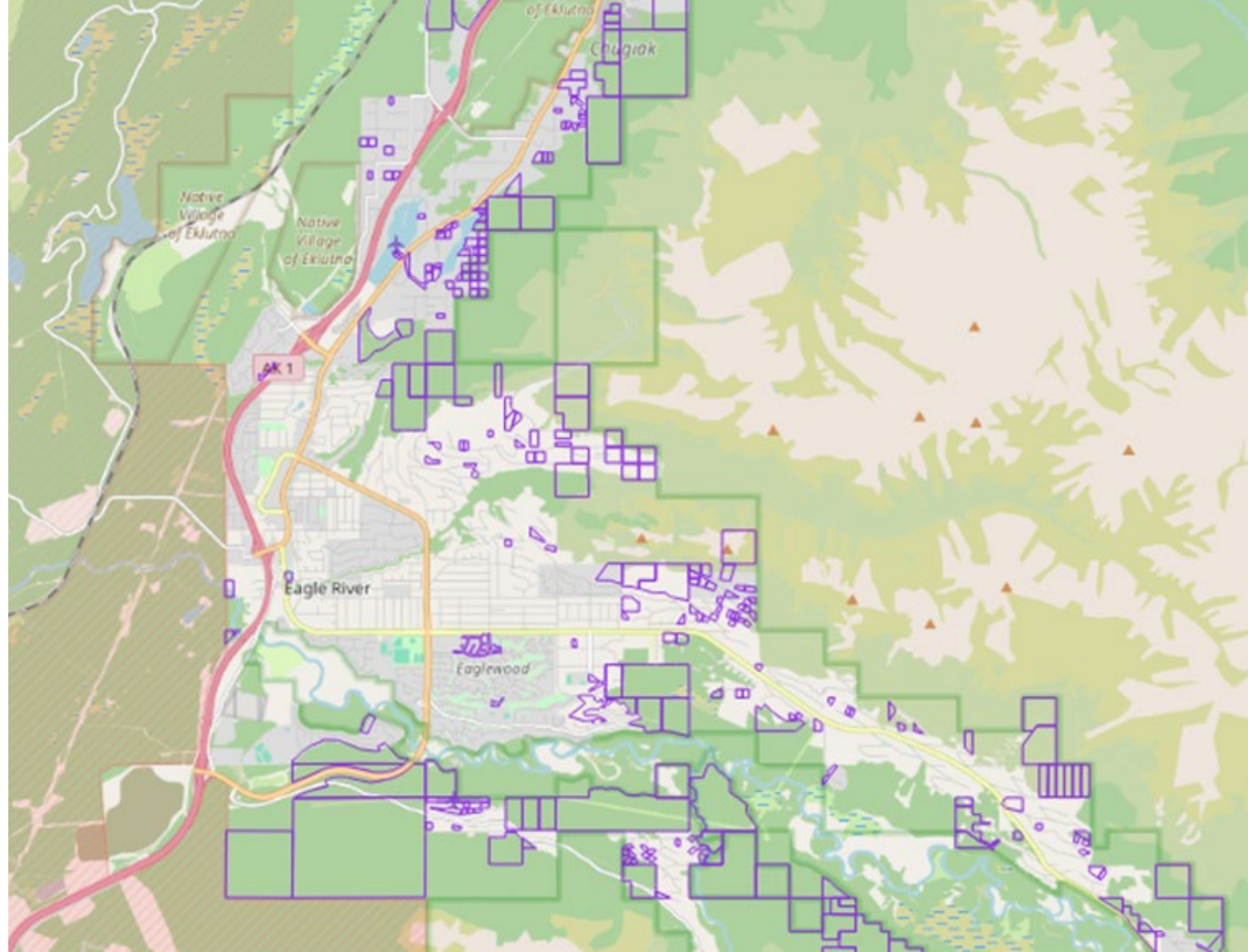


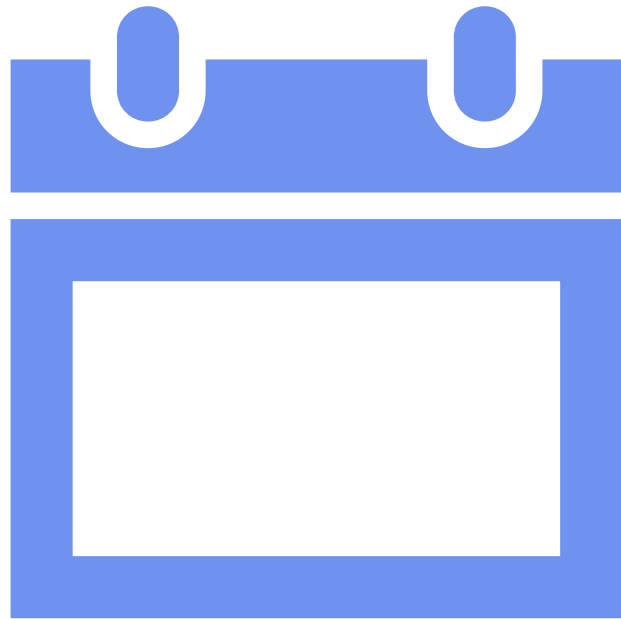
Additional lots (1 acre) that become open for multifamily development including small site infill and mobile home park redevelopment in the Anchorage bowl.

There are a total of 1790 lots that are over one acre zoned residential and vacant or mobile home parks in the MOA.



Girdwood and Eagle River Chugiak potential lots sized one acre, zoned residential and vacant or mobile home parks with potential for development or redevelopment.





PROCESS FOR THIS ORDINANCE

- Introduced on August 27, 2024
- S version introduced on September 24, 2024 – two changes:
 - explicitly waives Planning and Zoning Commission Review; and
 - changes the open space requirement
- Work session on October 3, 2024
- Public Hearing scheduled for October 8, 2024

SUMMARY

- Reducing the entitlement timeline and costs of the PUD process is good for Anchorage. The Assembly has worked long and hard to encourage housing development. This PUD amendment is one more step to secure affordable and market-rate housing in Anchorage.
- This amendment meets Goals 1-5 of the Anchorage Assembly's Housing Action Plan.



ANCHORAGE ASSEMBLY

HOUSING ACTION PLAN

