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Regarding: TSDO/MMHO and Abbreviated Rezone Review

OVERVIEW

This is a short review of rezones from the past six years in relation to the TSDO Version 6, now replaced with the MMHO Overlay (AO No. 2026-85), and the new abbreviated rezone process implemented in 2025.

TSDO/MMHO

TSDO was originally introduced with an ordinance before the Planning and Zoning Commission dated May 23, 2025. Since then twenty-one (21) rezones have been applied for, five (5) of those were rezones initiated by the Municipality or State of Alaska, two (2) by established local developers, one (1) by a first time developer, three (3) by a local landlord, one (1) by a local home builder, and nine (9) by private landowners.

Disregarding the Public MOA or State rezones, ten (10) of these rezones are located in the current TSDO Version 6 area. Six (6) of those rezones, including fifteen (15) parcels of land, would likely have been unnecessary if the TSDO was in effect. So, twenty-nine percent (29%) of the rezones applied for since May 23, 2025 may have been unnecessary with TSDO in effect. Thirty-eight percent (38%) if you disregard public institution initiated rezones.

Additionally, S4 Group, LLC is currently working on five (5) multi-family developments that are not pursuing rezones which would benefit from increased density if TSDO was approved. These projects currently range from eight (8) to thirty-six (36) units each.

Please see the following case by case breakdown for more information.

From a civil infrastructure standpoint, the TSDO/MMHO overlay would not eliminate project-level review for access, utility service, stormwater management, grading, drainage, fire access, or frontage improvements. Individual developments would still need to demonstrate compliance with applicable MOA, AWWU, fire, stormwater, building, and right-of-way requirements. The overlay primarily reduces the need for parcel-by-parcel rezones where the comprehensive plan and corridor policy already support additional housing. In that respect, it can reduce entitlement cost and delay while preserving the technical review needed to confirm that each site can be served.

ABBREVIATED REZONES

The Abbreviated rezone process was approved by AO 2025-40(S) on April 22, 2025. Since then twenty-one (21) rezones have been applied for. Five (5) of those were MOA or State rezones, leaving

sixteen (16) total rezones initiated by private parties. Twelve (12) of those cases were Abbreviated Rezones or seventy-five percent (75%). This is a large uptick in total rezones from past averages. The number of total rezones per year is as follows:

- 2026 rezones: 14
- 2025 rezones: 9
- 2024 rezones: 4
- 2023 rezones: 4
- 2022 rezones: 6
- 2021 rezones: 11
- 2020 rezones: 6

Looking at the individual cases it is clear that the introduction of the abbreviated rezone process has increased not just the number of rezones being applied for, but the number of individuals or small companies applying for rezones. Prior to April 22, 2025 eighty-five percent (85%) of rezones were initiated by large companies, institutions, or developers, twenty-eight (28) out of thirty-three (33), with only fifteen percent (15%) initiated by small private owners. Post April 22, 2025 thirty-eight percent (38%) of rezones were initiated by large companies, institutions, or developers, eight (8) out of twenty-one (21), with sixty-two percent (62%) initiated by small private owners.

Additionally, post April 22, 2025, in roughly one year's time, five (5) rezones were applied for where-in the application represented themselves instead of hiring an experienced company to manage the application process for them. The prior five (5) years had a total of four (4) applicants who represented themselves, each of them an experienced developer. This shows that the simplified abbreviated rezone process has made rezones more approachable and accessible to normal property owners.

Nine (9) out of the twelve (12) abbreviated rezones were for the express purpose of increased housing. Ten (10) if you count Case 2025-0121.

On the other hand, six (6) of the twelve (12) abbreviated rezones applied for since April 22, 2025 may have been unnecessary if the TSDO was in effect since May 23, 2025.

Please see the following case by case breakdown for more information.

REZONE CASES FROM 2020 - JUNE 2026, DESCENDING:

[For the purposes of this review: A developer is a company or individual who subdivides parcels of land into multiple lots with the intent to sell those lots individually. A landlord is a company or individual who builds housing with the intent of renting units to individuals. A home builder is a company or individual who purchases and develops an individual lot with the intent to sell the lot and home. A private property owner is our regular everyday landowner who is living on the property, operating their small business on the property, or looking to sell their property.]

Case 2026-0085 and 2026-0086: Comprehensive Plan Amendment and Rezone from R-5 (Low-Density Residential) to B-3 (General Business), initiated by home owner and resident, represented by S4 Group LLC. Property is inside the TSDO area and the rezone may have been unnecessary if TSDO was in place. Case still in process.

Case 2026-0077: Abbreviated Rezone from R-5 (Low-Density Residential) to R-2D (Two-Family Residential), initiated by a local home builder representing themselves. The intention of the rezone is to allow a duplex to be built. Property is inside the TSDO area and the rezone would have been unnecessary if TSDO was in place. Case still in process.

Case 2026-0065: Abbreviated Rezone from CE-B-3 SL (General Business with Special Limitations) to CE-B-3 (General Business), initiated by the property owner (Mile 5.2 Greenhouse), represented by Lang & Associates, Inc. Intent is to remove the lengthy 2002 special limitations on the site which restricts; the setbacks to 20 feet, building height to 30 feet, the allowed uses, pole mounted signs, etc. Property is outside the TSDO area. Case still in process.

Case 2026-0063: Abbreviated Rezone of three (3) parcels from CE-R-O SL (Residential Office with Special Limitations) to CE-R-3 (Multi-family Residential), initiated by property owner (Extreme Heating & Air), represented by Lang & Associates, Inc. Intent is to remove the 1985 special limitations. Property is outside the TSDO area. Case still in process.

Case 2026-0059: Abbreviated Rezone from R-5 (Low-Density Residential) to R-3 (Mixed Residential), initiated by private landlord, represented by S4 Group, LLC. The intention of the rezone is to build a Tri-plex. Property is inside the TSDO area and the rezone would have been unnecessary if TSDO was in place. Case still in process.

Case 2026-0049: MOA rezone

Case 2026-0041: Abbreviated Rezone of two (2) parcels from R-5 (Low-Density Residential) to R-2M (Mixed Residential), initiated by first time property developer, represented by S4 Group, LLC. The intention of the rezone is to allow for greater density. Property is inside the TSDO area and the rezone would have been unnecessary if TSDO was in place. Case still in process.

Case 2026-0024: MOA rezone

Case 2026-0023: Abbreviated Rezone of four (4) parcels from CE-B-3-SL (General Business with Special Limitations) to CE-RC (Rural Commercial), initiated by a private property owner representing himself. The intention of the rezone is to remove the 1985 special limitations, which prohibit commercial wholesale and commercial retail uses. Property is outside the TSDO area. Case still in process.

Case 2026-0020: Abbreviated Rezone from R-2M (Mixed Residential) to I-1 (Light Industrial), initiated by auto repair shop owners, represented by Scope Permitting and Engineering LLC. The intent of the rezone is to allow for the continued industrial use of the property. Property owner has existing

non-conforming rights, which used to be much easier to obtain than a rezone. A rezone is a more secure long-term solution and the new abbreviated process likely initiated this process. Property is inside the TSDO area, but the rezone would likely still have been pursued if TSDO was in place. Case approved.

Case 2026-0015: State of Alaska rezone

Case 2026-0014: Abbreviated Rezone from CE-B-3 SL (General Business with Special Limitations) to CE-B-3 (General Business), initiated by local developer representing themselves. The intention of the rezone is to remove the 1985 special limitations, which restrict building height to 35 feet, so that petitioner can build a 3-story multi-family residential building. CE-B-3 currently has a 45 foot building height limit. Property is outside the TSDO area. Case approved.

Case 2026-0006 and 2026-0007: Comprehensive Plan Amendment and Rezone two (2) parcels from R-5 (Low-Density Residential) and RO-SL (Residential Office with Special Limitations) to B-3 (General Business), initiated by private property owner, represented by S4 Group, LLC. The intention of the rezone is to commonly zone both parcels to a district that will allow for the continued use as a business. Property is inside the TSDO area, but the rezone may have still been pursued if TSDO was in place. Case in process.

Case 2026-0004: Abbreviated Rezone from R-O (Residential Office) to R-3 (Mixed Residential), initiated by private property owner representing themselves. The intent of the rezone is to build a duplex. Property is directly outside of TSDO, with some surrounding properties included in the current 06/10/26 TSDO map. Rezone would have been unnecessary if TSDO was in effect and the property was included, like its abutting neighbors. Case approved.

Case 2025-0147: Abbreviated Rezone of nine (9) parcels from R-5 (Low-Density Residential) to R-3 (Mixed Residential), initiated by private landlord, represented by S4 Group, LLC. The intention of the rezone is to build a Tri-plex on each lot. Properties are inside the TSDO area and the rezone would have been unnecessary if TSDO was in place. Case approved.

Case 2025-0145: Abbreviated Rezone from R-5 (Low-Density Residential) to R-3 (Mixed Residential), initiated by private landlord, represented by S4 Group, LLC. The intention of the rezone is to build a Tri-plex on the lot. Properties is inside the TSDO area and the rezone would have been unnecessary if TSDO was in place. Case approved.

Case 2025-0131: MOA rezone

Case 2025-0121: Rezone from R-4 SL (Multi-family Residential with Special Limitations) to R-4 (Multi-family Residential), initiated by Cook Inlet Housing Authority, representing themselves. The intent of the rezone is to remove to 1982 special limitations, which required a site plan review and conditional use permit for a housing project that would otherwise be allowed outright in the R-4 district. Petitioner intends to build a 72-unit multi-family development. This case happened when the abbreviated rezone process was new and not yet fully understood. The petitioner was under the impression that they could

remove the special limitation with the abbreviated process. However, as the underlying land use designation did not allow for R-4 zoning, the application required a comprehensive site plan review and was not eligible for the abbreviated process. Which caused confusion and consternation. Property is inside the TSDO area, however the rezone to remove the SL would still have been necessary if TSDO was in place. Case approved.

Case 2025-0098: Abbreviated Rezone from CE-R-10 (Low-Density Residential, Alpine/Slope) to CE-R-7 (Medium-Density Single-Family Residential), initiated by private property owner, represented by S4 Group, LLC. First rezone using the abbreviated rezone process. The intent of the rezone is to allow the subdivision of the 2.6 acre lot into three lots. Property outside of the TSDO area. Case approved.

Case 2025-0096: Public Lands rezone

Case 2025-0085 and 2025-0086: Comprehensive Plan Amendment and Rezone from R-2M (Mixed Residential) to B-3 (General Business), initiated by private property owner, represented by S4 Group, LLC. The intent of the rezone is to commonly zone a small undevelopable lot with two abutting lots so that they could be combined through the platting process. Property is inside the TSDO area, but the rezone would still have been necessary if TSDO was in place. Case approved. Property is currently being considered for multi-family development by a developer.

***TSDO introduced 05/23/2025**

***Abbreviated Rezone process approved 04/22/2025**

Case 2025-0055: Rezone from I-1 (Light Industrial) to (PCD) (Planned Community Development) initiated by Alaska Rail Road, represented by R&M Consultants. Approved.

Case 2025-0019: Rezone six (6) parcels from R-1 (Single-Family Residential) & R-2M (Mixed Residential) to R-3 (Mixed Residential), initiated by a private property owner, represented by Scope Permitting and Engineering LLC. Approved.

Case 2024-0116 and 2024-0117: Comprehensive Plan Amendment and Rezone of two (2) parcels from R-5 (Low-Density Residential) to B-3 (General Business), initiated by private property owner, represented by S4 Group LLC. Approved.

Case 2024-0109: Rezone of eleven (11) parcels from CE-TR (Transition District) to CE-B-3 (General Business), CE-R-3 (Multi-Family Residential) and CE-I-2 (Heavy Industrial), initiated by Eklutna Inc., represented by S4 Group LLC. Approved.

Case 2024-0088: Rezone from PLI (Public Lands and Institutions) to B-2C (Central Business), initiated by Southcentral Foundation, represented by DOWL. Approved.

Case 2024-0013: MOA Rezone

Case 2023-0130 and 2023-0131: Comprehensive Plan Amendment and Rezone from B-3 SL (General Business with Special Limitations) to R-3 (Mixed Residential), initiated by AWN Tower Company, represented by Scope Permitting and Engineering LLC. Approved. Inside the TSDO area.

Case 2023-0096 and 2023-0097: Comprehensive Plan Amendment and Rezone of three (3) parcels from R-5 (Low-Density Residential) to B-3 (General Business), initiated by a local developer, represented by Capricorm. Approved.

Case 2023-0083: Rezone from R-3 (Mixed Residential) to B-3 (General Business), initiated by private property owner, represented by S4 Group LLC. Approved.

Case 2023-0020 and 2023-0024: Comprehensive Plan Amendment and Rezone from R-2M SL (Mixed Residential with Special Limitations) to R-3 (Mixed Residential), initiated by a local developer, represented by the Boutet Company. Approved.

Case 2022-071: Rezone from R-2M (Mixed Residential) to I-1 (Light Industrial), initiated by private property owners, represented by themselves. Approved.

Case 2022-00021: Rezone from B-1B SL (Community Business with Special Limitations) to B-3 SL (General Business with Special Limitations), initiated by U-Haul, represented by DOWL. Approved.

Case 2022-0020: Rezone from R-1 (Single-Family Residential) to R-3 (Mixed Residential), initiated by a local developer representing themselves. Approved.

Case 2022-0018: Rezone from R-4 (Multi-family Residential) to B-3 (General Business), initiated by Bear Tooth Theater, represented by DOWL. Approved.

Case 2022-0013: Rezone from CE-B-3 SL (General Business with Special Limitations) to CE-B-3 (General Business), initiated by a cell tower company, represented by an individual. Approved.

Case 2022-0002: Rezone from R-1A (Single-Family Residential) to PLI (Public Lands and Institutions), initiated by Anchorage Sand & Gravel, represented by S4 Group LLC. Approved.

Case 2021-0113 and 2021-0114: Comprehensive Plan Amendment and Rezone from R-2A SL (Two-Family Residential with Special Limitations) and R-4 SL (Multi-family Residential with Special Limitations) to R-4 (Multi-Family Residential), initiated by private landlord, represented by S4 Group LLC. Approved.

Case 2021-0087: Rezone from I-1 SL (Light Industrial with Special Limitations) and R-O SL (Residential Office with Special Limitations) to B-3 (General Business), initiated by Cook Inlet Tribal Council, representing themselves. Approved.

Case 2021-0067: Rezone from gR-4 SL to gR-4, initiated by a property developer, represented by The Boutet Company. Denied.

Case 2021-0066: Rezone from CE-PLI (Public Lands and Institutions) to CE-R-6 (Low-Density Residential), initiated by local property developer representing themselves. Approved.

Case 2021-0064 and 2021-065: Comprehensive Plan Amendment and Rezone from R-2M (Mixed Residential) to B-1B SL (Community Business with Special Limitations), initiated by local corporation, represented by F.R. Bell & Associates. Approved.

Case 2021-0057 and 2021-0058: MOA Comprehensive Plan Amendment and Rezone

Case 2021-0052: MOA Parks Rezone

Case 2021-0032: Rezone from I-1 (Light Industrial) to I-2 (Heavy Industrial), initiated by a construction company, represented by DOWL. Approved.

Case 2021-0010: Rezone from R-2M (Mixed Residential) and B-3 (General Business) to R-4A (Multi-family Mixed Use), initiated by local developer, represented by S4 Group LLC. Approved.

Case 2021-0007 and 2021-0008: Comprehensive Plan Amendment and Rezone from R-6 (Low-Density Residential) to R-7 SL (Single-Family Residential with Special Limitations), initiated by local developer, represented by S4 Group LLC. Approved.

Case 2021-0003 and 2021-0004: MOA Comprehensive Plan Amendment and Rezone

Case 2020-0120: Rezone from B-3 (General Business) to I-1 (Light Industrial), initiated by U-Haul Company of Alaska, represented by R&M Consultants. Approved.

Case 2020-0118: Rezone from multiple zoning districts to B-3 (General Business) and R-4 SL (Multi-family Residential with Special Limitations), initiated by a developer, represented by Debenham LLC. Approved.

Case 2020-0093: Rezone from CE-PCD (Planned Community Development) to CE-R-10 (Low-Density Residential, Alpine/Slope), initiated by Eklutna Inc., represented by S4 Group LLC. Approved.

Case 2020-0037: Rezone from CE-PLI (Public Lands and Institutions) to CE-R-2M (Mixed Residential), initiated by local developer, represented by S4 Group LLC. Approved.

Case 2020-0036: Rezone from B-3 SL (General Business with Special Limitations) to B-3 (General Business), initiated by a local company, represented by a local company. Approved.

Case 2020-0014: Rezone from PLI SL (Public Lands and Institutions with Special Limitations) to B-3 (General Business), initiated by Southcentral Foundation, represented by R&M Consultants. Approved.