



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



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**Date:** February 22, 2021  
**To:** Review Agencies  
**Subject:** PZC Case No. 2021-0039, An Amendment to Title 21, Adding Small Area Implementation Plans as a New Element of Chapter 3, Review and Approval Procedures

The Planning Department is seeking comments on the Public Hearing Draft of Planning and Zoning Commission Case No. 2021-0039, which incorporates Small Area Implementation Plans (SAIPs) as a new item in the Master Planning section of Title 21, Chapter 21.03: Review and Approval Procedures.

Small Area Implementation Plans represent an essential implementation strategy for the *Anchorage 2040 Land Use Plan*. SAIPs were first introduced as a new planning tool in the *East Anchorage District Plan*. These plans address master planning for smaller scale projects, especially for redevelopment activities in strategic areas challenged by development constraints that may also require public assistance. This ordinance only applies to the Anchorage Bowl.

This project helps carry out implementation Action 2-11 of the *Anchorage 2040 Land Use Plan's Goal 2: Infill and redevelopment meets the housing and employment needs of residents and businesses in Anchorage*. It is related to other ongoing and planned 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, May 3, 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, April 16, 2021, 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 **2021-0039**)

**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 Thede Tobish, Senior Planner, in the Long-Range Planning Division at 343-7918.

Attachments: 1. SAIP Background Information  
2. Draft Small Area Implementation Plan Assembly Ordinance  
3. Small Area Implementation Plan Annotated Ordinance