



# Municipality of Anchorage

## Planning Department

### Memorandum



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**Date:** September 3, 2021

**To:** Anchorage Community and Review Agencies

**Subject:** PZC Case No. 2021-0111, Title 21 Text Amendment to the R-2 Zoning Districts Height and Bulk Standards: Request for Public Comments

The Planning Department is seeking comments on the Public Hearing Draft of Planning and Zoning Commission Case No. 2021-0111, a proposed amendment to the building height and bulk regulations in the R-2A, R-2D, and R-2M residential zoning districts (R-2 districts). This is a text amendment to the regulations in Anchorage Municipal Code Title 21 Zoning Ordinance (Title 21).

This project helps carry out implementation Action 4-4 of the *Anchorage 2040 Land Use Plan's Goal 4: Neighborhood Housing*. It is related to other ongoing and planned Title 21 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, November 1, 2021, 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 October 15, 2021, will be included in the case packet that will go to the Commission before the November 1 meeting. Comments received after October 15 will go to the Commission by November 1 as a supplementary packet. Submit written comments in the following ways:

**by CityView:** <http://munimaps.muni.org/planning/allcomments.cfm>  
(insert case number **2021-0111**)

**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 Tom Davis, Senior Planner, in the Long-Range Planning Division at 343-7916.

Attachments: 1. Project Background and Description  
2. Draft Assembly Ordinance  
3. Draft Zoning Code Amendment Language (Annotated)