

## Why does the Muni need new rezone tools now?

Anchorage Assembly Ordinance 2025-40 creates two streamlined rezone processes to help achieve the vision expressed in the Comprehensive Plan, the Assembly's Housing Strategic Plan, and in the Mayor's 10,000 Homes in Ten Years strategy. Obstacles to implementing these policy documents include:

- A single rezone can take between 5 and 7 months and can cost tens of thousands of dollars in application and consultant fees.
- The extended process also costs the Muni in staff time for lengthy staff reports and reviews.
- Although the Comprehensive Plan calls for a number of large area rezones, current processes place the burden of implementing the plan onto individual property owners to update zoning designations piece by piece.

## What would the full set of rezone tools look like as proposed?

1. General Rezone with Amendment to the Comprehensive Plan: unchanged from the current process.
2. Overlay Rezone: unchanged from the current process.
3. Planned Community Development (PCD) Rezone: unchanged from the current process.
4. **Streamlined Implementation Rezone (NEW)**: These are rezones which do not require an amendment to the comprehensive plan. This includes rezones that update zoning designations to those already planned in the land use plan, or rezones which remove a special limitation.
5. **Muni-led Targeted Rezones (NEW)**: Rezones initiated by the Assembly, the Administration, or the Planning and Zoning Commission, such as area wide rezonings, targeted area rezonings. These are rezones which do not require an amendment to the comprehensive plan. (Note that this tool could not be used for rezones for small, individual lots, but rather only for larger areas.)

## How are these new tools different?

The **Streamlined Implementation Rezone** and the **Muni-led Targeted Rezones** are very similar in procedure except for some notice requirements. Both require public notice within the affected area and notification of appropriate community councils. Both allow the same opportunities for feedback through written comment and testimony at both Planning and Zoning Commission and Assembly meetings. Differences:

- **Streamlined Implementation Rezone**
  - Allows more types of lots to be rezoned by reducing the minimum lot size from 1.75 acres to 21,000 feet.
  - Requires written notice to neighbors, notice to impacted community councils, and public meetings at PZC and the Assembly, but waives an additional “public meeting” requirement, on the basis that the Comprehensive Plan itself went through a robust public process.

## AO 2025-40 NEW TOOLS FOR REZONING FAQ

- **Muni-led Targeted Rezone**
  - Can only be used by the Assembly, Administration, or Planning and Zoning Commission.
  - Cannot be used to provide benefits to one individual.
  - Although it does not require physical posting of a poster on the property announcing the rezone, it does require that the Muni notify property owners and publish the intent to rezone in a public place.

## What are some real-world examples of projects that would benefit from the new rezone procedures?

### **Streamlined Implementation Rezone**

A landowner holds property in an area the Comprehensive Plan has designated for multifamily residential but their property is currently zoned for retail office development, which makes it difficult to add housing. The Streamlined Implementation rezone would allow them to rezone their property to allow them to convert empty office space into full homes.

### **Muni-led Rezone**

Many parks across the Muni are currently zoned for residential districts. The Comprehensive plan calls rezoning these parks to the “PR” (Parks and Recreation) district. Existing code does not provide a clear means for the Muni to complete these rezones. This new process would allow the Muni to zone our parks as parks.

## Does this reduce public involvement?

All rezone proposals will still provide opportunities for public input at the community councils, the Planning and Zoning Commission, and the Assembly. Our plans are the result of robust public involvement, these two new processes will help us implement those plans.

## Why is there an “S” Version?

Changes in the s version are largely meant to fix technical errors. But it does also incorporate one substantive change based on community feedback. Currently, neighbors or other impacted persons can protest rezones. This protest adds some additional process, including requiring a vote of 8 (rather than 7) Assembly members. The original version had removed the protest option for both new processes. Based on community feedback, the s-version adds the ability to protest back to streamlined implementation rezones.

# Zoning Reform

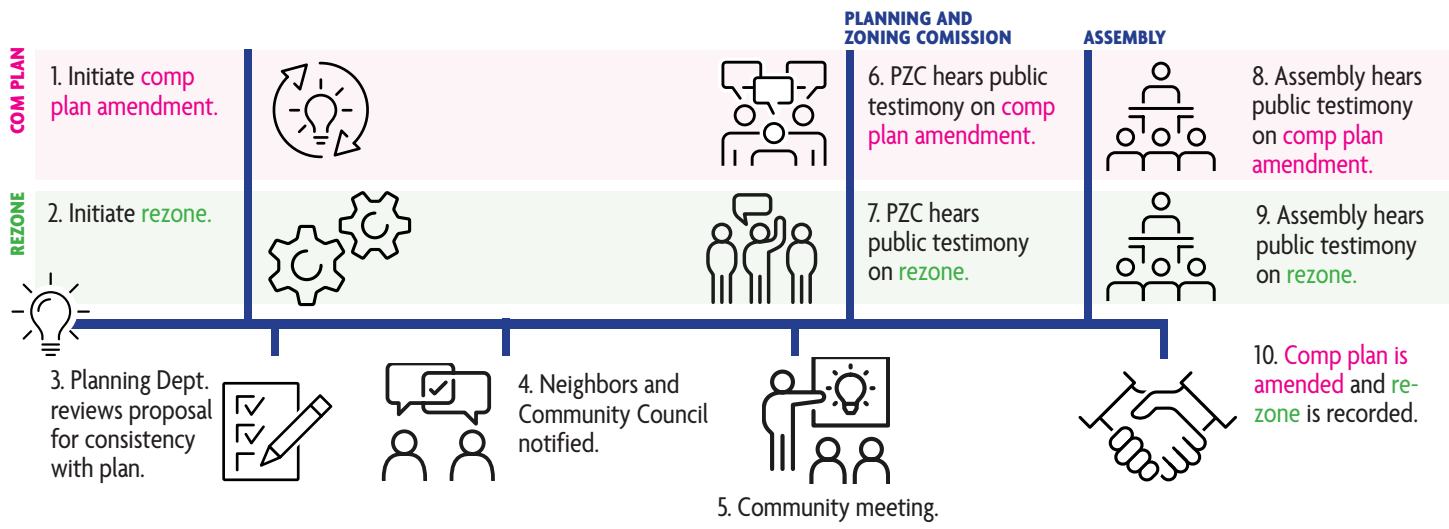
April 15, 2025



## CURRENT PROCESSES

~7 MONTHS

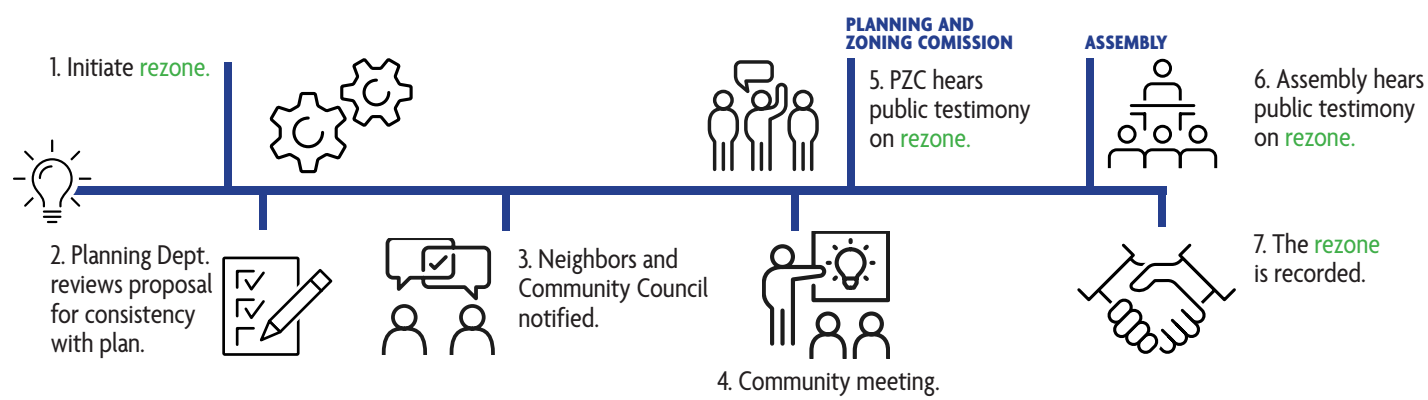
### 1. General Rezone (with comp plan amendment)



When a rezone **DOES NOT** align with the community's vision for the future as noted in the comp plan, the comp plan *has to be amended* prior to approval of the rezone.

~7 MONTHS

### 2. General Rezone (without comp plan amendment)



Currently, when a rezone **DOES** align with the community's vision as noted in the comp plan, there is no need for a comp plan amendment, but the rezone *still takes* approximately seven months.

## PROPOSED PROCESSES

~4 MONTHS

### 3. Streamlined implementation rezones.



When a rezone **DOES** align with the community's vision for the future as noted in the comp plan, the community has already voiced support for that type of rezone in that location during the comprehensive plan and land use planning process. With fewer steps, this proposed change allows for a more efficient process to implement the plan, saving the Municipality staff time and expense.

VARIABLE

### 4. Muni-initiated rezones.



Currently, there's no mechanism for the Municipality of Anchorage to initiate a rezone on its own. Having a process to initiate rezoning would give the administration and Planning and Zoning an important tool to proactively solve zoning issues and meet community needs.