

NOTICE OF PUBLIC HEARING: Monday, March 1, 2021

The Planning and Zoning Commission will consider the following:

CASE: 2021-0025

PETITIONER: Municipality of Anchorage – Planning Department

REQUEST: Text Amendments to AMC 21.05.010E., Table of Allowed Uses-Residential, Commercial, Industrial, and other Districts, and to AMC 21.05.040C.5., Use-Specific Standards, to allow the use-type "Homeless and Transient Shelter" in the B-3 (General Business) District, as a Conditional Use and to create Use Specific Standards.

COMMUNITY All Community Councils, CERAB

COUNCIL(S):

New Public Hearing Process: The Planning and Zoning Commission will hold a **remote** public hearing on the matter stated above no earlier than 6:30 pm on March 1, 2021. The hearing will be broadcast live on both Channel 9 and at <http://www.muni.org/watchnow>. To provide verbal testimony, email PlanningTestimony@anchorageak.gov by 2:00 p.m. the day of the meeting with your name, phone number, and requested agenda item(s). The subject line should read "Phone Testimony". The Secretary will phone you during the public hearing at the number you provide. Individuals will have 3 minutes to testify, and representatives of groups will have 5 minutes. While remote participation is strongly encouraged, limited in-person attendance is permitted in accordance with emergency orders.

If you would like to comment on the petition, this form may be used for your convenience. Mailing Address: Municipality of Anchorage, Planning Department, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call 343-7943; FAX 343-7927. Case information may be viewed online at <http://www.muni.org/CityViewPortal>. Written comments on public hearing cases will be accepted up until 1:00 p.m. on the last business day before the meeting date. After that time, anyone wishing to submit comments must attend the meeting to testify at the public hearing.

**ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT www.muni.org/watchnow.
FOR AUXILLARY AIDS, SERVICES, OR SPECIAL MODIFICATIONS TO PARTICIPATE, PLEASE CONTACT THE MEETING
SECRETARY TO REQUEST REASONABLE ACCOMMODATIONS AT 343-7576; FAX 343-7927**

Municipality of Anchorage

MEMORANDUM

DATE: January 4, 2021
TO: All Community Councils
THRU: Michelle J. McNulty, AICP, Planning Director
FROM: *FM* Francis McLaughlin and Elizabeth Appleby, Senior Planners
SUBJECT: Title 21 Text Amendment to the Table of Allowed Uses and Homeless and Transient Shelter

With this memorandum, the Planning Director wishes to notify all community councils that the Planning Department will initiate a text amendment to Anchorage Municipal Code (AMC) Title 21 Land Use Planning Regulations, in accordance with AMC 21.03.210, Title 21 - Text Amendments.

Enclosed is the draft ordinance which amends:

- AMC 21.05.010, Table of Allowed Uses
- AMC 21.05.040C.5., Homeless and Transient Shelter

These amendments address the prohibition of homeless and transient shelters from all zoning districts except as a conditional use in the PLI, public lands and institutions district. The unintended consequence of only allowing this use in one zoning district is that there is limited availability for land outside of existing shelter locations and consequently insufficient bed space to meet community need. The Department proposes also allowing homeless and transient shelters as a conditional use in the B-3, general business district. The B-3 zoning district is located on major street corridors with good access to public transit.

This ordinance also creates new use-specific requirements for homeless and transient shelters. There are currently no use-specific standards in Anchorage Municipal Code. Proposed use standards include a 500-foot separation distance between shelters, location within a quarter mile of non-commuter public transit routes unless alternate transport is provided, and provision of on-site storage space for shelter guests.

Homeless and transient shelters would only be allowed by conditional use approval, which is a process that requires a community meeting with the neighborhood and approval by the Planning and Zoning Commission after holding a public hearing. In addition to meeting use-specific standards, nine approval criteria must be met for conditional use approval.

Please contact Francis McLaughlin at francis.mclaughlin@anchorageak.gov or at (907) 343-8003 or Elizabeth Appleby at elizabeth.appleby@anchorageak.gov or at (907) 343-7925 with questions/comments on the proposed changes.