

# MUNICIPALITY OF ANCHORAGE

## PLANNING AND ZONING COMMISSION

### A G E N D A

Assembly Chambers

Z.J. Loussac Library  
3600 Denali Street  
Anchorage, Alaska

December 8, 2025  
6:30 P.M.



Andre Spinelli, Chair  
Radhika Krishna, Vice Chair

The Planning and Zoning Commission encourages anyone wishing to provide public testimony via telephone to email **PlanningPhoneTestimony@anchorageak.gov** by 2:00 p.m. the day of the meeting. Please provide your Name, Phone Number, and Agenda Item Number/Title for which you wish to provide testimony. The Subject Line should read "Phone Testimony". The Secretary will phone you at the number you have provided. You will have 3 minutes to provide testimony on each item you wish to speak on or 5 minutes for group representatives. **PLEASE DO NOT EMAIL CASE COMMENTS TO THIS EMAIL ADDRESS**

**ALL DOCUMENTS LISTED ON THIS AGENDA ARE AVAILABLE ONLINE AT [www.muni.org/watchnow](http://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**

**Planning and Zoning Commission**  
**December 08, 2025**

The procedure by which the public may speak to the Commission at its meeting is:

- 1) After the staff presentation is completed on public hearing items, the Chair will ask for public testimony on the issue.
- 2) Persons who wish to testify will follow the time limits established in the Commission Rules of Procedure.
  - a. Petitioners (including all his/her representatives) - 10 minutes. (Part of this time may be reserved for rebuttal.)
  - b. Representatives of groups (community councils, PTA's etc.) - 5 minutes.
  - c. Individuals - 3 minutes.
- 3) When your testimony is complete you may be asked questions by the Commission. You may only testify once on any issue unless questioned by the Commission.
- 4) Any party of interest wishing to appeal shall first file with the planning director, within seven (7) days of the commission's decision made on the record, a written notice of intent to appeal, in accordance with AMC 21.03.050A.4.a. Commission recommendations to the Anchorage Assembly are not appealable.

Following approval of the written findings of fact and decision, any party of interest may, within twenty (20) days, file an appeal by filing a notice of appeal, and paying the appeal fee and deposit in accordance with section (21.03.050). The notice of appeal must be filed with the planning director on a form prescribed by the municipality. If the appellant is not the applicant, the appellant's notice of appeal shall include proof of service on the applicant.

Revised: 11/4/25

**Planning and Zoning Commission  
December 08, 2025**

**A. ROLL CALL**

**B. MINUTES**

1. **Monday, November 3, 2025**

**C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS**

1. **Disclosures**

**D. CONSENT AGENDA**

1. **Resolutions for Approval**

- a. Resolution: 2025-032 Related Case: 2025-0022  
Purpose: APPROVAL (CF)  
Review by Planning and Zoning Commission of the Mirror Lake/Edmonds Lake Park Master Plan (Public Hearing Draft August 2025).
- b. Resolution: 2025-033 Related Case: 2025-0121  
Purpose: APPROVAL (AG)  
Review and Recommendation by Planning and Zoning Commission to rezone a tract of land from R-4 SL (Multifamily Residential) District with Special Limitations to R-4 (Multifamily Residential) District.

2. **Introduction for Public Hearings**

3. **Site / Landscape Plan Approval**

4. **Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

5. **Other**

**E. UNFINISHED BUSINESS AND ACTIONS OF PUBLIC HEARINGS**

**F. REGULAR AGENDA**

1. **Resolutions for Approval**

2. **Introduction for Public Hearings**

3. **Site / Landscape Plan Approval**

4. **Time Extensions; Expedited Hearing Requests; Minor Conditional Use Amendments**

5. **Other**

**G. PUBLIC HEARINGS**

**Planning and Zoning Commission**  
**December 08, 2025**

- 1. CASE: 2025-0131 (LB)**  
**PETITIONER:** Municipality of Anchorage - Long Range Planning  
**REQUEST:** Review and Recommendation by Planning & Zoning Commission of an ordinance amending the Zoning Map and providing rezoning for various parcels from B-2A (Central Business District Core), B-2C (Central Business District Periphery), B-3 (General Business), B-3-SL (General Business with special limitations), I-1 (Light Industrial), I-2 (Heavy Industrial), PCD (Planned Community Development), PLI (Public Lands and Institutions), PLI-P, PLI-SL, R-1 (Single-Family Residential), R-2A (Two-Family Residential, larger lot), R-2A-SL (Two-Family Residential, larger lot with special limitations), R-2D (Two-Family Residential), R-2M (Mixed Residential), R-2M-SL (Mixed Residential with special limitations), R-3 (Mixed Residential), R-3-SL (Mixed Residential with special limitations), R-4 (Multifamily Residential), R-5 (Low-Density Residential), R-6 (Low-Density Residential, 1 acre), R-7 (Single-Family Residential, 20K), R-8 (Low-Density Residential, 4 acres), R-9 (Low-Density Residential, 2 acres), and R-10-SL (Low-Density Residential, Alpine/Slope) respectively, to PR (Parks and Recreation) in Anchorage.  
**TOTAL AREA:** 8860.42 acres  
**LOCATION:** Various locations. Link to interactive map:  
<https://muniorg.maps.arcgis.com/apps/mapviewer/index.html?webmap=9aa0118dfb4a4aa49fe9d1aaaba23409>  
**SITE ADDRESS:** Various sites  
**CURRENT ZONE:** B-2A, B-2C, B-3, B-3-SL, I-1, I-2, PCD, PLI, PLI-P, PLI-SL, R-1, R-2A, R-2A-SL, R-2D, R-2M, R-2M-SL, R-3, R-3-SL, R-4, R-5, T-6, R-7, R-8, R-9, and R-10-SL  
**COMMUNITY COUNCIL(S):** All Community Councils, CBERRRSA Board of Supervisors, CERAB
- 2. CASE: 2025-0146 (LB)**  
**PETITIONER:** Municipality of Anchorage - Long Range Planning  
**REQUEST:** Review and Recommendation by Planning & Zoning Commission of an ordinance amending the Anchorage 2040 Land Use Plan, land use map classification of various parcels from Large-Lot Residential, Single-Family and Two-Family, Compact Mixed Residential - Low, Compact Mixed Residential - Medium, Urban Residential - High, and Park or Natural Area to Compact Mixed Residential - Low, Urban Residential - High, and Park or Natural Area.  
**TOTAL AREA:** 27.66 acres  
**LOCATION:** Various locations. Link to interactive map:  
<https://muniorg.maps.arcgis.com/apps/mapviewer/index.html?webmap=9aa0118dfb4a4aa49fe9d1aaaba23409>  
**SITE ADDRESS:** Various sites  
**CURRENT ZONE:** R-2M (Mixed Residential), R-3 (Mixed Residential), R-4 (Multifamily Residential), R-1 (Single-Family Residential), R-2D (Two-Family Residential), R-1A (Single-Family Residential (larger lot)), R-2A (Two-Family Residential (larger lot)), R-4 (Multifamily Residential), PLI (Public Lands and Institutions), R-7 (Single-Family Residential (20K)), R-6 (Low-Density Residential (1 acre), and PCD (Planned Community Development)  
**COMMUNITY COUNCIL(S):** All Community Councils

**H. APPEARANCE REQUEST**

**Planning and Zoning Commission  
December 08, 2025**

**I. REPORTS**

- 1. Chair**
- 2. Secretary**
- 3. Committee**

**J. TITLE 21 DISCUSSION**

**K. COMMISSIONERS' COMMENTS**

**L. ADJOURNMENT**

## PLANNING AND ZONING COMMISSION

### **Written Comments Submitted After Case Packets are Finalized**

Written comments on cases before the Planning and Zoning Commission will be accepted up until 1:00 p.m. on the last business day (usually a Friday) before the day of a Commission meeting at which the case is being heard. If the applicant or a member of the public wishes to submit comments after 1:00 p.m. on the last business day (usually a Friday) before the day of the meeting at which the case is heard, they must attend the meeting to testify at the public hearing. Any written comments presented at the meeting shall be in accordance with the **Late Public Hearing Submittal Policy** below.

Effective August 12, 2013

### **Late Public Hearing Submittal Policy**

The Commission may reject the submittal of voluminous information or material amendments from the public at a public hearing. Maps, graphics, photographs, and no more than two pages of type-written information will be allowed. In its discretion, the Commission may choose to accept submittal(s) or amendment(s). If a public commenter insists that the submittal(s) or amendment(s) is critical to the case, the Commission may, in its discretion, postpone the hearing for 30 days in order to allow staff and the Commission to thoroughly review the information.

Effective August 13, 2012

### **Policy Re: Postponement of Public Hearing Applications**

When there is a short 5 member Board or Commission, and a postponement is offered to, and agreed to by the petitioner, they will be moved to the next regular agenda (AMCR 21.10.305). This should occur within 30-days, which does not require re-noticing the case (new public hearing notices, advertising).

If the petitioner is willing to postpone, but unable to attend the next available meeting date within 30 days, the petitioner has a **one-time only option** to choose the next date certain he/she can attend, at no extra fee.

When a postponement is requested by the petitioner, there is a rescheduling fee (AMCR 21.20.007.A), and a new public hearing date shall be determined by the Planning Department. This will put their case in the next available cut-off date queue as if they were submitting their case for the first time.

Effective January 01, 2004