

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION

A G E N D A

Assembly Chambers

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

October 6, 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.

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
October 06, 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: 9/16/25

**Planning and Zoning Commission
October 06, 2025**

A. ROLL CALL

B. MINUTES

1. Monday, September 8, 2025
2. Monday, September 15, 2025

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. Disclosures

D. CONSENT AGENDA

1. Resolutions for Approval

- a. Resolution : 2025-025 Related Case: 2025-0098
Purpose: APPROVAL (FM)
Request to rezone from CE-R-10 (Low-Density Residential, Alpine/Slope) District to CE-R-7 (Medium-Density Single-Family Residential) District.
- b. Resolution: 2025-026 Related Case: S12846
Purpose: APPROVAL (SO)
Request to subdivide one (1) tract of land into three (3) lots together with request for vacation of Right-of-Way on southerly boundary.
- c. Resolution: 2025-027 Related Case: 2025-0102
Purpose: APPROVAL (PH)
Request for Conditional Use for a Large Habilitative Care Facility.
- d. Resolution: 2025-028 Related Case: 2025-0095
Purpose: APPROVAL (MR)
Review and Recommendation by Planning and Zoning Commission to the Anchorage Assembly of an Ordinance amending Anchorage Municipal Code Title 21 to reflect the updated landscape inspection content and timeline in the Municipality of Anchorage Standard Specification (M.A.S.S.).

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

**Planning and Zoning Commission
October 06, 2025**

1. **CASE: 2025-0030 (DM)**
PETITIONER: Municipality of Anchorage - Long Range Planning
REQUEST: T21 Text Amendment - AO to create new Town Center & Transit-Supportive Development Overlay.
CONTINUED FROM 7/14/25 and 9/8/25
THE PUBLIC HEARING IS OPEN

COMMUNITY COUNCIL(S): All Community Councils
2. **CASE: 2025-0034 (DM)**
PETITIONER: Municipality of Anchorage – Long Range Planning
REQUEST: Title 21 Text Amendment-AO to update Transit Supportive Development/Corridors in Anchorage 2020 Anchorage Bowl Comprehensive Plan and Anchorage 2040 Land Use Plan.
CONTINUED FROM 7/14/25 and 9/8/25
THE PUBLIC HEARING IS OPEN

COMMUNITY COUNCIL(S): All Community Councils

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

H. APPEARANCE REQUEST

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

