

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION

A G E N D A

Assembly Chambers

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

September 8, 2025
6:30 P.M.

RECEIVED
9/3/2025

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

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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: 8/12/25

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

A. ROLL CALL

B. MINUTES

1. **Monday, July 14, 2025**
2. **Monday, August 4, 2025**
3. **Monday, August 11, 2025**

C. SPECIAL ORDER OF BUSINESS / EXECUTIVE SESSIONS

1. **Disclosures**

D. CONSENT AGENDA

1. Resolutions for Approval

- a. Resolution: 2025-019 Related Case: 2025-0085
Purpose: APPROVAL (AG)
Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of a request for Comprehensive Plan Amendment to change the land use designation of a parcel of land from Compact Mixed Residential-Medium to Main Street Corridor.
- b. Resolution: 2025-020 Related Case: 2025-0086
Purpose: APPROVAL (AG)
Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly for a request to Rezone a parcel of land from R-2M (Mixed Residential) District to B-3 (General Business) District.
- c. Resolution: 2025-021 Related Case: 2025-0019
Purpose: APPROVAL (FM)
Request to Rezone from R-2M (Mixed Residential) & R-1 (Single-Family Residential) Districts to R-3 (Mixed Residential) District.
- d. Resolution: 2025-022 Related Case: 2025-0083
Purpose: APPROVAL (FM)
Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code 21.0-9.040 and Table 21.09-2 to allow office and most retail uses in the GC-10, Upper Alyeska Highway Commercial District.
- e. Resolution: 2025-023 Related Case: 2025-0089
Purpose: APPROVAL (CF)
Context Sensitive Solutions (CSS) Transportation Project Review (Design Study Report) for Glenn Highway & Hiland Road Interchange Improvements (State Project No. CFHWY00917/Federal Project No. 0A16055).

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- f. Resolution: 2025-024 Related Case: 2025-0096
Purpose: APPROVAL (AG)
Request to Rezone thirteen (13) parcels of land from R-1 (Single-Family Residential),
R-2M and R-3 (Mixed Residential) Districts to PR (Parks and Recreation) 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

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
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
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

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G. PUBLIC HEARINGS

- 1. CASE: 2025-0087 (PH)**
PETITIONER: State of Alaska - DOT & PF
REQUEST: Request for Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Design Study Report) for Seward Hwy MP 98.5 to 118 Bird Flats to Rabbit Creek Reconstruction (State Project No. Z566310000/Federal Project No. 0A31034)
POSTPONED FROM 8/11/25
COMMUNITY COUNCIL(S): All Community Councils
- 2. CASE: 2025-0098 (FM)**
PETITIONER: Royce Martin
REQUEST: Request to rezone from CE-R-10 (Low-Density Residential, Alpine/Slope) District to CE-R-7 (Medium-Density Single-Family Residential) District.
TOTAL AREA: 2.5 acres
LOCATION: Generally located north and south of Stewart Drive, west of Mile Hi Way and east of Silvertip Circle
SITE ADDRESS: 10208 Stewart Drive, Eagle River, Alaska
CURRENT ZONE: CE-R-10 (Low-Density Residential, Alpine/Slope) District
COMMUNITY COUNCIL(S): Eagle River Valley
- 3. CASE: S12846 (SO)**
PETITIONER: Royce Martin
REQUEST: Request to subdivide one (1) tract of land into three (3) lots together with request for vacation of Right-of-Way on southerly boundary.
TOTAL AREA: 2.5 acres
LOCATION: Generally located north and south of Stewart Drive, west of Mile Hi Way and east of Silvertip Circle
SITE ADDRESS: 10208 Stewart Drive, Eagle River, Alaska
CURRENT ZONE: CE-R-10 (Low-Density Residential, Alpine/Slope) District
COMMUNITY COUNCIL(S): Eagle River Valley
- 4. CASE: 2025-0102 (PH)**
PETITIONER: Emend Health Company (AK)
REQUEST: Request for Conditional Use for a Large Habilitative Care Facility.
TOTAL AREA: .35 acres
LOCATION: Generally located south of East 5th Avenue, west of Gambell Street, north of East 6th Avenue and east of Fairbanks Street
SITE ADDRESS: 642 East 5th Avenue, Anchorage, Alaska
CURRENT ZONE: B-2C Central Business District, Periphery
COMMUNITY COUNCIL(S): Downtown, Fairview

H. APPEARANCE REQUEST

I. REPORTS

**Planning and Zoning Commission
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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

