



MUNICIPALITY OF ANCHORAGE

DRAFT ASSEMBLY MEMORANDUM

No. AM XXX-2026

Meeting Date: _____, 2026

From: Assembly Vice Chair Brawley

**Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TO
PERMANENTLY SUNSET THE URBAN DESIGN COMMISSION
AND REALLOCATE ITS DUTIES TO THE PLANNING AND ZONING
COMMISSION**

Summary

This ordinance enacts the sponsor's intent in October 2025 when moving an amendment to AO 2025-77 to extend the Urban Design Commission (UDC) sunset date to February 28, 2026, and re-assign UDC's functions to other boards who currently engage in similar reviews. This memo provides background on this commission and a conceptual map of how this transition would be accomplished.

Purpose and Intent

This change is proposed for two reasons:

First, taking a broader look at boards and commissions, it is important to ensure these bodies are fulfilling their duties, have a full complement of qualified and active participants as seated members, and are adequately supported by staff. Boards and commissions do a variety of important work and do part of the Municipality's business each year. However, like all municipal functions, boards also have a cost, primarily in staff hours and capacity needed to support the work: noticing meetings, preparing packets, supporting and taking minutes of meetings, and completing paperwork to record and transmit official actions of the body. This time-cost is also significant for the members themselves. For bodies like UDC, there is also significant time investment for members of the public who interact with these boards when bringing an item for review and/or decision.

Therefore, it is healthy to ask regularly whether each of these bodies is working as intended, if resources are used efficiently and effectively, and also consider broadly the number and variety of boards the Muni maintains. Many boards and commissions, including UDC, have regular sunset audits to conduct this review; however, audits are generally limited in scope to assessing quorum, whether they are acting according to code, and other measures. It is also a broad policy question for the Assembly to consider, and sometimes make changes, including adding or removing boards over time.

Second, specific to UDC, the Muni's work to make processes and policies more conducive to building and improving housing must include assessing the entities who are part of those processes. Like the Planning and Zoning Commission and the Zoning Board of Examiners and Appeals, the Urban Design Commission has responsibility for certain decisions regarding development projects, as well as being

1 a place to which other boards can refer certain items. While the UDC has existed in
2 some form for many years (see history section below), it is also true that the Muni's
3 land use, zoning, street design, structural, environmental, and other regulatory
4 policies have changed significantly in the meantime, attempting to manage the same
5 types of concerns about design and aesthetics that led to creation of the original
6 Urban Beautification Commission in the 1960s. There have been multiple points at
7 which questions were raised: what should the UDC do? What is its purpose? Given
8 the existence of other similar entities with similar functions, does it still need to exist?
9

10 A recent sunset audit of UDC (AIM 177-2025) found that the commission is
11 performing its functions per code, has a quorum of members, and has taken action
12 on business before the body. However, a closer look reveals that 4 of the 9 seats
13 are vacant, and the commission met 7 times in 16 months, compared with 31
14 meetings of the Planning and Zoning Commission in the same period. Despite this
15 light workload and membership, this board still requires staff time and significant
16 process to hold public meetings and address items on its agenda. Planning staff
17 capacity is also limited, particularly given the volume and timeliness of addressing
18 housing policy needs, ensuring projects are reviewed and approved efficiently. In
19 addition to Planning, UDC's functions also involve other staff departments, such as
20 Parks and Recreation planners who prepare park projects, or Project Management
21 and Engineering for certain road projects, and even Anchorage School District
22 whose projects are subject to Major Site Plan Review, one of the most stringent
23 review processes in Title 21. (Note: AO 2025-53, passed earlier this year, increased
24 the threshold for requiring Major Site Plan Review for public park projects; actions
25 such as this also reduce workload and staff time, by prioritizing large projects for
26 extensive review.)
27

28 Additionally, it can be very difficult to find enough volunteers with the appropriate
29 qualifications, expertise, and willingness to give this level of time on a Muni board,
30 which results in vacant seats and not achieving quorum, which disrupts both
31 meeting scheduling and applicants' ability to have their projects taken up for review.
32 This impacts the public, from a property owner with a fence height variance, or a
33 developer who hires contract services to help them in a project approval process.
34

35 These facts make the question whether this commission still needs to exist is ripe
36 and timely. That statement does not mean that good urban design is not valued, or
37 that projects should not be reviewed, or that the individuals serving on this
38 commission are not making good contributions. The question at hand is whether this
39 commission is the best place to accomplish this work, or if UDC's current members
40 and functions could be better utilized through another body that already exists.
41

42 **Proposed Transition Process for UDC's Functions and Members**

43 If this ordinance passes and the Urban Design Commission is permanently
44 sunsetted, its functions would be assigned to the Planning and Zoning
45 Commission, per the analysis and advice of the Planning Department staff, who
46 staff both PZC and UDC, and are familiar with each board's functions, purview,
47 and collective expertise of their members.
48

49 The ordinance itself outlines in detail which functions are currently held by UDC, in

1 particular certain variance reviews and decisions assigned to it, but the summary
2 version is relatively simple: the intent is that all cases and functions assigned to
3 UDC would be reassigned to PZC, expanding and clarifying PZC's scope as fully
4 responsible for that work. The reassigned duties, and the actual workload of UDC
5 based on recent agendas, would primarily be action on individual cases, since as
6 certain types of variances. However, there are other specific functions currently
7 assigned to UDC, such as review of public art projects, which would also transfer
8 to PZC; in this particular case, however, it is worth noting that part of function is
9 held not only by UDC, but also the Arts Advisory Commission, and is another
10 example of duplicative functions. The advisory functions of UDC are similarly
11 assigned to PZC, which is already empowered to make policy recommendations to
12 the Mayor and Assembly on land use, zoning, design, and other matters.
13

14 The code change impacts the existence and structure of the commission, but does
15 not address or re-assign the individuals currently appointed as members of this
16 commission. It is Mayor's prerogative whether to consider current UDC members
17 for future appointments to other boards, and all appointments are subject to
18 Assembly confirmation. However, the sponsor encourages UDC members currently
19 serving to contemplate other boards they may be willing to serve on in the future,
20 and encourages the Mayor to seriously consider any current UDC members for open
21 vacancies on other boards for which they would be well qualified.
22

23 **History of Urban Design Commission**

24 A prior proposal to repeal the UDC from former Assembly Member Chris Birch (AO
25 2007-37, postponed indefinitely in April 2007) documented the UDC's origin story,
26 paraphrased as follows: the City of Anchorage in 1968 established an Urban
27 Beautification Commission (Section 2.104). The UBC was advisory, with a scope
28 including review of proposed public (federal, state, borough and city) facilities and
29 structures, city streets and sidewalks, investigation of public nuisances, and even
30 advising private property owners on beautification and design issues.
31

32 When the Municipality was created in 1975, this commission was continued forward,
33 later renamed to the Urban Design Commission in 1984 (AO 1984-30). During this
34 time, the Planning and Zoning Commission (PZC) also had many design advisory
35 functions, including "public buildings, traffic arterials, parks, greenbelts or
36 playgrounds" (AMC 21.10.015 B 3, published July 1, 1982); the Zoning Board of
37 Examiners and Appeals (ZBEA) heard and decided variance cases (AMC
38 21.10.025, published July 1, 1982).
39

40 The UDC's role and relationship to these boards was not clear in the 1982 code, but
41 later code changes expanded and better defined its functions and powers (AO 1985-
42 160) included allowing PZC to delegate review and decision authority to UDC "with
43 regard to site design, landscaping, and structure design" for a conditional use,
44 special limitation (a policy tool since repealed in AO 2024-99), or "site plan subject
45 to review by the Planning and Zoning Commission" (AMC 21.10.015, amended in
46 AO 85-160). The Platting Board could also delegate some decisions to UDC on
47 certain projects. On other functions, the UDC could initiate recommendations,
48 ordinances, and certain plans—but these were required to flow *back* through PZC
49 before being considered by the mayor and Assembly.

1
2 The duties assigned to UDC in 1985 remained in code (AMC 21.10.028) for the next
3 two decades:

4

- 5 A. Advise the mayor and Assembly regarding urban design matters.
- 6 B. Review and decide special limitations of zoning map amendments,
7 conditional uses, plats and site plans in accordance with authority
8 delegated by the Planning and Zoning Commission or Platting Board
9 under this title.
- 10 C. Hear and decide applications for highway landscaping approval under
11 Section 21.45.130.
- 12 D. Review and decide street and highway landscape plans in accordance
13 with Section 24.15.030.
- 14 E. Review and decide public facility project landscaping plans in accordance
15 with 21.15.025.
- 16 F. Review and make recommendations to the Planning and Zoning
17 Commission on public facility site plans.
- 18 G. Review and make recommendations to the mayor and Assembly
19 regarding plans of government agencies not exempt by law from such
20 review, for construction in, upon or adjacent to municipal property,
21 including streets and sidewalks, concerning the compatibility of the
22 construction with urban design standards and objectives.
- 23 H. Review and make recommendations to the mayor and Assembly
24 regarding any state or municipal plan or program affecting urban design
25 or aesthetics in the Municipality. These plans shall be reviewed by the
26 Planning and Zoning Commission prior to transmittal to the mayor or
27 Assembly.
- 28 I. Prepare and make recommendations on design standards and
29 guidelines, ordinances affecting urban design, and urban design studies
30 and plans to the mayor and Assembly. These standards, ordinances, and
31 plans shall be reviewed by the Planning and Zoning Commission prior to
32 submittal to the mayor or Assembly.
- 33 J. Annually, before preparation of the capital improvement program, prepare
34 and submit to the mayor a list of public facility projects needing
35 landscaping but not scheduled for major remodeling, construction or
36 reconstruction. The list shall include cost estimates for each project and
37 indicate each project's priority.
- 38 K. Develop, adopt, and recommend to the Assembly a street and highway
39 landscape plan, and recommend measures to implement that plan. This
40 plan shall be reviewed by the Planning and Zoning Commission prior to
41 submittal to the mayor or Assembly.
- 42 L. Exercise such other powers, and perform such other duties, as are
43 provided by law.

44
45 During the first phase of the Title 21 Rewrite (2002-2013), consultant Clarion
46 Associates prepared a “diagnosis” of the Muni’s existing zoning code in November
47 2002, and an annotated outline of proposed changes in March 2003. The
48 assessment was comprehensive, looking not only at zoning policies but at review
49 processes, the functions of relevant boards and commissions and how they interact

1 or overlap in those processes, and where code could be clarified and improved.
2 Among other issues, Clarion identified UDC as part of needing to “clarify roles and
3 responsibilities” and wrote the following:

5 “The existing Title 21 does not clearly identify the review and decision-making
6 responsibilities of the city’s various boards and staff. The work of reviewing and
7 approving a land use application in Anchorage is shared by numerous agencies,
8 boards, and commissions [...].

9 “The responsibilities of the Urban Design Commission are especially in need of
10 examination. Comments from interviewees, including members of the UDC itself,
11 reflect a great deal of confusion and dissatisfaction over the commission’s role in
12 the review process. According to the text of Title 21, the UDC may review and
13 condition all public sector projects, including schools, highway improvements, and
14 even skyways. [...] In practice, the Urban Design Commission has been criticized
15 for adding significant costs (e.g., \$2 million in landscaping for a high school) to
16 projects, while largely duplicating the review functions of other boards. Some
17 observers believe that the public’s opinion of the UDC may be so negative at this
18 point that it may make sense to disband the body and form a new entity to handle
19 any new design review functions. Alternatively, major revisions are needed to clarify
20 the authority of the UDC. The functions of the UDC should be better defined to
21 prevent duplicative review or results that disproportionately burden some types of
22 development.” (2002 diagnosis, pp. 24-25)

23
24 “No other existing board has generated as much attention in terms of a need for
25 redefinition during this process than the Urban Design Commission. Under the
26 current ordinance, the UDC receives reviews from other commissions, but typically
27 only at the discretion of those other bodies. This has resulted in an unclear
28 mission and highly variable application of the UDC review authority. [...]

29
30 “While we recommend that the UDC be given clear authority to focus and
31 comment on these important issues, we recommend reevaluation of many of the
32 UDC’s current other roles, in order to determine whether they are still necessary. It
33 will be important not to burden the new UDC so much that it drifts away from its
34 core mission.” (2003 annotated outline, pg. 8)

35
36 In 2007, Member Birch’s proposed repeal (AO 2007-37) highlighted these
37 concerns and referred to comments from the Title 21 Rewrite committee who had
38 been working through each chapter’s proposed revisions: “Concern was
39 expressed about the level of responsibility given to the UDC. Some members felt
40 UDC responsibilities could be transferred to other existing bodies and that this
41 would expedite decision making” (accompanying memo, pg. 4). The repeal
42 ordinance was postponed indefinitely, but during the Rewrite of the chapter,
43 significant changes were made to UDC’s role that remain in current code (AMC
44 21.02.240), including clarifying that UDC would hear appeals of administrative site
45 plan reviews, as well as making decisions on major site plans reviews of a certain
46 size, preliminary plats under certain conditions, review on certain street designs,
47 and a number of types of variances. Other functions were preserved, such as
48 advising on design matters and comprehensive plan amendments, and
49 involvement of art projects as part of public facilities.

1 While the Rewrite's changes provided more clarity on its responsibilities, UDC still
2 retains a diverse set of responsibilities, and still has significant overlap with
3 decision authorities held by PZC. Exhibit A is an excerpt of current code, Table
4 21.02-1, Summary of Major Title 21 Decision Making and Review Responsibilities.
5 Comparing the columns indicating the respective duties of PZC and UDC, it is
6 clear that their functions differ in several areas, but primarily overlap, with a page
7 of footnotes that provides nuanced descriptions of which body does what. Exhibit
8 B is a summary compiled by Planning staff of the UDC's cases from the last 5
9 years (2020-2025), illustrating the types of issues the body takes up, many of
10 which are variances for fence height, design features, or street access.
11

12 **Review Process for the Ordinance**

13 Because the Commission is proposed for permanent sunset and its duties in code
14 would shift to other boards and commissions, the sponsor intends that there be
15 opportunity for UDC and other impacted bodies to deliberate on this proposal and
16 offer recommendations. This item will be brought to Urban Design Commission and,
17 Planning and Zoning Commission on their respective agendas in spring 2026 for
18 deliberation and recommendation prior to being introduced for Assembly action.
19

20 **I request your support for the ordinance.**

21 Reviewed by: Planning Department

22
23 Respectfully submitted: Anna Brawley, Assembly Vice Chair
24
25 District 3, West Anchorage
26

Exhibit A:**Table 21.02-1: Summary of Major T21 Decision-Making and Review Responsibilities****CHAPTER 21.02: BOARDS, COMMISSIONS, AND MUNICIPAL ADMINISTRATION****21.02.010 PURPOSE**

This chapter sets out the powers and duties of land use boards and commissions, the role of the assembly, and the responsibilities of municipal staff in the administration of this title.

(AO 2012-124(S), 2-26-13)

21.02.020 TABLE OF DECISION AND REVIEW AUTHORITY

- A. Table 21.02-1 summarizes the major review and decision-making responsibilities of the assembly, the municipal staff, and the other entities that have roles in the procedures set forth in chapter 21.03, *Review and Approval Procedures*. Such other entities are referred to as the "land use boards and commissions" and include: the planning and zoning commission, the platting board; the zoning board of examiners and appeals; the board of adjustment, the urban design commission; and the geotechnical advisory commission.
- B. Table 21.02-1 is a summary tool and includes many, but not all, duties of these entities. Other duties and responsibilities are set forth in subsequent sections of this chapter and this title and other parts of the municipal code. Some other duties and responsibilities not listed in the table may require public hearings.
- C. The referenced notes are set forth immediately below the table.
- D. Even though not referenced in this chapter, the applicant, boards, commissions, or municipal administration may request that other boards, commissions, government agencies, and non-governmental agencies review some applications, including, but not limited to, rezonings, site plans, design reviews, and subdivisions. Title 21 matters referred to other agencies will follow the procedures established in chapter 21.03, *Review and Approval Procedures*.

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals

D = DECISION = Responsible for Review and Final Decision

H = HEARING = Public Hearing Required

R = REVIEW = Responsible for Review and/or Recommendation Only

	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Alcohol—Special Land Use Permit	21.03.040	D-H/A ¹						R/D ¹
Certificates of Zoning Compliance	21.03.060					A		D
Comprehensive Plan Amendments	21.03.070C.	D-H ²	R-H ²					R
Conditional Uses	21.03.080		D-H				A	R
Flood Hazard Permits	21.03.090					A		D
Land Use Permits	21.03.100				A ³	A ³		D
Marijuana—Special Land Use Permit and associated variances	21.03.105	D-H						R
Master Plan, Institutional	21.03.110A.	D-H	R-H					R

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals

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	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Reinvestment Focus Areas	21.03.116	D-H	R-H					R
Minor Modifications	21.03.120		D ⁴	D ⁴		A ⁵	A ⁵	D ⁴
Neighborhood or District Plans	21.03.130	D-H	R-H					R
Public Facility Site Selection	21.03.140	D-H/ A-H ⁶	R-H/ D-H ⁶					R
Rezonings (Map Amendments)	21.03.160	D-H	R-H					R
Sign Permits	21.03.170					A		D
Site Plan Review, Administrative	21.03.180C.			A				D
Site Plan Review, Major	21.03.180D.		D-H ⁷	D-H ⁷			A	R
Small Area Implementation Plan	21.03.115		D-H ¹⁵	D-H				R
Street Review	21.03.190B.		R ⁸ /D	R ⁸ /D			A	R
Trail Review	21.03.190C.			R/D				R
Preliminary Plat	21.03.200C.5.		D-H ⁹	D-H ⁹	D-H ⁹		A	R
Abbreviated Plat	21.03.200D.				A-H			D
Commercial Tract Plat	21.03.200E.		D-H ¹⁰	D-H ¹⁰	D-H ¹⁰			R
Title 21, Text Amendments	21.03.210	D-H	R-H		R-H ¹¹			R
Vacation of Public and Private Interest in Land	21.03.230				D or A ¹²		A ¹²	R or D ¹²
Variances from the provisions of 21.05.040K., <i>Telecommunication Facilities</i> ; 21.06, <i>Dimensional Standards and Measurements</i> (except subsection 21.06.030D.9., <i>Airport Height Regulations</i>); 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> 21.07.050, <i>Utility Distribution Facilities</i> ; 21.09.060, <i>Dimensional Standards</i> ; 21.09.070J., <i>Utilities and Utility Equipment Standards</i> ; 21.10.060, <i>Dimensional Standards</i> ; 21.11.060, <i>Dimensional Standards for Sites and Buildings</i> ; 21.13, <i>Nonconformities</i> .	21.03.240		D-H ^{13,16}		D-H ¹⁷		R	

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals

D = DECISION = Responsible for Review and Final Decision

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	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
Variances from the provisions of 21.07.020C., <i>Steep Slope Development</i> ; 21.07.060, <i>Transportation and Connectivity</i> ; 21.08, <i>Subdivision Standards</i> ; 21.09.070C., <i>Hazard Areas</i> ; 21.09.070F., <i>Transportation and Connectivity</i> ; 21.09.070G.1., <i>Street and Trail Lighting Standards</i> ; 21.09.070H., <i>Pedestrian Circulation</i> ; 21.10.070B., <i>Transportation and Connectivity</i> ; 21.10.080, <i>Subdivision Standards</i> .	21.03.240		D-H ^{14,16}	D-H ^{14,17}	D-H		A	R
Variances from the district-specific standards of 21.04, <i>Zoning Districts</i> ; 21.09.040, <i>Zoning Districts</i> ; 21.10.040, <i>Zoning Districts</i> . the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection 21.05.040K., <i>Telecommunication Facilities</i> , and section 21.05.055 <i>Marijuana Establishments</i>); 21.09.050, <i>Use Regulations</i> ; 21.10.050, <i>Use Regulations</i> . 21.11.050, <i>Use Regulations</i>	21.03.240							
21.07, <i>Development and Design Standards</i> (except 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> , 21.07.020C., <i>Steep Slope Development</i> , 21.07.050, <i>Utility Distribution Facilities</i> , and 21.07.060, <i>Transportation and Connectivity</i>); Those subsections of section 21.09.070, <i>Site Development and Design Standards</i> , not reserved to the platting authority or the zoning board of examiners and appeals; 21.09.080, <i>Building Design Standards</i> ; 21.10.070, <i>Development and Design Standards</i> (except 21.10.070B., <i>Transportation and Connectivity</i>); 21.11.070, <i>Development and Design Standards</i> 21.12, <i>Signs</i>	21.03.240		D-H ¹⁸	D-H ¹⁶			A	R
Administrative Variances	21.03.240J.						A	D
Verification of Nonconforming Status	21.03.250						A	D

TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES

NOTE: This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals

D = DECISION = Responsible for Review and Final Decision

H = HEARING = Public Hearing Required

R = REVIEW = Responsible for Review and/or Recommendation Only

Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
NOTES:							
¹ See section 21.03.040, <i>Alcohol-Special Land Use Permit</i> , to determine whether the Assembly or the director is the decision-making body.							
² Only substantive comprehensive plan amendments require a public hearing. See section 21.03.070, <i>Comprehensive Plan Amendments</i> .							
³ The appeal body for subsection 21.03.100E., <i>Improvements Associated with Land Use Permits</i> , is the platting board. Appeals related to provisions in title 23 are made to the building board of examiners and appeals.							
⁴ An applicant may request application of the minor modification process only once during the review process.							
⁵ See section 21.03.120C.5. for appropriate appeal body.							
⁶ Site selection for municipal facilities is approved by the assembly. See section 21.03.140.							
⁷ See section 21.03.180D. for the division of major site plan review decision-making authority.							
⁸ See section 21.03.190, <i>Street and Trail Review</i> .							
⁹ The planning and zoning commission may act as the platting authority for conditional uses that create a subdivision. The planning and zoning commission or the urban design commission may act as the platting authority for major site plan reviews that create a subdivision. The planning and zoning commission may act as the platting authority when a preliminary plat is being considered concurrently with a rezone.							
¹⁰ The planning and zoning commission or the urban design commission (whichever is the decision-making authority—see section 21.03.180) shall act as the platting authority for a commercial tract whose site plan includes a large retail establishment. The platting board shall be the platting authority for all other commercial tracts.							
¹¹ Code amendments relating to chapter 21.08, <i>Subdivision Standards</i> , require a hearing by the platting board. All code amendments require a hearing by the planning and zoning commission.							
¹² See section 21.03.230, <i>Vacation of Public and Private Interest in Lands</i> .							
¹³ The planning and zoning commission shall have variance authority over the building tower dimension regulations in 21.11.060C. for all B-2A development sites and for B-2B and B-2C development sites larger than 26,000 square feet.							
¹⁴ When the planning and zoning commission or the urban design commission acts as the platting authority, they shall have variance authority over these sections as well.							
¹⁵ The planning and zoning commission is the decision-making authority for a small area implementation plan that is being considered concurrently with a zoning map amendment and/or when B-1A use types not permitted by the underlying zoning are included per 21.03.115.							
¹⁶ The planning and zoning commission shall have variance authority over these sections when such variances are required as part of a small area implementation plan that is being considered concurrently with a zoning map amendment per 21.03.115.							
¹⁷ The urban design shall have variance authority over these sections when such variances are requested as part of a small area implementation plan per 21.03.115.							
¹⁸ The planning and zoning commission shall only decide variances when accompanied by a conditional use or a major site plan review per 21.03.240, except those to be decided by the zoning board of examiners and appeals.							
KEY TO ABBREVIATIONS:							
ASBLY = Anchorage Assembly							
PZC = Planning and Zoning Commission							
PB = Platting Board							
ZBEA = Zoning Board of Examiners and Appeals							
BOA = Board of Adjustment							
UDC = Urban Design Commission							
MS = Municipal Staff							

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15; AO 2016-3(S), 2-23-16; AO 2018-67(S-1), 10-9-18; AO 2020-38, 4-28-20; AO 2021-46(S), 6-8-21; AO 2022-38, 4-12-22; 2022-62(S), 10-11-22)

Exhibit B: Summary of UDC Cases 2020-2025

Meeting Date	Regular Business Items	Public Hearings
7/9/2025	0	2
6/11/2025	0	1
3/12/2025	0	1
2/12/2025	0	1
12/11/2024	0	1
10/9/2024	0	2
6/12/2024	0	1
5/22/2024	0	1
1/10/2024	0	1
12/13/2023	0	1
11/8/2023	0	1
10/11/2023	0	1
9/13/2023	0	1
8/9/2023	0	1
7/12/2023	0	1
5/10/2023	0	1
3/8/2023	0	1
11/16/2022	0	1
10/12/2022	0	1
9/14/2022	0	1
6/8/2022	1	3
4/13/2022	0	1
3/9/2022	0	1
2/9/2022	0	1
11/10/2021	0	1
6/23/2021	0	2
5/26/2021	1	3
12/9/2020	0	2
11/18/2020	0	1
9/9/2020	0	2
6/10/2020	0	2
5/13/2020	1	2
3/11/2020	1	2
1/8/2020	0	5
Total:	4	50

July 9, 2025

1.	CASE: 2025-0073 (CF)
PETITIONER:	Municipality of Anchorage - Project Management & Engineering
REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Review (Plans in Hand) for Lois Drive Reconstruction (MOA/PM&E Project #19-08).
LOCATION:	Lois Drive between Benson Boulevard and 32nd Avenue
COMMUNITY COUNCIL(S):	Spenard

2.	CASE: 2025-0081 (PH)
PETITIONER:	Nicholas Garay & Hallie Peterson
REQUEST:	Request for Design Variance from AMC 21.07.080H.3.a.i. to allow a fence to exceed maximum allowable height in front setback.
TOTAL AREA:	.16 acres
LOCATION:	Generally located west of I Street, north of West 16th Avenue, east of K Street and south of West 15th Avenue
SITE ADDRESS:	1504 I Street, Anchorage, Alaska
CURRENT ZONE:	R-2D (Two-Family Residential) District
COMMUNITY COUNCIL(S):	South Addition

June 11, 2025

1.	CASE: 2025-0061 (CF)
PETITIONER:	Municipality of Anchorage - Parks & Recreation
REQUEST:	Request for Trail Review for the Downtown Trail Connection, a 1-mile non-motorized, multi-use trail connecting the Tony Knowles Coastal Trail and the Ship Creek Trail.
LOCATION:	Downtown Trail Connection, a 1-mile non-motorized trail connecting Tony Knowles Coastal Trail and the Ship Creek Trail
SITE ADDRESS:	N/A
COMMUNITY COUNCIL(S):	Downtown,

March 12, 2025

1.	CASE: 2024-0122 (PH)
	Request for Design Variances from: 1) AMC 21.05.070D.16.b.i. for the outdoor keeping of more than three large domestic animals (5 sheep) on a lot smaller than 20,000 square feet; and 2) AMC 21.05.070D.16.ii.(D)(1) for the outdoor keeping of up to 3 geese on a lot smaller than 40,000 square feet. *POSTPONED FROM 2/12/25*
PETITIONER:	Roberta Kolb
REQUEST:	Request for Design Variances from: 1) AMC 21.05.070D.16.b.i. for the outdoor keeping of more than three large domestic animals (5 sheep) on a lot smaller than 20,000 square feet; and 2) AMC 21.05.070D.16.ii.(D)(1) for the outdoor keeping of up to 3 geese on a lot smaller than 40,000 square feet. *POSTPONED FROM 2/12/25*
TOTAL AREA:	.41 acres
LOCATION:	Generally located north of Foothill Avenue, east of Willis Drive, south of Big Horn Circle and west of Genora Street
SITE ADDRESS:	17225 Foothill Avenue, Eagle River, Alaska
CURRENT ZONE:	CE-R-1A (Single-Family Residential) District
COMMUNITY COUNCIL(S):	

February 12, 2025

*Case 1 moved to next meeting

2.	CASE: 2025-0002 (FM)
PETITIONER:	APP, LLC
REQUEST:	Design Variance for a self-storage facility seeking relief from AMC 21.05.060.D.4.b.i. Use-Specific Standards-Size of Site.
TOTAL AREA:	11.3 acres
LOCATION:	Generally located east of Northwood Drive, south of West International Airport Road, west of Minnesota Drive and north of Raspberry Road
SITE ADDRESS:	5401 Northwood Drive, Anchorage, Alaska
CURRENT ZONE:	I-1 (Light Industrial) District
COMMUNITY COUNCIL(S):	Sand Lake, Spenard

December 11, 2024

1.	CASE: 2024-0120 (PH)
PETITIONER:	Southcentral Foundation
REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed maximum height requirements.
TOTAL AREA:	3.72 acres
LOCATION:	Generally located west of Elmore Road, north of East Tudor Road, east of Florina Street and south of Residential Drive
SITE ADDRESS:	4330 Elmore Road, Anchorage, Alaska 99508
CURRENT ZONE:	B-3 (General Business) District
COMMUNITY COUNCIL(S):	C

October 9, 2024

1.	CASE: 2024-0089 (FM)
PETITIONER:	Larry Bigelow
REQUEST:	Request for Design Variance to allow relief from AMC 21.05.0403.e. requiring L2 Buffer Landscaping.
TOTAL AREA:	.56 acres
LOCATION:	Generally located north of Reka Drive, east of Bragaw Street, south of East 16th Avenue and west of Katrina Circle
SITE ADDRESS:	3935 Reka Drive, Anchorage, Alaska 99508
CURRENT ZONE:	R-O (Residential Office) District
COMMUNITY COUNCIL(S):	Airport Heights, Russian Jack

2.	CASE: 2024-0095 (EA)
PETITIONER:	Municipality of Anchorage - Parks & Recreation
REQUEST:	Major Site Plan Review for Peratrovich Park improvements.
TOTAL AREA:	1.93 acres
LOCATION:	Generally located south of West 4th Avenue, west of E Street, north of West 5th Avenue and east of G Street
SITE ADDRESS:	500 West 4th Avenue, Anchorage, Alaska 99501
CURRENT ZONE:	B-2A (Central Business Core) District
COMMUNITY COUNCIL(S):	Downtown

July 19, 2024 – Special Meeting

CONSENT ITEMS ONLY

June 12, 2024

1.	CASE: 2024-0063 (EA)
PETITIONER:	Juan A. Marqueda
REQUEST:	Request for Design Variance from AMC 21.07.080H.3. Fences Maximum Height
TOTAL AREA:	.90 acres
LOCATION:	Generally located north of Chugach Way, east of Spenard Road, south of Wilshire Avenue and west of Arctic Boulevard
SITE ADDRESS:	1115 Chugach Way, Anchorage, Alaska 99503
CURRENT ZONE:	R-2M (Mixed Residential) District
COMMUNITY COUNCIL(S):	Spenard

May 22, 2024

1.	CASE: 2024-0053 (EA)
PETITIONER:	Eagle River-Chugiak Parks and Recreation
REQUEST:	Major Site Plan Review for an off-leash dog park (Peters Creek Dog Park).
TOTAL AREA:	49.1 acres
LOCATION:	Generally located east of Old Glenn Highway, south of Gina Circle & Melana Circle, west of Chapel Drive and north of Needels Loop
SITE ADDRESS:	22725 Hunters Drive, Chugiak, Alaska 99567
CURRENT ZONE:	CE-PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	Birchwood, Chugiak, CERAB, CBERRRSA Board of Supervisors

February 7, 2024 – Special Meeting

CONSENT ITEMS ONLY

January 10, 2024

1.	CASE: 2023-0132 (FM)
PETITIONER:	Prince Nwankudu
REQUEST:	Request for Design Variance from AMC 21.05.040C.2.b.iii (Traffic Access), which requires all ingress and egress traffic to be directly onto a street designated as a collector or greater.
TOTAL AREA:	1.75 acres
LOCATION:	Generally located east of Our Road, south of East 104th Avenue, west of Spada Circle and north of O'Malley Road
SITE ADDRESS:	10715 Our Road, Anchorage, Alaska 99507
CURRENT ZONE:	R-6 Low-Density Residential (1 acre) District
COMMUNITY COUNCIL(S):	Huffman O'Malley

December 13, 2023

	CASE: 2023-0133 (EA)
PETITIONER:	Municipality of Anchorage - Eagle River Parks and Recreation
REQUEST:	Request for Trail Review of the West Beach Lake Multi-Use Trail (Phase I and II).
TOTAL AREA:	1,174,497 acres
LOCATION:	Generally located on Beach Lake Road, north of Hillcrest Drive and west of South Birchwood Loop Road
SITE ADDRESS:	Various
CURRENT ZONE:	CE-PLI-p (Public Lands and Institutions-Parks) District
COMMUNITY COUNCIL(S):	B

November 8, 2023

1.	CASE: 2023-0113 (FM)
PETITIONER:	AK Anchorage & Arctic, LLC
REQUEST:	Request for Design Variances from: 1) AMC 21.05.060.D.4.b.iii(A) to allow building coverage to exceed maximum lot coverage; and 2) AMC 21.05.060.b.viii to allow project development without the eight (8) foot perimeter fencing.
TOTAL AREA:	4.7 acres
LOCATION:	Generally located west of Arctic Boulevard, north of West 34th Avenue, east of Cope Street and south of West 30th Avenue
SITE ADDRESS:	3202 Arctic Boulevard, Anchorage, Alaska 99503
CURRENT ZONE:	B-3 (General Business) District
COMMUNITY COUNCIL(S):	Midtown, Spenard

October 11, 2023

1.	<u>CASE: 2023-0098 (SO)</u>
PETITIONER:	Beaux Jolais-Bauer
REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a fence to exceed the maximum height requirements in the secondary front setback.
TOTAL AREA:	.27 acres
LOCATION:	Generally located west of Adobe Drive, north of Rio Grande Avenue, east of Rancho Drive and south of Lore Road
SITE ADDRESS:	7604 Adobe Drive, Anchorage, Alaska 99507
CURRENT ZONE:	R-5 (Low-Density Residential) District
COMMUNITY COUNCIL(S):	Abbott Loop

September 13, 2023

1.	<u>CASE: 2023-0089 (EA)</u>
PETITIONER:	Faton Musliu
REQUEST:	Request for Design Variance from: 1) AMC 21.07.060E.2.f. to eliminate the required sidewalk along the secondary frontage of West 35th Avenue; 2) AMC 21.07.080H.3.c. to allow a 6-foot fence in the secondary frontage setback along West 35th Avenue; and 3) AMC 21.07.080E.1, Table 21.07-02 to allow removal of site perimeter landscaping along West 35th Avenue.
TOTAL AREA:	.46 acres
LOCATION:	Generally located north of West 36th Avenue, east of Spenard Road, south of West 35th Avenue and west of Dorbrandt Street
SITE ADDRESS:	1302 W. 35th Ave.; 1305 & 1309 W. 36th Ave., Anchorage, AK 99503
CURRENT ZONE:	B-3 (General Business) District
COMMUNITY COUNCIL(S):	Spenard

August 9, 2023

1.	<u>CASE: 2022-0063 (SO)</u>
	Major Site Plan Review for Anchor Lutheran School/Beautiful Savior Lutheran Church.
	POSTPONED FROM 6/8/22
PETITIONER:	Lutheran School Association of Anchorage, Inc.
REQUEST:	Major Site Plan Review for Anchor Lutheran School/Beautiful Savior Lutheran Church. *POSTPONED FROM 6/8/22*
TOTAL AREA:	5 acres
LOCATION:	Generally located west of Arctic Blvd., north of West Dimond Blvd., east of Summerset Drive and south of West 81st Avenue
SITE ADDRESS:	8100 ARCTIC BLVD, ANCHORAGE, AK 99518
CURRENT ZONE:	R-2M (Mixed Residential) District
COMMUNITY COUNCIL(S):	T

July 12, 2023

1.	<u>CASE: 2023-0061 (EA)</u>
PETITIONER:	Municipality of Anchorage - Parks & Recreation
REQUEST:	Request for Trail Review of the Far North Bicentennial/Hillside Park Singletrack Trails.
TOTAL AREA:	686.42 acres
LOCATION:	Generally located north of Abbott Road and east of Elmore Road
SITE ADDRESS:	Vacant Land and 5577 & 7015 Abbott Road, Anchorage, Alaska 99507
CURRENT ZONE:	PLI (Public Lands and Institutions) District; PLI-P (Public Lands and Institutions-Park) District
COMMUNITY COUNCIL(S):	Basher, Hillside

May 24, 2023 – Special Meeting

CONSENT ITEM ONLY

May 10, 2023

1.	<u>CASE: 2023-0040 (EA)</u>
PETITIONER:	Municipality of Anchorage - Parks and Recreation
REQUEST:	Trail Review of Russian Jack Springs Park Singletrack Trails.
TOTAL AREA:	148 acres
LOCATION:	Generally located east of Pine Street, south of East 6th Avenue, west of Boniface Parkway and north of Debarr Road
SITE ADDRESS:	939 Pine Street, Anchorage, Alaska 99508
CURRENT ZONE:	PLI-P (Public Lands and Institutions-Park) District
COMMUNITY COUNCIL(S):	Northeast, Russian Jack

April 6, 2023 – Special Meeting

CONSENT ITEM ONLY

March 8, 2023

1.	CASE: 2023-0016 (EA)
PETITIONER:	Debarr Car Wash, LLC
REQUEST:	Major Site Plan Review for a car wash (Debarr Car Wash, LLC dba Tommy's Express Car Wash).
TOTAL AREA:	1.24 acres
LOCATION:	Generally located north of DeBarr Road, east of Bragaw Street, south of San Ernesto Avenue and west of Delasala Place
SITE ADDRESS:	4301 DeBarr Road, Anchorage, Alaska 99508
CURRENT ZONE:	B-3 SL (General Business) District with Special Limitations
COMMUNITY COUNCIL(S):	Russian Jack

January 27, 2023 – Special Meeting

CONSENT ITEM ONLY

November 16, 2022

a.	CASE: 2022-0101 (RY)
PETITIONER:	Municipality of Anchorage - Project Management and Engineering
REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans In Hand) for Spruce Street Extension/Upgrade. **THIS IS NOT A PUBLIC HEARING**
COMMUNITY COUNCIL(S):	Abbott Loop, Campbell Park

October 12, 2022

1.	CASE: 2022-0107 (EA)
PETITIONER:	Anchorage School District
REQUEST:	Major Site Plan Review for site renovations (Kincaid Elementary School).
TOTAL AREA:	38.2 acres
LOCATION:	Generally located south of Raspberry Road, west of Jewel Lake Road, north of Hunter Drive and east of Sand Lake Road
SITE ADDRESS:	4900 Raspberry Road, Anchorage, Alaska
CURRENT ZONE:	PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	Sand Lake

September 14, 2022

1.	<u>CASE: 2022-0024 (EA)</u>
PETITIONER:	Anchorage School District
REQUEST:	Major Site Plan Review for Inlet View Elementary School Replacement with alternative equivalent compliance request for landscaping. *POSTPONED FROM 5/11/22*
TOTAL AREA:	7.28 acres
LOCATION:	Generally located east of N Street, south of West 12th Avenue, west of Inlet Place, and north of West 15th Avenue
SITE ADDRESS:	1219 N Street, Anchorage, Alaska
CURRENT ZONE:	PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	South Addition

June 22, 2022 – Special Meeting

CONSENT ITEM ONLY

June 8, 2022

a.	<u>CASE: 2022-0065 (RY)</u>
PETITIONER:	Municipality of Anchorage - Project Management and Engineering
REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Plans in Hand) for the 48th Avenue Upgrades (MOA/ADOT Project #06-26). **THIS IS NOT A PUBLIC HEARING**
LOCATION:	East 48th Avenue from Cordova Street to Old Seward Highway & Cordova Street from East International Airport Road to East 48th Avenue
COMMUNITY COUNCIL(S):	Midtown, Taku Campbell

1.	<u>CASE: 2022-0056 (KG)</u>
PETITIONER:	3 Stone Properties, LLC
REQUEST:	Design Variance requesting relief from AMC 21.11.070C.4.a.iii. (Ground-floor, street-facing use limitations in the B-2A Central Business District Core.)
TOTAL AREA:	.15 acres
LOCATION:	Generally located south of West 5th Avenue, west of A Street, north of West 6th Avenue and east of C Street
SITE ADDRESS:	N/A
CURRENT ZONE:	B-2A Central Business District Core
COMMUNITY COUNCIL(S):	Downtown, Fairview

Case 2 postponed

3.	<u>CASE: 2022-0061 (KG)</u>
PETITIONER:	Girdwood Health Clinic
REQUEST:	Amendment to Major Site Plan Review to construct an expanded facility at the existing Girdwood Health Clinic site in the gC-7 (Townsit Square Commercial) District.
TOTAL AREA:	.50 acres
LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
SITE ADDRESS:	131 LINDBLAD AVE, GIRDWOOD, AK
CURRENT ZONE:	gC-7 (Townsit Square Commercial) District
COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

4.	<u>CASE: 2022-0062 (KG)</u>
PETITIONER:	Girdwood Health Clinic
REQUEST:	Design Variance from AMC 21.09.080F.2.d. to allow for the south facade of the Girdwood Health Clinic to have less than one-third (1/3) of the combined length of the segments not in the plane with the primary wall plane.
TOTAL AREA:	.50 acres
LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
SITE ADDRESS:	131 LINDBLAD AVE, GIRDWOOD, AK
CURRENT ZONE:	gC-7 (Townsit Square Commercial) District
COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

April 13, 2022

Case 1 postponed

1.	<u>CASE: 2022-0012 (FM)</u>
PETITIONER:	Municipality of Anchorage - PM&E
REQUEST:	Request for Design Variance from AMC 21.05.060E.8.b.i. to allow snow disposal site to be located less than 25 feet from class A wetland; and from AMC 21.05.060E.8.b.v. to allow relief from the requirement that on-site and off-site drainage network shall handle water runoff and snow melt without impacting adjacent properties. *POSTPONED FROM 2/9/22 AND 3/9/22*
TOTAL AREA:	31.99 acres
LOCATION:	Generally located west of Minnesota Drive, north of Raspberry Road, east of Northwood Drive right-of-way alignment and south of International Airport Road
SITE ADDRESS:	N/A
CURRENT ZONE:	PLI-SL (Public Lands and Institutions) District with Special Limitations

	COMMUNITY COUNCIL(S):	Sand Lake, Taku Campbell
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March 9, 2022

1 & 2 Postponed

3.	<u>CASE: 2022-0016 (PH)</u>	
PETITIONER:	Municipality of Anchorage - Planning Department	
REQUEST:	Review and Recommendation of an Ordinance amending Anchorage Municipal Code of Regulations (AMCR) Sections 21.20.002, 21.20.003 and 21.20.007 to modify existing fees, eliminate fees, and include new fees for entitlements within Title 21 but not accounted for within the current fee schedule.	
COMMUNITY COUNCIL(S):	All Community Councils, CERAB	

February 9, 2022 – Public Hearing

2.	<u>CASE: 2022-0003 (SO)</u>	
PETITIONER:	Municipality of Anchorage - Current Planning	
REQUEST:	Review and Recommendation by the Urban Design Commission of an Ordinance of the Anchorage Assembly amending Anchorage Municipal Code Section 21.03.050, Appeals; and Anchorage Municipal Code of Regulations 21.10.304, 21.10.503, 21.11.304, 21.11.503, 21.13.340 and 21.13.530 to simplify Land Use Appeals.	
COMMUNITY COUNCIL(S):	All Community Councils, CERAB	

December 13, 2021 – Special Meeting

CONSENT ITEM ONLY

November 10, 2021 – Public Hearing

1.	<u>CASE: 2021-0022 (EA)</u>
PETITIONER:	Wat Lao
REQUEST:	Request for Design Variances from Anchorage Municipal Code Sections: 1) 21.05 & 21.07 to allow existing landscaping to remain as is; and 2) 21.05.040C.2.b.iii. to allow traffic access other than from a street designated as a collector or greater in the Official Streets and Highways Plan.
TOTAL AREA:	.46 acres
LOCATION:	Generally located west of Schodde Street, south of Richmond Avenue, east of Meyer Street and north of Commercial Drive
SITE ADDRESS:	134 Schodde Street, Anchorage, Alaska 99508
CURRENT ZONE:	R-4 (Multifamily Residential) District
COMMUNITY COUNCIL(S):	Mountain View

August 19, 2021 – Special Meeting

CONSENT ITEM ONLY

August 11, 2021 – Public Hearing

CONSENT ITEM ONLY

July 14, 2021 – Public Hearing

CONSENT ITEM ONLY

June 23, 2021 – Public Hearing

1.	<u>CASE: 2021-0060 (RY)</u>
PETITIONER:	Tara & Scott Henscheid
REQUEST:	Request for Design Variance from AMC 21.07.080H.3 to allow a fence to exceed maximum height in the front and side setbacks.
TOTAL AREA:	.43 acres
LOCATION:	Generally located west of Robin Street, north of Hennings Way, east Patterson Street and south of East 36th Avenue
SITE ADDRESS:	3600 Robin Street, Anchorage, Alaska 99504
CURRENT ZONE:	R-1 (Single-Family Residential) District
COMMUNITY COUNCIL(S):	Scenic Foothills

2.	CASE: 2021-0061 (EA)
PETITIONER:	Municipality of Anchorage - Parks & Recreation
REQUEST:	Request for Trail Review for Chugach Foothills Connector Phase II
TOTAL AREA:	117.16 acres
LOCATION:	Generally located east of Campbell Airstrip Road and south of East Tudor Road
SITE ADDRESS:	Vacant Land and 6790 East Tudor Rd.; 4501 & 4515 Campbell Airstrip Rd.
CURRENT ZONE:	PLI (Public Lands and Institutions) District
COMMUNITY COUNCIL(S):	Basher, Campbell Park, Scenic Foothills

May 26, 2021 – Public Hearing

a.	CASE: 2021-0049 (EA)
PETITIONER:	Municipality of Anchorage - PM&E
REQUEST:	Context Sensitive Solutions (CSS) Transportation Project Site Plan Review (Plans in Hand) for 4th Avenue Signals and Lighting Upgrade - E Street to A Street (MOA/ADOT Project #19-14). **THIS IS NOT A PUBLIC HEARING**
LOCATION:	4th Avenue from E Street to A Street
COMMUNITY COUNCIL(S):	Downtown

1.	CASE: 2021-0023 (FM)
PETITIONER:	Eklutna Services, Inc.
REQUEST:	Request for Design Variance from AMC 21.10.050F.1. to allow natural resource extraction in the CE-R-10 (Low-Density Residential, Alpine/Slope) District in areas where the slope is greater than ten percent (10%). *POSTPONED FROM 3/10/21 and 4/14/21*
TOTAL AREA:	233.59 acres
LOCATION:	Generally located east of Old Glenn Highway, south of Jewel Street and north of the Laughlin Street right-of-way alignment
SITE ADDRESS:	N/A
CURRENT ZONE:	CE-R-10 (Low-Density Residential, Alpine/Slope) District
COMMUNITY COUNCIL(S):	Chugiak

2.	CASE: 2021-0035 (KG)
PETITIONER:	Girdwood Health Clinic
REQUEST:	Revised request for Design Variance from AMC 21.09.080F.2.d. to allow for reduction in alteration width on east elevation & length on north elevation for New Girdwood Clinic. *POSTPONED FROM 04/14/21*
TOTAL AREA:	.50 acres
LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
SITE ADDRESS:	131 Lindblad Avenue, Girdwood, Alaska 99587

	CURRENT ZONE:	gC-7 Townsite Square Commercial District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

3.	<u>CASE: 2021-0036 (KG)</u>	
	PETITIONER:	Girdwood Health Clinic
	REQUEST:	Revised Major Site Plan Review for New Girdwood Health Clinic for a new larger building at the existing clinic site. *POSTPONED FROM 4/14/21*
	TOTAL AREA:	.50 acres
	LOCATION:	Generally located south of Lindblad Avenue, west of Hightower Road, north of Girdwood Place and east of Holmgren Place
	SITE ADDRESS:	131 Lindblad Avenue, Girdwood, Alaska 99587
	CURRENT ZONE:	gC-7 Townsite Square Commercial District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

December 17, 2020 – Special Meeting

CONSENT ITEM ONLY

December 9, 2020

1.	<u>CASE: 2020-0144 (CH)</u>	
	PETITIONER:	Municipality of Anchorage - Parks & Recreation
	REQUEST:	Amendment to previously approved Major Site Plan for Elderberry Park.
	TOTAL AREA:	1.35 acres
	LOCATION:	Generally located north of West 5th Avenue and west of M Street
	SITE ADDRESS:	1297 West 5th Avenue, Anchorage, Alaska 99501
	CURRENT ZONE:	R-3 Mixed Residential District
	COMMUNITY COUNCIL(S):	Downtown, South Addition

2.	<u>CASE: 2020-0142 (SO)</u>	
	PETITIONER:	Muldoon Community Improvement, LLC
	REQUEST:	Major Site Plan Review for a childcare facility and drive-through coffee shop.
	TOTAL AREA:	2.40 acres
	LOCATION:	Generally located south of DeBarr Road, west of Muldoon Road, north & east of Creekside Center Drive
	SITE ADDRESS:	N/A
	CURRENT ZONE:	B-3SL General Business District
	COMMUNITY COUNCIL(S):	Northeast

November 18, 2020

1.		<u>CASE: 2020-0132 (RY)</u>	
		PETITIONER:	Jack M. Pomerantz
		REQUEST:	Request for Design Variance from AMC 21.07.080, Table 21.07-1 to allow existing landscaping to remain and Design Variance from AMC 21.05.040A.3.d. and AMC 21.07.090, Table 21.07.090, Table 21.07-4 to allow for a reduction in required off-street parking spaces and to allow required parking spaces to be located within a yard setback.
		TOTAL AREA:	.74 acres
		LOCATION:	Generally located south of West 19th Avenue, West of K Street, north of West 20th Avenue and east of Spenard Road
		SITE ADDRESS:	1120 & 1130 West 19th Avenue, Anchorage, Alaska 99503
		CURRENT ZONE:	R-2M Mixed Residential District
		COMMUNITY COUNCIL(S):	North Star, South Addition

October 14, 2020

CONSENT ITEMS ONLY

September 9, 2020

1.	<u>CASE: 2020-0113 (RY)</u>
PETITIONER:	Cook Inlet Housing Authority
REQUEST:	Request for Design Variance from AMC 21.07.080E.1., Table 21.07-2: Minimum Site Perimeter Landscaping-By Abutting District or Street.
TOTAL AREA:	2.33 acres
LOCATION:	Generally located south of West 36th Avenue, west of Arctic Blvd., north of Chugach Way and east of Spenard Road
SITE ADDRESS:	Vacant Land; 1200 Wilshire Ave. & 1110 W. 36th Ave., Anchorage, AK 99503
CURRENT ZONE:	R-2M Mixed Residential District
COMMUNITY COUNCIL(S):	Spenard

2.	<u>CASE: 2020-0114</u>
PETITIONER:	Cool Inlet Housing Authority
REQUEST:	Major Site Plan Review for a multifamily development known as Spenard East: R2M Multifamily Development.
TOTAL AREA:	2.33 acres

	LOCATION:	Generally located south of West 36th Avenue, west of Arctic Blvd., north of Chugach Way and east of Spenard Road
	SITE ADDRESS:	Vacant Land; 1200 Wilshire Ave. & 1110 W. 36th Ave., Anchorage, AK 99503
	CURRENT ZONE:	R-2M Mixed Residential District
	COMMUNITY COUNCIL(S):	Spenard

August 11, 2020 – Special Meeting

CONSENT ITEM ONLY

July 8, 2020

CONSENT ITEMS ONLY

June 10, 2020

1.	CASE: 2020-0057 (RY)	
	PETITIONER:	MOA Parks & Recreation
	REQUEST:	Major Site Plan Review for William B. Lyons Park Improvements.
	TOTAL AREA:	2.33 acres
	LOCATION:	Generally located east of Price Street, south of Thompson Avenue, west of Irwin Street and north of Peterkin Avenue
	SITE ADDRESS:	315 Price Street, Anchorage, Alaska 99508
	CURRENT ZONE:	R-3 Mixed Residential District
	COMMUNITY COUNCIL(S):	Mountain View

2.	CASE: 2020-0076 (CH)	
	PETITIONER:	MOA - Parks & Rec
	REQUEST:	Major Site Plan Review for Elderberry Park Improvements.
	TOTAL AREA:	1.35 acres
	LOCATION:	Generally located north of West 5th Avenue and west of M Street
	SITE ADDRESS:	1297 W 5TH AVE, ANCHORAGE, AK 99501
	CURRENT ZONE:	R-3 Mixed Residential District
	COMMUNITY COUNCIL(S):	

May 27, 2020 – Special Meeting

CONSENT ITEMS ONLY

May 13, 2020

a.	CASE: 2020-0049 (CH)	
	PETITIONER:	State of Alaska DOT & PF
	REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans in Hand) for the Dowling Road/Seward Highway Interchange Reconstruction (MOA/ADOT IRIS Project No. CFHWY00359). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	Dowling Road/Seward Highway Interchange
	COMMUNITY COUNCIL(S):	Abbott Loop, Campbell Park, Taku Campbell

1.	CASE: 2020-0055 (CH)	
	PETITIONER:	Matanuska Electric Association
	REQUEST:	Request for Design Variance from AMC 21.07.080H.3. to allow a twelve-foot (12') fence height for the Matanuska Electric Association Parks Substation (PASS) Upgrade Project.
	TOTAL AREA:	2.06 acres
	LOCATION:	Generally located west of Steffes Street, south of Birchwood Loop Road and east of White Birch Road
	SITE ADDRESS:	20418 Steffes Street, Chugiak, Alaska 99567
	CURRENT ZONE:	CE-R-6 Low-Density Residential
	COMMUNITY COUNCIL(S):	Birchwood

2.	CASE: 2020-0056 (RY)	
	PETITIONER:	Municipality of Anchorage - :Parks & Rec
	REQUEST:	Major Site Plan Review for Tikishla Park Improvements Project.
	TOTAL AREA:	57.54 acres
	LOCATION:	Generally located south of East 16th Avenue, west of Bragaw Street, north of East Northern Lights Blvd. and east of Lake Otis Parkway
	SITE ADDRESS:	3018 East 20th Avenue, Anchorage, Alaska 99508
	CURRENT ZONE:	PLI Public Lands and Institutions District
	COMMUNITY COUNCIL(S):	Airport Heights, Rogers Park, University Area

March 11, 2020

a.	CASE: 2020-0023 (CH)	
	PETITIONER:	Municipality of Anchorage – PM&E
	REQUEST:	Context Sensitive Solutions Transportation Project Site Plan Review (Plans In Hand) for West 30th Avenue & North Star Street Upgrades (MOA Project #16-29). **THIS IS NOT A PUBLIC HEARING**
	LOCATION:	Improvements to West 30th Avenue from Spenard Road to Arctic Blvd.; improvements to North Star Street from West 30th Avenue to West 32nd Avenue; and new pathway from West 32nd Avenue/North Star Street to Arctic Blvd.
	COMMUNITY COUNCIL(S):	Midtown, Spenard, Rogers Park

1.	CASE: 2020-0019 (FM)	
	PETITIONER:	Frans Weits
	REQUEST:	Design variance for off street parking
	TOTAL AREA:	.26 acres
	LOCATION:	Generally located south, west and north of Olympic Mountain Loop and east of Arlberg Avenue
	SITE ADDRESS:	165 OLYMPIC MOUNTAIN LOOP, GIRDWOOD, AK 99587
	CURRENT ZONE:	GRST1 Original Mountain Base Resort District
	COMMUNITY COUNCIL(S):	Girdwood Board of Supervisors

2.	CASE: 2020-0028 (SO)	
	PETITIONER:	Lower Yukon School District
	REQUEST:	Design variance - planting bed
	TOTAL AREA:	1.98 acres
	LOCATION:	Generally located east of Wisconsin Street, south of West 42nd Avenue, west of Spenard road and north of Lakeshore Drive
	SITE ADDRESS:	4335 WISCONSIN ST, ANCHORAGE, AK 99517
	CURRENT ZONE:	RO Residential Office
	COMMUNITY COUNCIL(S):	Spenard, Turnagain

February 12, 2020

CONSENT ITEMS ONLY

January 8, 2020

1.	CASE: 2019-0145 (CH)	
	PETITIONER:	Municipal Light and Power
	REQUEST:	Request for Design Variance from AMC Title 21 Section 21.07.080H.3. to allow a fence to exceed maximum height requirements. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	8.3 acres
	LOCATION:	Generally located east of Career Center Drive, north of Mallard Lane, west of UAA Drive and south of East Northern Lights Blvd.
	SITE ADDRESS:	2801 Career Center Drive, Anchorage, Alaska 99508
	CURRENT ZONE:	PLI Public Lands and Institutions District
	COMMUNITY COUNCIL(S):	Airport Heights, Rogers Park, University Area
2.	CASE: 2019-0155 (FM)	
	PETITIONER:	Panda Restaurant Group, Inc.
	REQUEST:	Amendment to Major Site Plan Review-Large Retail Establishment for the addition of a secondary building. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	2.55 acres
	LOCATION:	Generally located north of East Dimond Blvd., east of Schoon Street, south of East 82nd Avenue and west of Old Seward Highway
	SITE ADDRESS:	601 East Dimond Blvd., Anchorage, Alaska 99515
	CURRENT ZONE:	I-1 Light Industrial District
	COMMUNITY COUNCIL(S):	Taku Campbell
3.	CASE: 2019-0159 (CH)	
	PETITIONER:	Municipality of Anchorage - Parks & Rec
	REQUEST:	Taku Lake Park: South Gateway Improvements-Major Site Plan Review. *POSTPONED FROM 12/11/19*
	TOTAL AREA:	9.84 acres
	LOCATION:	Generally located north of West Dimond Blvd., east of C Street, south of East 76th Avenue and west of King Street
	SITE ADDRESS:	8200 Stormy Place, Anchorage, Alaska 99518
	CURRENT ZONE:	R-2M Mixed Residential District
	COMMUNITY COUNCIL(S):	Taku Campbell
4.	CASE: 2019-0162 (CH)	
	PETITIONER:	Cindy Renner, PR for the Estate of Darrell Renner
	REQUEST:	Request for Design Variance from AMC Title 21 Sections 21.05.040C.2.b.ii. and 21.05.040C.2.b.iii. to allow a Community Center on an undersized lot and to allow ingress/egress from other than a collector street.
	TOTAL AREA:	.29 acres
	LOCATION:	Generally located west of North Pine Street, south of Thompson Avenue, east of North Bliss Street and north of Mountain View Drive
	SITE ADDRESS:	N/A
	CURRENT ZONE:	R-3 Mixed Residential
	COMMUNITY	Mountain View, Russian Jack

	COUNCIL(S):	
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5.	CASE: 2020-0007 (CH)	
	PETITIONER:	Municipality of Anchorage - Planning Department
	REQUEST:	Review and recommendation by the Urban Design Commission to the Assembly of an Ordinance moving the provisions of Anchorage Municipal Code of Regulations Title 21-Planning and Zoning, Sections 21.10.203, 21.11.203, 21.12.230 and 21.13.230 to Sections 21.02.030, 21.02.050, 21.02.060, and 21.02.040 of Anchorage Municipal Code, respectively. The relocated Provisions will also be amended to require nine-member boards and correct minor language inconsistencies.
	COMMUNITY COUNCIL(S):	All Community Councils, CERAB