

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2025-007

A RESOLUTION RECOMMENDING APPROVAL TO THE ANCHORAGE ASSEMBLY OF THE REVIEW AND RECOMMENDATION BY THE PLANNING AND ZONING COMMISSION OF AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.04, 21.06, AND CHAPTER 21.07 TO SIMPLIFY SPECIFIC RESTRICTIONS FOR RESIDENTIAL DEVELOPMENT IN THE B-3 ZONING DISTRICT.

(Case No. 2025-0020)

WHEREAS, at its meeting of December 9, 2024, under Agenda Item J., Title 21 Discussion, the Planning and Zoning Commission reviewed the changes to the B-3 zoning district as proposed in Assembly Ordinance AO No. 2024-102; and

WHEREAS, the *Anchorage 2040 Land Use Plan* directs that the typical range of development scale and intensities include up to five-story buildings in designated Town Center areas and four-story buildings in designated Main Street corridors on the Land Use Plan Map, and many of these areas are zoned B-3; and

WHEREAS, at its December 9, 2024 meeting, the Planning and Zoning Commission moved and voted to have Planning staff draft a memorandum to the Assembly (AIM No. 2-2025) to incorporate the materials and information that staff had already compiled on both AO No. 2024-102 and AO No. 2024-104 and also include the information that the Planning and Zoning Commission agrees with the recommendation with respect to AO No. 2024-102—to consider additional opportunity for the public to review the materials via the Planning and Zoning Commission public hearing process; and

WHEREAS, the Assembly adopted AO No. 2024-102 amending B-3 on January 7, 2025, without the changes recommended by staff but encouraged the Planning Department to submit an additional ordinance with the recommended changes for later review; and

WHEREAS, the Planning and Zoning Commission held the public hearing for the additional ordinance, discussed the item, and closed the public hearing at its March 10, 2025 meeting; and

WHEREAS, the Planning and Zoning Commission heard testimony from the public in support of the proposed ordinance.


NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
 1. The changes seem to be helpful clarifications, relatively self-explanatory.
 2. There was no public testimony heard in favor or not in favor of the amendment.

3. The packet referred to comments from the Rabbit Creek Community Council supporting the amendment.
 4. Staff should consider making a clarification in Section 2 with respect to the maximum height limitations in which areas are capped at 100 feet with a conditional use permit.
- B. The Planning and Zoning Commission recommends to the Anchorage Assembly approval of the Phase 2 changes to the B-3 District with the Sections 1 through 3 proposed changes as shown on pages 1 and 2 of the March 10, 2025 staff report.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 10th day of March 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 20th day of March 2025.



Mélisa R. K. Babb
Secretary



Andre Spinelli
Chair

(Case No. 2025-0020)

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