

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2025-012**

A RESOLUTION RECOMMENDING APPROVAL OF THE REZONE APPROXIMATELY 2.18 ACRES FROM I-1 (LIGHT INDUSTRIAL DISTRICT) TO PCD (PLANNED COMMUNITY DEVELOPMENT DISTRICT) PER AO 2006-46(S) FOR ORIGINAL TOWNSITE SUBDIVISION, BLOCK 1, LOTS 1-5, AND BLOCK 2, LOTS 1A AND 2-6; GENERALLY LOCATED EAST OF C STREET, SOUTH OF WEST 1ST AVENUE, WEST OF CORDOVA STREET, AND NORTH OF WEST 3RD AVENUE, IN ANCHORAGE.

(Case 2025-0055) (Downtown Community Council)

WHEREAS, a request has been received from the Alaska Railroad Corporation to rezone approximately 2.18 acres from I-1 (light industrial district) to PCD (planned community development district) per AO 2006-46(S) for Original Townsite Subdivision, Block 1, Lots 1-5, and Block 2, Lots 1A and 2-5; generally located east of C Street, south of West 1st Avenue, west of Cordova Street, and north of West 3rd Avenue, in Anchorage; and


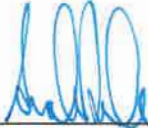
WHEREAS, notices were published, posted, and mailed, and a public hearing was held on June 2, 2025.

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

- A. The Commission makes the following findings of fact:
1. This rezone is straightforward. The rezone request meets the approval criteria for a rezone in Anchorage Municipal Code (AMC) 21.03.160E.
 2. This rezone implements the *Anchorage 2040 Land Use Plan* and the *Our Downtown Anchorage Downtown District Plan*.
 3. No written public comments were received. There was no public testimony during the public hearing.
- B. The Commission recommends approval of the rezone from I-1 (light industrial district) to the PCD (planned community development district) per AO 2006-46(S).

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission
on the 2nd day of June, 2025.

ADOPTED by the Anchorage Planning and Zoning Commission this 9th day of
June, 2025.

	
_____ Melisa R. K. Babb Secretary	_____ Andre Spinelli Chair

(Case 2025-0055)

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